

# AGENDA ADDENDUM

## *REGULAR MEETING OF COUNCIL*

**Monday, October 30, 2017**

**7:00 p.m.**

**Council Chamber, Municipal Hall**

**355 West Queens Road,**

**North Vancouver, BC**

**Council Members:**

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER  
DISTRICT

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## REGULAR MEETING OF COUNCIL

7:00 p.m.  
Monday, October 30, 2017  
Council Chamber, Municipal Hall  
355 West Queens Road, North Vancouver

### AGENDA ADDENDUM

#### THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

#### 9. REPORTS FROM COUNCIL OR STAFF

##### 9.7 Crown Land Tenure Application Referral – Seymour Compost Facility File No. 13.6770/ENV Special Projects/File

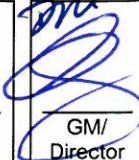

*Recommendation:*

THAT Council inform the Ministry of Forests, Lands, Natural Resource Operations and Rural Development that Crown Land Tenure Application No. 100218653 by Anaconda Systems does not comply with the existing OCP designation or the current zoning for the site;

AND THAT Council does not support Crown Land Tenure Application No. 100218653 at this site.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>OCT 30, 2017</u>
<input type="checkbox"/> Other:	Date: _____

	
Dept. Manager	GM/ Director
	CAO

## The District of North Vancouver REPORT TO COUNCIL

October 24, 2017

File: 13.6770/ENV Special Projects/File

**AUTHOR:** Steve Ono, Manager – Engineering Services  
Michael Hartford, Development Planner

**SUBJECT:** Crown Land Tenure Application Referral - Seymour Compost Facility

### RECOMMENDATION:

THAT Council inform the Ministry of Forests, Lands, Natural Resource Operations and Rural Development that Crown Land Tenure Application No. 100218653 by Anaconda Systems does not comply with the existing OCP designation or the current zoning for the site;

AND THAT Council does not support Crown Land Tenure Application No. 100218653 at this site.

### REASON FOR REPORT:

Pursuant to the provincial process for Crown Land Tenure applications, the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (the Ministry) has referred to the District for comment Crown Land Tenure Application No. 100218653 by Anaconda Systems for an in-vessel (enclosed) composting site along Mount Seymour Road (see Attachment 2).

### SUMMARY:

Anaconda Systems Limited (the Applicant) has been granted Licence C-021 from Metro Vancouver to operate a commercial compost system for processing food scraps and yard trimmings (organics) in the region. They are now seeking a site to establish their organics processing facility and have applied to the Ministry for tenure to use Crown Land along Mount Seymour Road for their facility. In accordance with their process, the Ministry has referred the application to the District for comment.

The Applicant states that the purpose of their application and facility is to develop a proprietary fully-enclosed aerobic compost system in North Vancouver where commercial and municipal entities can drop off green waste, such as food scraps and yard trimmings.



**BACKGROUND:**

Diversion, recovery, and composting of organic waste, including yard trimmings and food scraps is a significant component of the Metro Vancouver Integrated Solid Waste and Resource Management Plan. End processing of organics has been contracted by Metro Vancouver to the private sector to recover resources such as compost and energy. Anaconda Systems is a private entity that has been granted a license from Metro Vancouver to operate a commercial compost system in the region and provide additional capacity to process organics locally.

**SITE:**

The site of approximately 2.7 ha is located outside the boundary of Mount Seymour Park, is wooded and sloped, and is accessed via Mount Seymour Road. The general location of the site is shown in the map adjacent.

**EXISTING POLICY:**

The District Official Community Plan (OCP) designates the site as Parks Open Space and Natural Areas (PRO) and within Development Permit areas for:

- Streamside Protection
- Wildfire Hazard
- Protection of The Natural Environment
- Energy and Water Conservation and Green House Gas Emission Reduction
- Form and Character of Commercial, Industrial and Multi-Family Development



The site is zoned Parks, Recreation and Open Space (PRO).

The application does not comply with the existing OCP designation or the current zoning for the site.

Council endorsed the current Metro Integrated Solid Waste and Resource Management Plan. Additional local capacity to process and recover organics resources from solid waste is in keeping with that Plan.

**ANALYSIS:**

The proposed composting use as detailed in the Application does not comply with the OCP designation or the current zoning for the site.

Accommodating the proposed facility at this site would require an OCP amendment and rezoning to accommodate the land use. Any OCP amendment and associated rezoning process would include a requirement for a Public Hearing to receive input from the public.

It is known that the established private sector organics processing facility in Richmond operated by Harvest Power (formerly Fraser Richmond Soil and Fibre) has had odour issues as they started processing higher amounts of food scraps. It is important to note that the organics processing system Harvest Power uses mainly an open 'windrow' system rather than an entirely contained 'in-vessel' system. In the past, the majority of North Shore yard trimmings and co-mingled single family residential food scraps delivered to the North Shore Transfer Station has been trucked to Richmond for processing by Harvest Power. New organics processing capacity and providers are being pursued by Metro to ensure resilience and reliability in organics processing.

Few details are available at this time regarding the organics processing system proposed by Anaconda. If this Application proceeds further additional details will need to be provided by the Applicant for review by the District.

**Timing/Approval Process:**

The Ministry has requested comments on the Application from the District by November 2, 2017.

**Concurrence:**

Planning, Environment and Engineering concur with this report.

**Financial Impacts:**

There are no financial implications related to this recommendation at this time.

**Liability/Risk:**

None at this time.

**Social Policy Implications:**

None at this time.

**Environmental Impact:**

If this application proceeds to construction, there will be impacts to natural lands and potential operational impacts such as odour and trucking. Additional impact analysis will be necessary including compliance with District Development Permit requirements. There may be long term benefits of having local organics processing capacity.



**Public Input:**

Notice of the Application pursuant to the Ministry process was placed the North Shore News on Wednesday, October 18. A copy of the notice is attached (Attachment 1).

**Conclusion:**

The Ministry of Forests, Lands, Natural Resource Operations and Rural Development has referred Crown Land Tenure Application No. 100218653 by Anaconda Systems to the District for comment. The subject site does not comply with the existing OCP designation or the current zoning. There may be some merit to having local organics processing capacity on the North Shore, but experience in other jurisdictions with commercial organics processing shows that nuisance issues such as odour may arise.

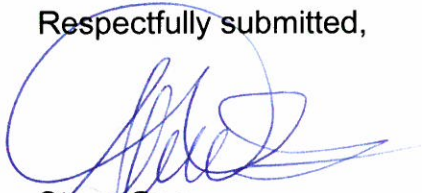
**Options:**

Option 1 – THAT Council inform the Ministry of Forests, Lands, Natural Resource Operations and Rural Development that Crown Land Tenure Application No. 100218653 by Anaconda Systems does not comply with the existing OCP designation or the current zoning for the site;

AND THAT Council does not support Crown Land Tenure Application No. 100218653 at this site. (Staff recommendation)

Option 2 – alternative direction from Council.

Respectfully submitted,



Steve Ono,  
Manager – Engineering Services



Michael Hartford  
Development Planner

**Attachments:**

- 1 North Shore News Notice, October 18, 2017
- 2 Crown Land Tenure Application

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	



## ATTACHMENT 1

**north shore news** WEDNESDAY, OCTOBER 18, 2017 **35**



**Land Act: Notice of Intention to Apply for a Disposition of Crown Land**

Take notice that Anaconda Systems Ltd. of 115-887 Great Northern Way in Vancouver, BC, V5T 4T5 has applied to the Ministry of Forests, Lands and Natural Resource Operations (MFLNRO), Surrey for an Investigative License for an Industrial, General purpose (enclosed aerobic composting) site situated on Provincial Crown land located at Block A, District Lot 5083, Group 1, New Westminster District (Mount Seymour vicinity).

The Lands File Number for this application is 2411967. Comments on this application may be submitted in two ways:

- 1) Online via the Applications and Reasons for Decision Database website at:  
[www.arfd.gov.bc.ca/ApplicationPosting/index.jsp](http://www.arfd.gov.bc.ca/ApplicationPosting/index.jsp).
- 2) By mail to the Senior Land Officer at  
200 – 10428 153rd Street, Surrey, BC V3R 1E1.

Comments will be received by the Ministry of Forests Lands and Natural Resource Operations until November 23, 2017. Comments received after this date may not be considered.

Be advised that any response to this advertisement will be considered part of the public record. For information, contact Information Access Operations at the Ministry of Technology, Innovation and Citizens' Services in Victoria at:  
[www.gov.bc.ca/citz/iao/](http://www.gov.bc.ca/citz/iao/).

## ATTACHMENT 2

	<h3 style="margin: 0;">Crown Land Tenure Application</h3> <p style="margin: 0;">Tracking Number: 100218653</p>
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#### Application Information

If approved, will the authorization be issued to an Individual or Company/Organization?	Company/Organization
What is your relationship to the company/organization?	Owner

#### APPLICANT COMPANY / ORGANIZATION CONTACT INFORMATION

Please enter the contact information of the Individual/Organization who is acting on behalf of the applicant.

Name:	ANACONDA SYSTEMS LIMITED
Doing Business As:	
Phone:	604-630-5811
Fax:	
Email:	russell@anacondasystems.ca
BC Incorporation Number:	
Extra Provincial Inc. No:	
Society Number:	
GST Registration Number:	
Contact Name:	Russell Zishiri
Mailing Address:	115-887 Great Northern Way Vancouver BC V5T 4T5

#### CORRESPONDENCE E-MAIL ADDRESS

If you would like to receive correspondence at a different email address than shown above, please provide the correspondence email address here. If left blank, all correspondence will be sent to the above given email address.

Email:	russell@anacondasystems.ca
Contact Name:	Russell Zishiri

#### ELIGIBILITY

Question	Answer	Warning
Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below?	Yes	
Applicants and/or co-applicants who are Individuals must:		
1. be 19 years of age or older and		
2. must be Canadian citizens or permanent residents of Canada. (Except if you are applying for a Private Moorage)		
Applicants and/or co-applicants who are Organizations must either:		
1. be incorporated or registered in British Columbia (Corporations also include registered partnerships, cooperatives, and non-profit societies which are formed under the relevant Provincial statutes) or		
2. First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).		

#### TECHNICAL INFORMATION

Please provide us with the following general information about you and your application:

#### EXISTING TENURE DETAILS



Do you hold another Crown Land Tenure? No

**ALL SEASONS RESORTS**

The All Seasons Resorts Program serves to support the development of Alpine Ski and non-ski resorts on Crown land. For more detailed information on this program please see the operational policy and if you have further questions please contact FrontCounter BC.

Are you applying within an alpine ski resort? No

**WHAT IS YOUR INTENDED USE OF CROWN LAND?**

Use the "Add Purpose" button to select a proposed land use from the drop down menu.

If you wish to use Crown land for a short term, low impact activity you may not need to apply for tenure, you may be authorized under the Permissions policy or Private Moorage policy.

To determine if your use is permissible under the Land Act please refer to either the Land Use Policy - Permissions or Land Use Policy - Private Moorage located here.

Purpose	Tenure	Period
Industrial General To investigate the viability of setting up a proprietary fully enclosed aerobic compost system in North Vancouver where commercial and municipal entities can drop off green waste, such as food scraps and yard trimmings. If the land is suitable for our project, we will apply for a lease.	Temporary Licence	Two years or less

Are you planning any ground disturbance or construction? Yes

**ACCESS TO CROWN LAND**

Please describe how you plan to access your proposed crown land from the closest public road: The proposed crown land will be accessed from Mount Seymour Road.

**INDUSTRIAL GENERAL**

Specific Purpose: To investigate the viability of setting up a proprietary fully enclosed aerobic compost system in North Vancouver where commercial and municipal entities can drop off green waste, such as food scraps and yard trimmings. If the land is suitable for our project, we will apply for a lease.

Period: Two years or less

Tenure: Temporary Licence

**TOTAL APPLICATION AREA**

Please give us some information on the size of the area you are applying for.

Please specify the area: 2.7063 hectares

**ADDITIONAL QUESTIONS**

In many cases you might require other authorizations or permits in order to complete your project. In order to make that determination and point you in the right direction please answer the questions below. In addition, your application may be referred to other agencies for comments.

Is the Applicant or any Co-Applicant or their Spouse(s) an employee of the Provincial Government of British Columbia? No

Are you planning to cut timber on the Crown Land you are applying for? No

Are you planning to use an open fire to burn timber or other materials? No

Do you want to transport heavy equipment or materials on an existing forest road? No

Are you planning to work in or around water? No

Does your operation fall within a park area? No

#### LOCATION INFORMATION

#### LAND DETAILS

Please provide information on the location and shape of your Crown land application area. You can use one or more of the tools provided.

☒ I will upload a PDF, JPG or other digital file(s)

#### MAP FILES

Your PDF, JPG or other digital file must show your application area in relation to nearby communities, highways, railways or other land marks.

Description	Filename	Purpose
Application area shape	Site Map v2.pdf	Industrial General

☒ I have geographic coordinate data (i.e. GPS)

#### GEOGRAPHIC COORDINATES

For Latitude and Longitude, you must enter a number between 47 to 60 and -140 to -113 respectively. Your Geographic Coordinates must be in decimal degree format. Example: 54.144869 (lat) and -124.120275 (long) If you are using Google Earth for finding the latitude and longitude values and you need to be sure the format is correct, then follow the steps:

1. Please click on "Tools" in the menu bar
2. Click "Options"
3. Select "Decimal Degree" under "Show Lat/Long" section

Latitude	Longitude	Description
49.3468000	-122.9730000	Block A, District Lot 5083, Group 1, New Westminster District

#### ATTACHED DOCUMENTS

Document Type	Description	Filename
General Location Map	General location map of the proposed application area at a scale of 1:100,000	Site General Location Map v...
Management Plan	Investigative plan for the application area	Investigative Plan_North Va...
Other	Survey image from Field Book 84/1939 PH 042	Survey Image v3.jpg
Site Plan	Detailed site map of the investigation area.	Site Map with Labels for In...

#### PRIVACY DECLARATION



**SUBJECT: Crown Land Tenure Application Referral - Seymour Compost Facility**

October 24, 2017

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☒ Check here to indicate that you have read and agree to the privacy declaration stated above.**REFERRAL INFORMATION**

Some applications may also be passed on to other agencies, ministries or other affected parties for referral or consultation purposes. A referral or notification is necessary when the approval of your application might affect someone else's rights or resources or those of the citizens of BC. An example of someone who could receive your application for referral purposes is a habitat officer who looks after the fish and wildlife in the area of your application. This does not apply to all applications and is done only when required.

Please enter contact information below for the person who would best answer questions about your application that may arise from anyone who received a referral or notification.

Company / Organization: ANACONDA SYSTEMS LIMITED  
Contact Name: Russell Zishiri  
Contact Address: 115-887 Great Northern Way  
Vancouver BC V5T 4T5  
Contact Phone: 604-630-5811  
Contact Email: russell@anacondasystems.ca

☒ I hereby consent to the disclosure of the information contained in this application to other agencies, government ministries or other affected parties for referral or First Nation consultation purposes.**IMPORTANT NOTICES**

- Once you click 'Next' the application will be locked down and you will NOT be able to edit it any more.

**DECLARATION**☒ By submitting this application form, I, declare that the information contained on this form is complete and accurate.**APPLICATION AND ASSOCIATED FEES**

Item	Amount	Taxes	Total	Outstanding Balance
Crown Land Tenure Application Fee	\$500.00	GST @ 5%: \$25.00	\$525.00	\$0.00

**OFFICE**

Office to submit application to: Surrey

**PROJECT INFORMATION**

Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC? No

**OFFICE USE ONLY**

Office Surrey	File Number	2411967	Project Number	260605
	Disposition ID	930600	Client Number	291638



## INVESTIGATIVE PLAN

### 1 Background

#### 1.1 Project Overview

The purpose of the project is to develop a proprietary fully enclosed aerobic compost system in North Vancouver where commercial and municipal entities can drop off green waste, such as food scraps and yard trimmings, which fulfills our mandate of decentralized, distributed organics processing. Anaconda Systems Limited. (ASL) uses a patented in-vessel aerobic compost system to convert organic waste into a pre cursor soil amender. Benefits of the project include the ability to reduce travel distances for waste collection trucks, axles on the roads, and reducing greenhouse gas emissions in North Vancouver. ASL is proposing to build the system away from residential zones. The proposed application area is approximately 31,220m<sup>2</sup>. It is located outside the Mount Seymour Park boundary line. This is currently a forested area that is accessed via Mount Seymour Road.

Investigation will occur in several phases. In the initial phase, a geotechnical report will be commissioned. This phase will commence as soon as the temporary licence has been granted and will likely be completed by winter 2017, weather and safety permitting. Meanwhile, ASL will meet with Metro Vancouver and District of North Vancouver staff to learn about the permitting and licensing requirements in the area. Next, ASL will discuss utilities requirements with District of North Vancouver and BC Hydro. Discussions with municipal and regional authorities are expected to be ongoing throughout the tenure. Once ASL receives the completed geotechnical report, it will start to design the site plan in consultation with a land surveyor and architect. The company will also begin to identify land clearing and construction companies for hire and learn about the methods and processes needed to develop the site.

#### 1.2 Authorizations, Permits or Approvals

ASL has been granted Licence C-021 from Metro Vancouver to operate a commercial compost system using its proprietary technology, to be the only commercial composting license in Vancouver, fulfilling our mandate of distributed organics processing this site in North Vancouver will assist to demonstrate this mode of operation. Additional authorizations, permits, or approvals to be obtained for the project include a Rezoning Application, Occupant License to Cut, Development Permit, Building Permit, Electrical Permit, and Wildfire Hazard Development Permit Area will follow once tenure has been granted. Please note the application area is located within an active forest tenure harvesting authority polygon, so there should be no other claims on the land. Requests for the licenses and permits mentioned above will be sought immediately upon being granted tenure. Further investigative work on the land, as well as discussions with District of North Vancouver staff will determine whether additional authorizations are needed.

## 2 Location

### 2.1 General Description

The proposed area is located outside the boundary of Mount Seymour Park. The legal description is Block A, District Lot 5083, Group 1, New Westminster District and the PIN is 7119651. It is accessed via Mount Seymour Road. There is currently no place to stop along the main road, but the nearby Vancouver Picnic Area consists of a parking lot that is accessed via a side street. Baden-Powell Trail and Old Buck Trail lie south of the parcel, but neither one is within sight of the application area. Mount Seymour Road is designated as a major arterial road, which implies that daily traffic volume in the area can range from 10,000 to 50,000 vehicles. The area of interest is located in a forested area. The perimeter of the proposed area would be approximately 730 meters and the area would be 31,220m<sup>2</sup>.

### 2.2 Location Justification

The objective of the project is to operate a decentralised, distributed commercial compost system within North Vancouver, using our proprietary technology. The proximity of the compost system to the waste source significantly decreases travel distances for waste collection trucks while simultaneously reducing greenhouse gas emissions. The project is unlikely to produce a large amount of noise and odour, the facility can still be considered a nuisance for nearby residents and businesses. Furthermore, large animals, such as bears and cougars, are common sights in North Vancouver. Consequently, the site needs to be located away from residential areas to avoid drawing wildlife closer to civilization.

## 3 Infrastructure and Improvements

### 3.1 Facilities and Infrastructure

The project will introduce several new facility components and infrastructure to the area. Before any of the facility components can be delivered to the site, the area will need to be cleared, levelled, excavated, stabilized, and paved. This process is expected to take approximately 8 to 12 months and will depend on the findings and recommendations in the geotechnical report. The ground will be paved with asphalt, concrete, or construction aggregate. The paved areas will serve as laydown areas for construction. Equipment and other facility components will be ordered before or during construction and delivered to the site as construction work on the ground is completed. Below are the planned facilities and infrastructure to be added. Due to the modular design of the facility, most components are not fixed and can be moved if needed.

#### 3.1.1 Asphalt Pad

The asphalt pad will be the primary laydown area for the bulk of the facility components. The site will need to be cleared and levelled before paving with asphalt.

#### 3.1.2 Site Access Road



The site access road will comprise an asphalted path that extends from the site entrance to the main asphalt pad.

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#### 3.1.3 Scale House and Electrical Shed

A single 40 foot steel container will serve as both the scale house and electrical shed. The interior of this container is divided into two separate rooms, with the east room serving as the scale house (with required desks, chairs, and computers for occupants), and the west room serving as the electrical shed. The scale house container sits at grade level and does not require any steps to enter or exit.

The scale house will also serve as the storage room for all emergency equipment (fire extinguishers, first aid kit, and personal protective equipment). Fire suppression systems will be installed as required.

Active ventilation will be installed for both the scale house room and the electrical room. Passive intake air grills and exhaust fans will be used to circulate 500 cfm of air in the scale house and 250 cfm of air in the electrical room.

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#### 3.1.4 Weigh Scale

A 40 foot steel truck weigh scale is located immediately to the south of the scale house, and will weigh all inbound and outbound trucks.

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#### 3.1.5 Intake Unit

The two intake units are the sole means of entry into the system for any and all organic waste delivered to the facility. Each intake unit is fabricated from steel and comprises five primary sub-components:

- **Truck Ramp:** a concrete ramp serves to elevate the incoming waste trucks to tip the waste into the hopper. Trucks reverse onto the ramp until they contact the ramp bumpers at the peak.
- **Hopper:** waste is tipped from the trucks into the main steel hopper. The hopper includes a mechanical lid that is raised while trucks are tipping and closed at all other times to prevent moisture and pest intrusion. This hopper is designed to contain any leachate that forms at the bottom. Leachate can be passed into the system via an absorbent (i.e. sawdust), or can be pumped out into cubic metre polypropylene totes for proper off-site disposal.
- **Auger:** the waste is removed from the bottom of the main hopper by a single steel auger that feeds into the shredder.
- **Shredder:** waste transferred from the auger falls into a shredder that resizes the waste into a consistent maximum particle size. Waste exiting the shredder falls into a transfer tote that is housed within the transfer tote dock.
- **Transfer Tote Dock:** a steel transfer tote dock houses the transfer totes that collect waste for subsequent delivery to the processing units. The transfer tote dock is a fully enclosed metal container with a sealed door that allows removal of the transfer totes. The bottom of the dock is designed to contain any leachate that collects. Leachate can be absorbed by sawdust and

transferred into the system for processing or pumped out into cubic metre polypropylene totes for proper off-site disposal.

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#### 3.1.6 Transfer Totes

Specially designed steel transfer totes are used to transfer the shredded organic waste from the intake unit to the processing units. The transfer totes use trap doors to release the waste into the processing chamber once placed on top of the processing unit. Two transfer totes will be on-site at all times to allow swapping in the transfer tote dock (i.e. one tote is being filled while the other is being emptied).

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#### 3.1.7 Processing Units

Ten processing units will be deployed on the facility. Each processing unit is fabricated from carbon steel and will sit on a concrete pad for support and seismic stability. These processing units each comprise the following sub-components:

- **Upper Processing Chamber:** organic waste is deposited into an upper processing chamber that is aerated to control temperature and odour, and to promote proper aerobic decomposition. Fresh waste is added to the top of the internal pile and travels downwards via gravity. Composted waste exits the bottom of the chamber via a paddle gate into the roll-off bin within the lower exit chamber.
- **Air Blower:** an air blower intermittently introduces air flow into the processing chamber as necessary to control the temperature and provide fresh air to the aerobic bacteria.
- **Lower Exit Chamber:** organic waste exiting the processing chamber via the paddle gate drops into a roll-off bin that is housed within the lower exit chamber. The roll-off bin can be inserted and removed via sealable doors at one end of the lower chamber.
- **Roll-off Container:** the roll-off bin within the lower chamber is a standard 20 x 8 foot bin with sealable doors at one end.
- **Exhaust Biofilter:** The entire processing unit is sealed and uses a biofilter to filter odours from the exhaust air. An exhaust fan is used to draw air out of the processing chamber, which is then passed through a decomposable and environmentally safe absorbent material.

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#### 3.1.8 Sawdust Container

A 20 x 8 x 4 foot steel roll-off container is located on-site to serve as a sawdust storage container. Sawdust is required as a bulking agent, leachate absorbent, and biofilter additive. This container includes sealable doors at one end. The entire container is covered by a custom made-to-fit waterproof vinyl cover that prevents intrusion by rain water and pests.

Please note that this container is not a permanent fixture and can be moved and relocated as required.

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#### 3.1.9 Spare Compost Container



A spare (empty) 20 x 8 x 4 foot steel roll-off bin will be located on site to serve as a swap bin for the processing units whenever a full compost roll-off bin is removed from one of the units for disposal. The entire container is covered by a custom made-to-fit waterproof vinyl cover.

Please note that this container is not a permanent fixture and can be moved and relocated as required.

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#### 3.1.10 Leachate Storage Totes

While the entire system is designed to contain any leachate that is formed, we expect very little leachate to accumulate. Small amounts of leachate will be absorbed using sawdust and passed into the system for processing. Nonetheless, in the event that excess leachate accumulates in any component, polypropylene storage totes will be used to collect leachate via a sump pump. These totes will be removed from site and delivered to a licensed disposal service.

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#### 3.1.11 Forklift

An electric forklift is required on site to move the transfer totes from the intake unit to the processing unit, and back. Additionally, the forklift can be used to maneuver smaller components and bins around the site as required.

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#### 3.1.12 Electrical Pipe Trenches

A number of trenches are required to run electrical piping around the site. These will be laid by certified electricians.

### 3.2 Access

Mount Seymour Road is an existing transportation corridor that runs along the southern border of the proposed application area. As indicated previously, this is a major arterial road with daily traffic volumes potentially ranging from 10,000 to 50,000 vehicles. An access lane will need to be paved from Mount Seymour Road to the facility entrance as vehicles cannot stop or park on the road. Site operations will have minimal impact on current traffic flow in the area since the facility will only accept trucks by appointment. The facility will be closed to the public.

### 3.3 Utilities Requirements and Sources

Electrical transmission and telecommunications will be required for the site. The closest cellular towers are located further north of the application area, near the Mount Seymour Resort and Group Campsite. There are existing power lines along Powerline Trail, which is south of the application area. ASL will consult BC Hydro on how to receive electricity at the site. Water and sewer lines are not needed as a portable washroom will be used.

### 3.4 Waste Collection, Treatment and Disposal

All equipment on site is designed to contain and trap any leachate that is produced and therefore no leachate will be discharged to the site.



The organic waste facility is to be operated in a way which does not generate any liquid by-product and the unit is enclosed from any entry by rain or snow. Partially processed material within the unit will absorb excess moisture from wet input materials.

In the unlikely event that any moisture from unusually wet materials is able to percolate down through the unit, it will be caught in the output tray at the base and absorbed by the accumulating product, prior to the next tray replacement. Any accumulated liquid in the intake hopper will be absorbed by sawdust and introduced into the processing chamber or pumped into polypropylene totes for proper disposal.

Sawdust will be used to absorb any leachate accumulation at any point in the system and contain it within the system. No discharge to the environment occurs without proper authority.

No bins or totes will be washed on site, and therefore will not produce any leachate run-off due to washing.

The Production and Use of Compost Regulation requirements are followed for all aspects of the operation including compost temperature monitoring and product testing. The output from the plant will be suitable for use as a soil amendment. Any processed materials that are unsuitable for this purpose and cannot be returned to the unit for further processing will be disposed of at a landfill or other registered facility.

The only other waste materials which will be generated on site operations will derive from:

- Reconfiguration & maintenance of the facility, such as oily rags & used filters
- Food and drink consumed by site operators

Any food waste or food-contaminated paper or cardboard can be processed on site by the plant. Other wastes will be stored in the lockable steel container on site.

A portable washroom will be used at the site, so a septic system is unnecessary.

## 4 Schedule

### 4.1 Investigative Schedule

As part of our investigation into the viability of the proposed project on the application area, we are planning to conduct the following investigative activities over the span of one year.

Activity	Brief Description of Activity	Season	Potential Impact	Mitigation/management of potential impact
Geotechnical work	Drilling to obtain soil samples for laboratory testing. Digging and trenching to determine slope	Fall & Winter 2017 (weather and safety permitting)	Soil disturbance due to drilling, digging, and trenching. Vegetation removal to	Vegetation will only be removed when strictly necessary. Holes and trenches will be covered after testing is complete.

	stability.		access soil samples.	
Permits, licences & authorizations	Meetings with Metro Vancouver and District of North Vancouver to learn about permitting/licensing requirements and begin applications.	Ongoing throughout the duration of the temporary licence.	No impact to the land.	N/A
Consultation meetings	Meetings with BC Hydro and District of North Vancouver to determine access to electricity and other utilities. Discussions with timber and construction companies regarding land clearing and construction methods at the site.	Ongoing throughout the duration of the temporary licence.	No impact to the land.	N/A
Site Design/Planning	Consultation with architect and land surveyor to design a detailed site map.	Spring & Summer 2018	No impact to the land.	N/A

**Submitted By:**

Russell Zishiri

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