

ITEM	8
MANAGER'S REPORT #	29
COUNCIL MEETING	95/06/19

TO: CITY MANAGER

1995 JUNE 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REQUESTED ZONING BYLAW TEXT AMENDMENT
MUSHROOM GROWING IN INDUSTRIAL ZONES

PURPOSE: To propose a text amendment to the Burnaby Zoning Bylaw to permit mushroom growing in a non-manure based medium in certain industrial zoning districts.

RECOMMENDATIONS:

1. THAT the City Solicitor be requested to prepare a zoning amendment bylaw to only exclude mushrooms grown in a manure-based medium from industrial zoning districts and to only apply the increased setback requirement for the cultivation of mushrooms in the A1 Agricultural District to those cultivated in a manure-based medium.
2. THAT the amendment bylaw be advanced to First Reading on 1995 July 10 and to a Public Hearing on 1995 July 25 at 7:30 p.m.

R E P O R T

Sections 401.1(14) and 405.1(13) of the Zoning Bylaw list "Agricultural uses, excluding the keeping of livestock and the cultivation of mushrooms" as a permitted use, thereby specifically excluding the cultivation of mushrooms as an agricultural use in the M1 Manufacturing District, M2 General Industrial District, M3 Heavy Industrial District and the M5 Light Industrial District. The cultivation of mushrooms was excluded as a permitted agricultural use in industrial zones due to odour problems from the cultivation of the mushrooms and the disposal of the standard growing medium, which is manure.

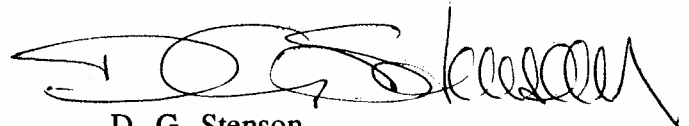
This Department recently received a request to amend the Zoning Bylaw to permit hydroponic mushroom growing in the M5 District. This proposal is quite different than the standard method of mushroom growing in that the process occurs completely indoors in a controlled environmental growth chamber, with the culture medium being sawdust rather than manure. The potential applicant indicates that this process will create no odour and any waste will be limited to used sawdust.

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Staff have reviewed mushroom growing as a permitted use in a number of other municipalities. Most municipalities permit mushroom growing in their agricultural zones. However, most Municipal Planning departments had not been contacted regarding any proposals to grow mushrooms hydroponically, within an enclosed building. Richmond and Vancouver have indicated that they would permit this type of mushroom growing in certain industrial zones. Health Department and Planning Department staff visited an experimental hydroponic growing mushroom operation in Vancouver operated by the potential applicant and are satisfied that this proposal should not create any environmental nuisances or hazards for the surrounding area.

Staff have concluded that it is not the product grown which necessarily creates an odour problem, but the medium in which the product is grown and the waste created by that medium. However, mushrooms are generally the only agricultural product grown in a manure-based medium. It is therefore recommended that the pertinent industrial districts permit agricultural uses, excluding the keeping of livestock and the cultivation of mushrooms in a manure-based medium. Similarly, it is recommended that where mushroom growing in the A1 Agricultural District is required to have an increased setback from all streets or lot lines (30m (98.43 ft.)) that this only be applied to the cultivation of mushrooms in a manure-based medium.

In conclusion, in light of the problem with the cultivation of mushrooms being linked to the method of cultivation and the use of manure as the growing medium, it is recommended that the cultivation of mushrooms in a non-manure-based medium be permitted in certain industrial zoning districts.



D. G. Stenson
Director Planning and Building

BW:gk

cc: Chief Environmental Health Officer
City Solicitor