

February 18th, 2025

Mayor and Council
CC: Delta Planning Department
City of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2

RE: Rationale Letter for 10555 – 64th Ave Delta (Delta Fresh) Food Processing Facility to be Inclusive of all Food Types

Dear Planning, Mayor and Councillors,

We are writing to provide a rationale letter for our request to allow a more inclusive definition of food storage and processing for the proposed Delta Fresh Cold Storage and proposed 'A4 Zoning' at 10555 64th Avenue, Delta BC.

We believe the facility could benefit a diverse group of farmers, food processors and all types of food, and not just Dairy, Vegetables and Fruit. This type of facility could help alleviate the supply chain challenges in BC's food supply system by encouraging local food storage and producing capabilities.

We have commissioned 2 agrologist reports, gathered letters of support and used the City of Delta's own 2023 Agricultural Plan to support our Request.

The importance of Delta's food production and processing is highlighted in the City's 2023 Agricultural Plan "*Delta is known across Canada and internationally as a leading food-producing hub*". The 2023 Agricultural Report also highlights the fact that there are 177 farms in Delta. The active crops include Vegetables, Fruits, Grains/Cereals (878 hectares in 2016). In addition there are over 6,300 Cows (14 dairy farms, and 12 cattle farms) and poultry operations on 11 farms.

The facility would allow for the opportunity of "Agri-Tech" or the ability to store and have a value added processing facility which would provide local business with more ways to keep it local and capture more of the value creation that would benefit their local business. The City of Delta 2023 Agricultural Plan also highlights the need for regional food processing "*greater demand for larger on farm processing and regional facilities, and this pressure is also being felt by Delta producers.*".

The local demand for food is also highlighted in the City of Delta 2023 Agricultural Plan "*The demand for local food is primarily influenced by BC residents' interest in supporting the local economy, coupled with a desire for food that is fresh and safe to eat. Consumers also value transparency in where their food comes from and prefer products with a positive social impact, such as fair trade and environmentally safe.*"

The Agrologist Reports commissioned have the same findings as the Delta Agricultural Plan and highlight not only the diverse food production in Delta (many types of food) but also the demand and need for local storage and processing facilities.

We would like to propose a more inclusive definition of food that includes all the food uses highlighted in Delta's 2023 Agricultural Plan. We believe a local facility should be very inclusive so that all the farmers and local producers are able to have access to the facility without being excluded for their crop choice.

The Current A4 wording provided below for your reference, excludes many of the local products grown and raised in Delta:

Agricultural Storage and Processing means cold storage, warehousing, distribution and processing of fruit, vegetable and dairy products, excluding mushrooms and any form of cannabis product.

Farm product processing means the transformation of fruit, vegetable and secondary dairy products, by dehydration and sublimation processes, but does not include the processing, preparation or sale of hot or cold food items for on-site consumption, any on-farm composting, on-farm soil/less medium production, cannabis production, or cannabis research and development.

Farm product preparation means cleaning, sorting, separating, grading, packing and other methods of preparing fruit, vegetable and dairy products.

We propose a more inclusive food and processing definition. Our suggested proposed wording is:

Agricultural Storage and Processing means cold storage, warehousing, distribution and processing of fruit, vegetable, dairy products, poultry, cereals/grains and seafood/meats excluding mushrooms cultivation and any form of cannabis product.

Farm product processing means the transformation of fruit, vegetable, dairy products, poultry, cereals/grains and seafood/meats excluding mushrooms cultivation and any form of cannabis product, by dehydration and sublimation processes, and product packaging, but does not include the processing, preparation or sale of hot or cold food items for on-site consumption, any on-farm composting, on-farm soilless medium production, cannabis production, or cannabis research and development.

Farm product preparation means cleaning, sorting, separating, grading, packing and other methods of preparing fruit, vegetable, dairy products, poultry, cereals/grains and meats.

We believe a facility that allows all farmers of Delta to bring their products and store and process them locally will be a benefit not only to the farms of Delta, but the residents of Delta as well.

Thank you for your consideration.

Kind Regards,

Delta Fresh Applicant
C/O Reid Duthie