

Regional District of Bulkley-Nechako Public Hearing Information Package



Proposed Zoning Amendment Bylaw No.
2061, 2024

Proposed Bylaw



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 2061, 2024

A Bylaw to Amend "Regional District of
Bulkley-Nechako Zoning Bylaw No. 1800, 2020"

The Board of the Regional District of Bulkley-Nechako in open meeting enacts as follows:

That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended such that the following be added to the list of Permitted Uses for the Agricultural Zone (Ag1) in Section 16.0.1(1) Principal Uses:

"Abattoir only on the parcel legally described as District Lot 1147, Range 5, Coast District, Except Plan 8572."

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2061, 2024".

READ A FIRST TIME this 12th day of September 2024.

READ A SECOND TIME this 12th day of September 2024.

PUBLIC HEARING HELD this _____ day of _____, 2024.

READ A THIRD TIME this _____ day of _____, 2024.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2061, 2024".

DATED AT BURNS LAKE this _____ day of _____, 2024.

Corporate Administrator

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 20____

for Minister of Transportation & Infrastructure

ADOPTED this _____ day of _____, 2024.

Chairperson

Corporate Administrator

Board Resolution

Rezoning Application
RZ A-02-24, First and Second
Reading for Rezoning Bylaw
No. 2061, 2024

Moved by Director Stoltenberg
Seconded by Director Dekens

2024-13-4

1. "That Regional District of Bulkley-Nechako Rezoning Bylaw No. 2061, 2024 be given first and second reading this 12th day of September, 2024 and subsequently be taken to Public Hearing.

2. That the Public Hearing for Regional District of Bulkley-Nechako Rezoning Bylaw No. 2061, 2024 be delegated to the Director or Alternate Director for Electoral Area A."

(All/Directors/Majority)

CARRIED UNANIMOUSLY

Newspaper Advertisement



"A World of Opportunities Within our Region."

Notice of Public Hearing

Notice is hereby given that an electronic/telephone Public Hearing affecting "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw) will be held on Thursday, October 3, 2024 at 7:00 pm.

The Zoning Bylaw is proposed to be amended by Bylaw No. 2061, 2024 by adding an Abattoir as a permitted use on the subject property. The purpose of this bylaw is to facilitate the development of a poultry processing facility that can process more than 25,000 lbs (11,340 kg) of live weight annually. However, an Abattoir of any size or type would be permitted.

The subject property is located at 21641 Walcott Road, approximately 17 km north of the District of Houston. It is legally described as District Lot 1147, Coast District, Except Plan 8572. The subject property is shown outlined in black and labelled "Subject Property" on the following location map.

Any person wanting to participate in the Public Hearing must contact the RDBN Planning Department no later than Thursday, October 3, 2024 at 1:00 pm to receive instructions regarding video conferencing or telephone participation at the Public Hearing.

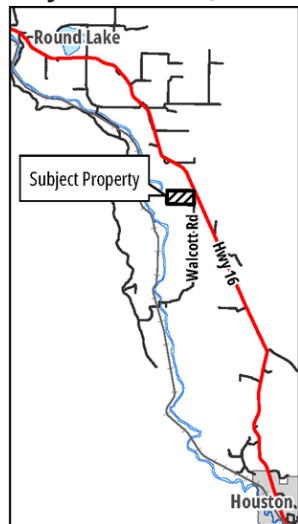
Written submissions to the Public Hearing must be sent by mail to P.O. Box 820, Burns Lake, BC, V0J 1E0 or by e-mail to planning@rdbn.bc.ca and must be received by the Regional District of Bulkley-Nechako no later than Thursday, October 3, 2024 at 1:00 pm to be ensured of consideration at the Public Hearing.

The Public Hearing for Bylaw No. 2061, 2024 will be Chaired by the Director or Alternate Director for Electoral Area A as a delegate of the Board. A copy of the Board resolution making the delegation, copies of the proposed bylaw, and other relevant information, including written submissions to the

Public Hearing, may be inspected from Thursday, September 19, 2024 through Thursday, October 3, 2024 at the Regional District of Bulkley-Nechako office or the Village of Telkwa municipal office during regular business hours, Monday to Friday (excluding statutory holidays) and online at <https://www.rdbn.bc.ca/departments/planning/public-meetings>.

For further information or to receive instructions regarding video conferencing or telephone participation, please call the Regional District of Bulkley-Nechako Planning Department at 250-692-3195 or toll-free at 1-800-320-3339.

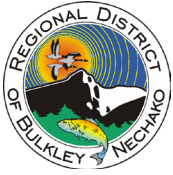
Location Map For Bylaw No. 2061, 2024



www.rdbn.bc.ca | 1-250-692-3195
info@rdbn.bc.ca | 1-800-320-3339

37 3rd Ave, PO Box 820 Burns Lake, BC V0J 1E0

First and Second Reading Staff Report



Regional District of Bulkley-Nechako Board of Directors

To: Chair and Board

From: Cameron Kral, Planning Technician

Date: September 12, 2024

Subject: **Rezoning Application RZ A-02-24**
First and Second Reading for Rezoning Bylaw No. 2061, 2024

RECOMMENDATION: (all/directors/majority)

1. That "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2061, 2024" be given first and second reading and subsequently be taken to Public Hearing.
2. That the Public Hearing for "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2061, 2024" be delegated to the Director or Alternate Director for Electoral Area A.

EXECUTIVE SUMMARY

This application proposes to amend the Agricultural Zone (Ag1) in Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020 by adding an Abattoir as a permitted use on the subject property to allow the development of a poultry processing facility that can process more than 25,000 lbs of live weight annually. The proposal aligns with Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014 and the applicant has received conditional ALC Non-Farm Use approval to have a poultry processing facility within a 1.8 ha area of the subject property. The proposed facility must meet provincial and/or federal slaughter licensing requirements.

Planning Department staff recommend Bylaw No. 2061, 2024 receive first and second readings and subsequently be taken to public hearing.

Pursuant to Section 52(3)(a) of the Transportation Act, the proposed bylaw requires approval from the Ministry of Transportation and Infrastructure after third reading and prior to adoption as the property is within 800 m of an intersection on Highway 16.

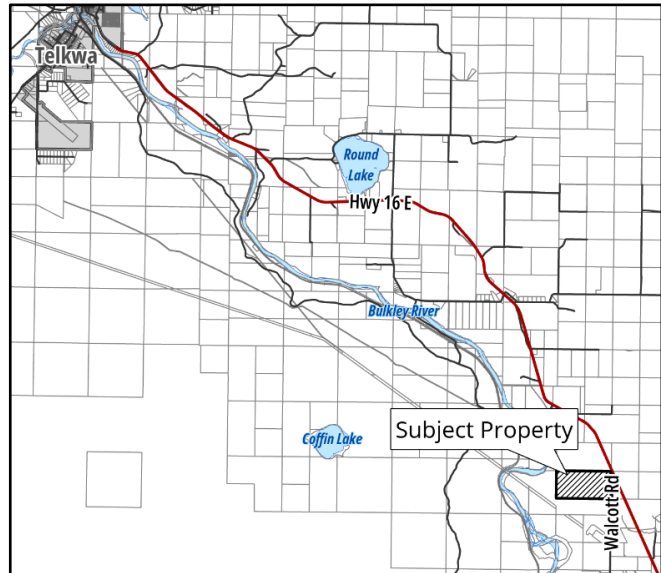
APPLICATION SUMMARY

Name of Agent/Owner:	Paul Murphy
Electoral Area:	Area A (Smithers/Telkwa Rural)
Subject property:	21641 Walcott Road, legally described as District Lot 1147, Coast District, except Plan 8572 (PID 006-491-251)
Property size:	128.6 ha (318.0 ac)
OCP Designation:	Agriculture (AG) in "Smithers Telkwa Rural Official Community Plan Bylaw No. 1704, 2014" (the OCP)
Zoning:	Agricultural (Ag1) in "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" (the Zoning Bylaw)
Building Inspection:	Within the Building Inspection area
Fire Protection:	Not within a Fire Protection area
Existing Land Use:	Residential, Agriculture and Restaurant
Location:	Walcott Road, off Highway 16, approximately 17 km south of the Village of Telkwa (see Location Map below)

Location Map:

PROPOSAL

The applicant is proposing to amend the Agricultural Zone (Ag1) in the Zoning Bylaw by adding an Abattoir as a permitted use on the subject property. The purpose of the proposal is to facilitate the development of a poultry processing facility that can process more than 25,000 lbs of live weight annually. It is noted the proposed amendment will not limit slaughtering on the property to only poultry.

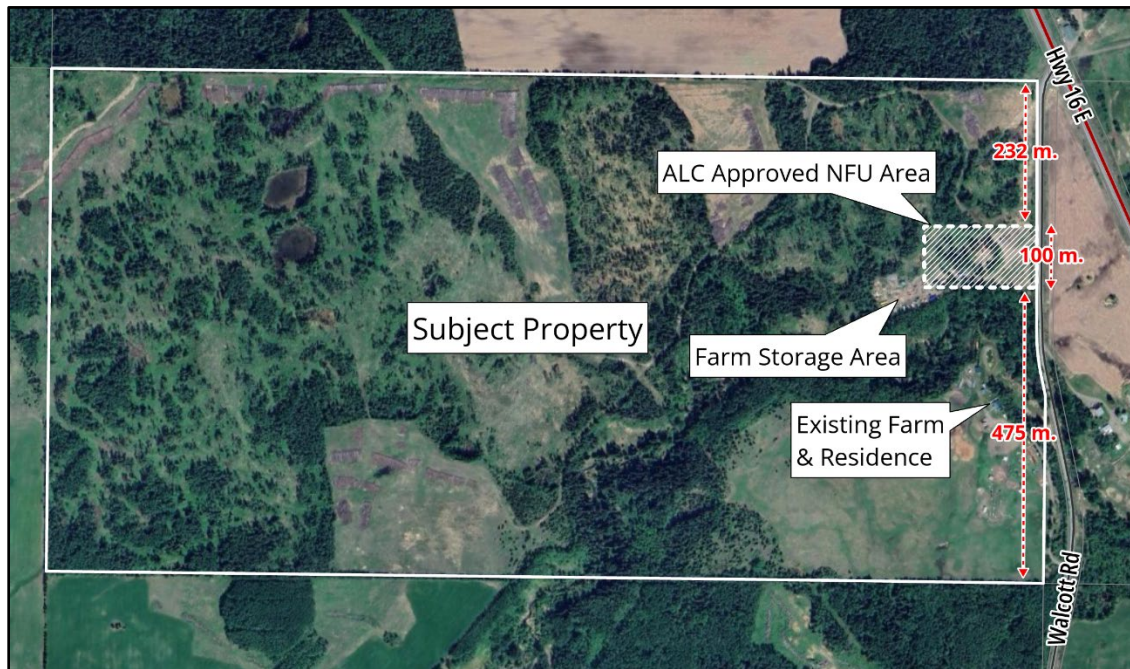


The applicant anticipates the poultry processing facility will consist of two 40 ft shipping containers for processing, one 20 ft shipping container for freezing processed poultry, a building containing staff washrooms and a lunchroom, and an enclosed structure for composting feathers and eviscerated non-edible materials using aspen wood chips. Liquid waste from the processing facility is proposed to be treated in an on-site septic system (see Site Map on next page).

The poultry processing facility is expected to operate under a provincial FarmGate Plus license which would allow the slaughtering of up to 25,000 lbs of live weight annually.

However, the applicant has indicated they may pursue a provincial Abattoir licence which does not impose a limit on the amount of slaughtering (see Slaughter Licensing on page 5). The applicant also intends to locate a farm retail store on the property which they indicate would be a permitted farm use in the ALR.

Property Map



Site Map



DISCUSSION

Official Community Plan (OCP) and Zoning

The subject property is designated **Agriculture (AG)** under the OCP which has the following objectives:

- (1) To protect and preserve farm land and soil having agricultural capability.*
- (2) To encourage the expansion and full utilization of land for agricultural purposes.*
- (3) To support the objectives of the Provincial Agricultural Land Commission.*
- (4) To encourage a diversity of agricultural uses and opportunities, as well as innovative agricultural practices.*

Section 3.1.2. under the AG designation lists the following policy relevant to the application:

- (1) Agriculture and other compatible uses of land may be permitted.*

In staff's opinion, the proposed rezoning is consistent with the AG designation and an OCP amendment is not required.

The subject property is zoned **Agricultural (Ag1)** pursuant to the Zoning Bylaw. The Ag1 Zone does not allow the slaughtering of more than 10,000 lbs of live weight per year therefore the proposed rezoning is required.

It is noted staff are, separate from this application, proposing to amend the Intensive Agriculture use definition in the Zoning Bylaw to permit parcels 2.0 ha (4.94 ac) or larger to slaughter up to 25,000 lbs of live animal weight per year to align with provincial licencing. If this amendment is approved, the applicant could slaughter up to 25,000 lbs per year under a Farmgate Plus licence without rezoning. However, the proposed rezoning would still be required to slaughter more than 25,000 lbs under a provincial Abattoir License.

ALC Non-Farm Use Approval

The applicant has received conditional ALC Non-Farm Use (NFU) approval for a poultry processing facility to process poultry beyond the ALC's 50 per cent threshold for processing poultry not raised on the subject property, a kitchen to prepare food products slaughtered on the property for sale, and gravel parking for three to four vehicles. These uses are limited to a 1.8 ha area, the property must retain farm status, and a portion of the animals processed in the slaughter facility must be raised on the subject property (see attached ALC Decision).

Slaughter Licensing

Slaughter establishments in B.C are either federally licensed by the Canadian Food Inspection Agency under the Safe Food for Canadians Regulations or provincially licensed. Provincially licensed slaughter establishments are only permitted to sell their product within B.C.

Provincial licensing for slaughter establishments is done under the Meat Inspection Regulation of the *BC Food Safety Act* and must comply with The Code of Practice for Licensed Abattoirs. Waste disposal for slaughter establishments is regulated under the Environmental Waste Discharge Regulation of the *Environmental Health Act* and must comply with the Code of Practice for the Slaughter and Poultry Processing Industries.

Table 1. Provincial licensing for slaughter establishments

B.C License Type	Permitted Activities	Annual Processing Amount	RDBN Zoning Bylaw
Farmgate License	Slaughter (own animals only)	1,000 – 5,000 lbs	<ul style="list-style-type: none">• Agriculture use (must be reared on same parcel)• Intensive Agriculture use
Farmgate Plus License	Slaughter (own animals and custom slaughter for other producers)	1,000 – 25,000 lbs	<ul style="list-style-type: none">• Agriculture use (must be reared on same parcel, up to 10,000 lbs)• Intensive Agriculture use (up to 10,00 lbs)
Abattoir License	Slaughter (own animals and custom slaughter for other producers)	Unlimited	<ul style="list-style-type: none">• Abattoir use

Staff Comments

Staff's primary concern is smell from onsite composting. The closest dwelling is across Walcott Road approximately 250 m from the proposed site. Three other dwellings are within 500 m, and one other is within 1 km. A community mailbox is located on Walcott Road approximately 100 m from the proposed slaughterhouse facility.

There is a notable amount of equipment and materials storage on the subject property located southwest of the proposed slaughter facility that the applicant indicates are for farm, personal, and home occupation use. Staff note the applicant also operates a mobile food truck as a restaurant to provide food and beverage service, and as a mobile kitchen to process meat and prepare food products for retail sale. The applicant indicated the food truck has not been operating on the property prior to summer 2024 and they intend to replace it with their future farm retail store.

The ALC stated they have no concern with the use of the food truck to process meat from animals slaughtered on the property; and retail sales are a farm use if either all products are produced on the farm, or the retail sales area does not exceed 300 m² and 50 per cent of that area is exclusively for farm products produced on the property. However, the use of the food truck as a restaurant does not comply with the RDBN Zoning Bylaw or ALR Use Regulation and the ALC has stated they are not amenable to permitting any type of food service through the applicant's ALC NFU application (see attached ALC Decision).

REFERRAL RESPONSES

The **Electoral Area A Advisory Planning Commission** unanimously supported the application at their August 6, 2024 meeting.

Regarding the applicant's ALC NFU application, the **RDBN Agricultural Coordinator** stated *"my only comment is that the proposed non-farm use outlined in the application could potentially help to maintain and grow agriculture production within the regional district"*.

The **Ministry of Transportation and Infrastructure** is prepared to sign the proposed Bylaw after third reading pursuant to section 52(3)(a) of the Transportation Act.

The **Ministry of Environment and Climate Change** provided the attached response regarding provincial authorization requirements for poultry slaughterhouses in B.C.

The **Ministry of Agriculture and Food** provided the attached letter supportive of the proposal.

Northern Health Authority stated they do not have the capacity to review and respond to referral requests of this nature. If the applicant intends to open a store or do cut and wrap services, they must apply for a food operating permit per Section 8 of the *Food Premises Regulation*.

Wet'suwet'en First Nation provided the attached letter stating *"With respect to the above project, although our review has been constrained by time and insufficient technical resources, the Wet'suwet'en First Nation has not identified any unacceptable impacts that the development as presented would have on our Indigenous rights and title"*.

No referral response was received by the **Village of Telkwa**, the **District of Houston**, **Witset First Nation**, and the **Office of Wet'suwet'en** at the time of writing this report.

ATTACHMENTS

- [Reason for Application \(Link\)](#)
- Bylaw No. 2061, 2024
- [Site Visit Photos \(Link\)](#)
- [Referral Responses \(Link\)](#)
- [Reasons for Decision – ALC Application 100666, August 21, 2024 \(Link\)](#)



REGIONAL DISTRICT OF BULKLEY-NECHAKO
BYLAW NO. 2061, 2024

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That "Regional District of Bulkley-Nechako Zoning Bylaw No. 1800, 2020" be amended such that the following be added to the list of Permitted Uses for the Agricultural Zone (Ag1) in Section 16.0.1(1) Principal Uses:

"Abattoir only on the parcel legally described as District Lot 1147, Range 5, Coast District, Except Plan 8572."

This bylaw may be cited as "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2061, 2024".

READ A FIRST TIME this _____ day of _____, 2024.

READ A SECOND TIME this _____ day of _____, 2024.

PUBLIC HEARING HELD this _____ day of _____, 2024.

READ A THIRD TIME this _____ day of _____, 2024.

I hereby certify that the foregoing is a true and correct copy of "Regional District of Bulkley-Nechako Rezoning Bylaw No. 2061, 2024".

DATED AT BURNS LAKE this _____ day of _____, 2024.

Corporate Administrator

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this _____ day of _____, 20____

for Minister of Transportation & Infrastructure

ADOPTED this _____ day of _____, 2024.

Chairperson

Corporate Administrator

Official Community Plan Designation

Section 3 – Objectives & Policies

3.1. Agriculture (AG) Designation

The Agriculture (AG) designation applies to those areas that are most suitable for agricultural activities. It is the intent of this designation to protect and preserve farm land and soil having agricultural capacity, and facilitate the appropriate utilization of that land for agricultural purposes. In general the Agriculture (AG) designation follows the boundaries of the Agricultural Land Reserve (ALR).

3.1.1. Objectives

- (1) To protect and preserve farm land and soil having agricultural capability.
- (2) To encourage the expansion and full utilization of land for agricultural purposes.
- (3) To support the objectives of the Provincial Agricultural Land Commission.
- (4) To encourage a diversity of agricultural uses and opportunities, as well as innovative agricultural practices.

3.1.2. Policies

- (1) Agriculture and other compatible uses of land may be permitted.
- (2) The responsible Provincial Ministry should ensure that agricultural lands used for aggregate extraction are adequately restored for agricultural purposes.
- (3) A minimum parcel size of 16 hectares (39.5 acres) is supported. Applications to permit smaller parcels may be considered where the requirements of Section 3.4.2(9) are met, and the proposed subdivision will not have a net negative impact on the agricultural use of the lands being subdivided, or surrounding agricultural lands.
- (4) Home site severances may be supported provided they meet the requirements established by the ALC, and there is no significant negative impact on agriculture associated with the proposed subdivision.
- (5) New roads, utility and communication corridors should be located to minimize the negative impact on existing and potential agricultural operations.
- (6) Non-farm use of agricultural land shall be avoided. Applications for exclusions, subdivisions, and non-farm uses within the Agricultural Land Reserve may only be considered under the following circumstances.

- (a) There is limited agricultural potential within the proposed area.
 - (b) Soil conditions are not suitable for agriculture.
 - (c) Neighbouring uses will not be compromised.
 - (d) Adequate provisions for fencing are provided, where a proposed development is adjacent to an existing agricultural use.
 - (e) The application is in the best interest of the community.
 - (f) The proposed development considers and addresses potential impacts and potential improvements to recreational features and the environment, including wildlife habitat.
 - (g) And, traffic management issues will be considered and addressed appropriately.
- (7) The inclusion of arable land in the Agricultural Land Reserve (ALR) is supported provided the reason for inclusion is based primarily on the arability of that land.
 - (8) The voluntary consolidation of legal parcels which form part of the same farm unit will be encouraged. Boundary adjustments and consolidations which permit more efficient use of arable land for agricultural purposes will also be supported.
 - (9) The subdivision of lands that form viable farm units is discouraged unless there is a clear benefit to agriculture.
 - (10) The Regional District supports the implementation and enforcement of the *Farm Practices Protection Act*, the *Code of Agricultural Practice for Waste Management* and applicable environmental guidelines for agricultural producers.
 - (11) Home based businesses, including bed and breakfasts and agritourism, operated in accordance with the requirements of the Agricultural Land Reserve are supported.
 - (12) The planting of trees on non-arable land, riparian areas, and environmentally sensitive areas, in consultation with the Ministry of Environment, is encouraged.
 - (13) In areas where agricultural land is not farmed the owners are encouraged to rent or lease the unused land to a farmer.

- (14) The conversion of small parcels created to accommodate institutional uses such as churches and community halls to residential development shall be strongly discouraged.
- (15) The Province is encouraged to implement innovative approaches to making appropriately located Crown lands available and affordable for agricultural use.
- (16) The Province is encouraged to support local agricultural operations to ensure their long-term viability.



Zoning

(current and proposed)

SECTION 16.0 - AGRICULTURAL ZONE (Ag1)

16.0.1 Permitted Uses

1. Principal Uses
 - a) Agriculture
 - b) Farmers' Market
 - c) Intensive Agriculture
 - d) Large Kennel
 - e) Portable Sawmill
 - f) Primitive Campground
 - g) Rural Retreat
 - h) Single Family Dwelling
 - i) Veterinary Clinic
 - j) Notwithstanding Section 16.0.1(1), a maximum of 3 Guest Cabins, 1 Resort Lodge and a Primitive Campsite are permitted on the land legally described as Parcel A of the Fractional NW ¼ of Section 7, Township 2A, Range 5, Coast District, Plan 9922.
 - k) Community Care Facility on the Parcel legally described as The Fractional NW ¼ of Section 12, Township 4, Range 4, Coast District.
2. Secondary Uses
 - a) Guest Ranch only on a Parcel where Agriculture or Intensive Agriculture is a Principal Use.

16.0.2 Density

1. Not more than one Single Family Dwelling shall be located on a Parcel unless additional dwellings are permitted pursuant to the *Agricultural Land Commission Act*.
2. The combined maximum number of sites for Camping Vehicles or tents in a Primitive Campground is 10 per hectare.

16.0.3 Parcel Area

1. The minimum Parcel area that may be created by subdivision is 16 hectares (39.5 acres).

16.0.4 Setback

1. No Structure or part thereof, shall be located within 7.5 metres (24.60 feet) of any Parcel Line.
2. No Building or portion thereof used for Intensive Agriculture shall be located within:
 - a) 60 metres (196.85 feet) of a Parcel line;
 - b) 30 metres (98.42 feet) of a domestic well, spring or the Natural Boundary of a lake or Watercourse.

SECTION 16.0 - AGRICULTURAL ZONE (Ag1)

16.0.1 Permitted Uses

1. Principal Uses
 - a) Agriculture
 - b) Farmers' Market
 - c) Intensive Agriculture
 - d) Large Kennel
 - e) Portable Sawmill
 - f) Primitive Campground
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 - h) Single Family Dwelling
 - i) Veterinary Clinic
 - j) Notwithstanding Section 16.0.1(1), a maximum of 3 Guest Cabins, 1 Resort Lodge and a Primitive Campsite are permitted on the land legally described as Parcel A of the Fractional NW ¼ of Section 7, Township 2A, Range 5, Coast District, Plan 9922.
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 - l) Abattoir only on the Parcel legally described as District Lot 1147, Range 5, Coast District, Except Plan 8572.
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 - b) 30 metres (98.42 feet) of a domestic well, spring or the Natural Boundary of a lake or Watercourse.

Application



Application Form

Official Community Plan (OCP) / Zoning Bylaw Amendment

Applicants are advised to consult with Planning Staff before submitting an application.

- 1. APPLICANT** If you are an agent applying on behalf of the property owner, fill out the applicant and property owner sections. If you are the property owner and the applicant only fill out the applicant section.

Applicant:

Name

PAUL MURPHY + MARLENE THIMER

Signature

[Handwritten signatures of Paul Murphy and Marlene Thimer]

Mailing Address:

[Redacted mailing address]

Phone:

(Home)

(Cell)

E-mail:

[Redacted email address]

Property Owner(s):

Name(s)

PAUL MURPHY + MARLENE THIMER

Signature(s)

Mailing Address:

[Redacted mailing address]

Phone:

(Home)

(Cell)

E-mail:

[Redacted email address]

2. AGENT AUTHORIZATION

If the applicant is not the sole registered owner of the subject property, ALL owners of the subject property must sign the application below, or provide a signed letter, authorizing the applicant to act as agent on their behalf in regard to the application.

As owner(s) of the land described in this application, I/we authorize (please print) PAUL MURPHY
to act as Applicant, and as our agent in regard to this application.

PAUL MURPHY

Owner Name (print)

Signature

Date

MARLENE JACMA

Owner Name (print)

Signature

Date

Owner Name (print)

Signature

Date

3. PROPERTY INFORMATION

Legal Description(s) of the land which is the subject of this Application (subject property):

D/L 1147

Civic Address (House No., Street Name):

21641 WALCOTT ROAD

Size of

Property:

320

(Hectares/Acres)

Existing Land Use:

(Describe the uses that currently occur on the land under application. List each building and the use of that building.)

- ONE PRIMARY RESIDENCE

- ORGANIC FARM

4. REQUESTED AMENDMENT

Proposed
Amendment to
Zoning Bylaw:

ESTABLISH A POULTRY PROCESSING FACILITY ON OUR A61 D/L 1147 PROPERTY
WHICH REQUIRES A ZONING CHANGE TO HAAGEN

Proposed
Amendment to
OCP:

Reason for Application:

(Describe the reason for the application. If the application is to allow a proposed new land use or development, describe that use and / or development. Also discuss why you consider the proposed use and / or development to be appropriate for the land under application. Attach separate pages to the application, or a letter as necessary.

WE ARE SUBMITTING THIS APPLICATION TO BE ABLE TO OPERATE A POULTRY SLAUGHTER FACILITY ON OUR FARM PROPERTY. AS THIS IS CURRENTLY CONSIDERED A 'NON FARM USE', WE WILL REQUIRE PERMISSION FROM THE ALC AS WELL AS RE-ZONING FROM THE A61. THE TELKWA RED MEAT AND POULTRY SLAUGHTER-HOUSE RECENTLY CLOSED PUTTING EXTREME PRESSURE ON US AND OTHER PRODUCERS. WHILE THE OLD PLANT IS RUMORBA TO BE RE-OPENING, IT IS UNLIKELY THAT THE POULTRY PORTION WILL RE-START WITHOUT MAJOR INVESTMENT. THE OLD PLANT WAS CLEARLY NOT MEETING LOCAL AND REGIONAL DEMAND FOR POULTRY PROCESSING EVIDENCED BY THE NECESSITY TO BOOK OVER SIX MONTHS IN ADVANCE, SHORT NOTICE CANCELLATIONS OR DATE CHANGES. WE ALSO WANT TO OBTAIN ORGANIC CERTIFICATION FOR THE FACILITY SO WE CAN FINALLY MARKET OUR BIRDS AS 'ORGANIC' RATHER THAN 'ORGANICALLY RAISED'. THIS FACILITY WILL PROVIDE POULTRY PRODUCERS WITH A NEW, EFFICIENT, AND COST EFFECTIVE OPTION FOR THEIR POULTRY PROCESSING NEEDS.

5. APPLICATION FEES

An application fee as set out in Schedule A to the Regional District of Bulkley-Nechako Development Procedures Bylaw No. 1898, 2020 must accompany this application. An application is not considered complete and cannot be processed until the required application fee and information has been received by the Regional District.

Fees can be paid by cheque, interact debit card, or cash.

- Cheques should be made to the Regional District of Bulkley-Nechako and delivered to the attention of the Planning Department by mail to Box 820, Burns Lake, BC, V0J 1E0; or at the RDBN office, 37-3rd Ave, Burns Lake, BC.
- Interact debit card or cash payments can be made at the RDBN office, 37 3rd Avenue, Burns Lake, BC.

The following fees are required: Check the box that applies to your application

- ☐ Official Community Plan (OCP) Amendment
☒ Zoning Bylaw Amendment
☐ Combined OCP and Zoning Bylaw Amendment

\$1,000
\$1,000 + 100
\$1,500

*Please note that the fee for an application to legalize an existing bylaw contravention is increased by an additional 50%.

6. SIGN NOTIFICATION REQUIREMENTS

Certain applications require that a sign be posted on the property to advise the community of the application. The sign can be provided by the property owner, or it can be rented from the Regional District of Bulkley-Nechako office (37-3rd Ave, Burns Lake) for a fee of \$25 plus a security deposit of \$75. The \$100 fee and deposit can be included with your application fee.

Do you wish to pay the signage fee now?

☒ Yes

☐ No

7. FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY

Personal information requested on this form is collected under the *Freedom of Information and Protection of Privacy Act* section 26(c) and will be used for the purpose of processing your application. Any information relating to the use and development of the land provided to the RDBN for consideration and in support of the application may be made available for review by any member of the public. If you have any questions about the collection and use of this information, please contact the RDBN Information and Privacy Coordinator at 1-800-320-3339.

8. SITE DISCLOSURE STATEMENT

A Site Disclosure Statement is required when applying to rezone a property. Please fill out Schedule 1 attached to this application.

9. DECLARATION

I, the undersigned, hereby declare that the attached information, provided with respect to this application is a true statement of facts, and authorize RDBN staff to conduct site inspections of the subject property for the purpose of confirming information submitted as part of this application, and for the purpose of processing this application.



Owner/Agent Signature

APRIL 19/2024

Date

***To ensure your application is complete and that all items have been included with your application, see page 3 of the Official Community Plan & Zoning Amendment brochure for the application checklist.**



April 19/2024

Referral Responses

**Advisory Planning Commission
Meeting Minutes**

Electoral Area A	Meeting Date: Tuesday Aug 6, 2024	Meeting Location: Virtually via Zoom
Attendance		
<u>APC Members</u> <input checked="" type="checkbox"/> Natalie Trueit-MacDonald <input checked="" type="checkbox"/> Bob Posthuma <input checked="" type="checkbox"/> Sandra Hinchliffe <input checked="" type="checkbox"/> Andrew Watson <input type="checkbox"/> Alan Koopman		<u>Electoral Area Director</u> <input checked="" type="checkbox"/> Director Stoney Stoltenberg <input type="checkbox"/> Alternate Trevor Krisher <u>Other Attendees</u> <input checked="" type="checkbox"/> Jason Llewellyn, Director of Planning, RDBN <input checked="" type="checkbox"/> Cameron Kral, Planning Technician, RDBN <input checked="" type="checkbox"/> Paul Murphy <input type="checkbox"/>
Chairperson: Sandra Hinchliffe		Secretary: Natalie Trueit-MacDonald
Call to Order: 7pm		
<u>Agenda</u> 7:00 pm RZ A-02-24 (Murphy)		
<p>Applications (Include application number, comments, and resolution)</p> <p>RZ A-02-24 (Murphy) APC unanimously recommends approval for this application.</p>		
Meeting Adjourned: 7:42pm	Secretary Signature: <i>NT-Mac</i>	



WET'SUWET'EN
FIRST NATION

August 2, 2024

Via electronic mail to: planning@rdbn.bc.ca

Regional District of Bulkley Nechako
37 3rd Ave
Burns Lake, BC
V0J1E0

Attn: Cameron Kral, Planning Technician

Dear Cameron Kral:

**Re: Murphy Zoning Amendment Referral Request – Application # RZ A-02-24
(21641 Walcott Road)**

With respect to the above project, although our review has been constrained by time and insufficient technical resources, the Wet'suwet'en First Nation has not identified any unacceptable impacts that the development as presented would have on our Indigenous rights and title.

Please contact us if you have any questions.

Respectfully,
WET'SUWET'EN FIRST NATION

MAUREEN LUGGI
Chief

Wet'suwet'en First Nation

Box 760, Burns Lake,
British Columbia V0J 1E0

Phone: (250) 698-7307 | Fax: (250) 698-7480
Email: chief@wetsutweten.net



August 22, 2024

Local government file: RZ A-02-24
ALC ID: 1271

Deneve Vanderwolf
Planning Technician/Regional Transit Coordinator
Regional District of Bulkley-Nechako
VIA EMAIL: Deneve.Vanderwolf@rdbn.bc.ca

Re: Zoning Amendment – 21641 Walcott Road (PID: 006-491-251) – Poultry Abattoir

Dear Deneve Vanderwolf,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the subject zoning amendment application referral to allow for the use of a poultry abattoir on a 1.8-hectare portion of a 128.6-hectare parcel located in the Agricultural Land Reserve (ALR).

Ministry staff offer the following comments:

- The subject parcel is located south-east of the Village of Telkwa in a rural area between Highway 16 and the Bulkley River. Neighbouring parcel sizes are mainly quarter sections, with the parcel surrounded by a substantial region of ALR. As described, the parcel is an active certified organic livestock farm that raises a variety of different types of animals.
- The availability of an abattoir can be a valuable amenity for a community. Abattoirs can provide the public with more choices for local food sources, support agricultural producers with more options for processing their livestock, and generally improve regional food security infrastructure.
- The development of an abattoir may raise concerns and/or complaints regarding odour from nearby neighbours and/or cause other disturbances or environmental harm. It is also unclear regarding the size, location and impact of the proposed

Ministry of Agriculture and Food

Science, Policy and Inspection Division
Corporate Policy and Priorities Branch

5th Floor - 545 Superior Street
Victoria, BC V8V 1T7

PO Box 9120 Stn Prov Govt
Victoria, BC V8W 9B4

septic system on the surrounding agricultural and riparian areas of the property. Demonstration of compliance with all local government, provincial, and federal regulatory requirements is expected to operate a successful abattoir operation.

- Advantages of this parcel's location appear to be its proximity to the highway for ease of vehicular access and being relatively far away from settlement areas which will likely reduce the potential for associated nuisance complaints. The disadvantages of its location are the possibly limited access to required infrastructure and other related amenities found in more established industrial and commercial areas.
- Given the nature of the proposed use, a fully licensed slaughter operation will likely have a positive long-term impact on the agricultural sector, and broader community in the region. Ministry staff note that the applicant's proposal will also require ALC non-farm use application approval (ALC ID: 1271). The Regional District may want to review and confirm with the applicant the ALC's decision, in addition to any other regulatory requirements, and assist where appropriate.

If you have any questions or concerns about our comments, please do not hesitate to contact Ministry staff.

Sincerely,

Gregory Bartle, Land Use Planner
Ministry of Agriculture and Food
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

John Stevenson, Regional Agrologist
Ministry of Agriculture and Food
Ph: 236 409-2004
Email: John.I.Stevenson@gov.bc.ca

Email copy: Agricultural Land Commission - ALC.Referrals@gov.bc.ca



Your File #: RZ A-02-24
eDAS File #: 2024-03680
Date: Jul/17/2024

Paul Murphy;
c/o Regional District of Bulkley-Nechako
Deneve Vanderwolf
37 3rd Avenue
Burns Lake, British Columbia V0J 1E0
Canada

Attention: Deneve Vanderwolf Planner 1 /Regional Transit Coordinator

Re: Proposed Bylaw for:
Map: 947800,1063769
21641 Walcott Road

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

Please provide a copy of the Bylaw after 3rd reading for MOTI signature.

If you have any questions please feel free to call Connie Hardy at (250) 876-6812.

Yours truly,

Connie Hardy
Development Officer

Local District Address
Bulkley-Stikine District Bag 5000 3726 Alfred Avenue Smithers, BC V0J 2N0 Canada Phone: (250) 847-7403 Fax: (250) 847-7219

From: [Deneve Vanderwolf](#)
To: [Cameron Kral](#)
Subject: FW: Referral Documents for Ministry of Environment- RZ A-02-24
Date: Tuesday, July 16, 2024 12:47:51 PM
Attachments: [image001.png](#)
[image003.png](#)

From: Maslowski, Magdalena ENV:EX <Magdalena.Maslowski@gov.bc.ca>
Sent: Tuesday, July 16, 2024 12:15 PM
To: Deneve Vanderwolf <deneve.vanderwolf@rdbn.bc.ca>
Cc: Front Counter BC Smithers WLRs:EX <FCBCSMITHERS@gov.bc.ca>; Barlas, Sajid A ENV:EX <Sajid.Barlas@gov.bc.ca>
Subject: RE: Referral Documents for Ministry of Environment- RZ A-02-24

[EXTERNAL EMAIL] Please do not click on links on open attachments from unknown sources.
Good Day,

Thank you for your email.

The Ministry of Environment and Climate Change Strategy reviewed your inquiry. Poultry Processing and Slaughter Industries are prescribed industries under Schedule 2 of the *Waste Discharge Regulation* and waste discharge associated with these industries, including wastewater and solid waste, requires registration under the [Code of Practice for the Slaughter and Poultry Processing Industries \(Code\)](#) **if** the facility processes more than 1.5 tonnes (live weight killed) poultry meat per year or more than 5 tonnes (live weight killed) red meat per year, as per Section 2(2) of the *Code*.

The requirements for the discharge of wastewater, semi-solid waste, and solid waste along with any monitoring and setback requirements are described in the *Code of Practice for the Slaughter and Poultry Processing Industries* and must be followed. Part 2 of this *Code* lists the required information for registration.

The facility will also need to be [authorized as a compost facility](#) if composting more than:

- 30 tonnes of solid waste from red meat or combination of red meat and poultry processing per year
- 10.5 tonnes of solid waste from poultry processing per year

The applicant can apply for this authorization on our [Apply for a Waste Discharge Authorization Website](#), under Slaughter and Poultry Processing. This webpage will include the authorization requirements and instructions on how to apply.

For additional information and requirements please visit our [Slaughter and Poultry Processing Website](#).

Please contact me if you have questions.

Kind Regards,

Magdalena Maslowski

Environmental Protection Officer, Communities, IPM & AgriFood
Authorizations & Remediation Branch | Environmental Protection Division



Ministry of Environment and Climate Change Strategy
1259 Dalhousie Dr,
Kamloops, BC V2C 5Z5
Phone: 778.362.6116 | Email:
Magdalena.Maslowski@gov.bc.ca

[Waste Discharge Authorizations Website](#)

24-hour Spill/Environmental Emergency Reporting: 1-800-663-3456
For environmental complaints call 1-877-952-7277 (RAPP) or #7277 on the TELUS Mobility Network.
If the situation is not an emergency, report the incident [online](#) or contact the nearest
[Conservation Officer Service district office](#)

Thank you for reaching out and for the referral documents you sent. Unfortunately, as per our telephone conversation on Friday July 26, 2024, we currently do not have the capacity to review/respond to requests of this nature. Please be aware that a lack of response does not conclude that interests of Northern Health are not affected but instead that we were unable to review or determine potential for impact or adverse impact.

FYI:- If the operator intends to open a store or do cut and wrap services they must apply for a food operating permit, as per **Section 8** of the [Food Premises Regulation](#). [Health Approval](#) application and all supporting documents must be submitted to php@northernhealth.ca, more information can be found on [Northern Health website](#). I hope the information provided was helpful, please feel free to contact me if you have any questions.

Thanks once again,

Loreen Ngwenya

Northern Health, *Environmental Health Officer*

Public Health Protection

543 Front Street, Quesnel, BC

Tel: 250-565-7322

Loreen.Ngwenya@northernhealth.ca



the northern way of caring

The contents of this electronic mail transmission are PRIVILEGED, intended to be CONFIDENTIAL, and for the sole use of the designated recipient. If this message has been misdirected, or if a resend is desired, please contact the sending office as soon as possible.

From: [Megan D"Arcy](#)
To: [Jason Llewellyn](#)
Subject: Re: abattoir application
Date: May 15, 2024 8:31:34 AM

Hi Jason,

Regarding ALR Non-Farm Use Application No. 1271, my only comment is that the proposed non-farm use outlined in the application could potentially help to maintain and grow agriculture production within the regional district.

Regards,

Megan

Public Comments

September 19, 2024 – no comments received