



REGIONAL DISTRICT OF BULKLEY-NECHAKO
PLANNING DEPARTMENT REFERRAL REPORT
FILE NO. RZ A-02-24

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)

Application Area: 1.8 ha (4.45 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: Single Family Dwelling and Agriculture

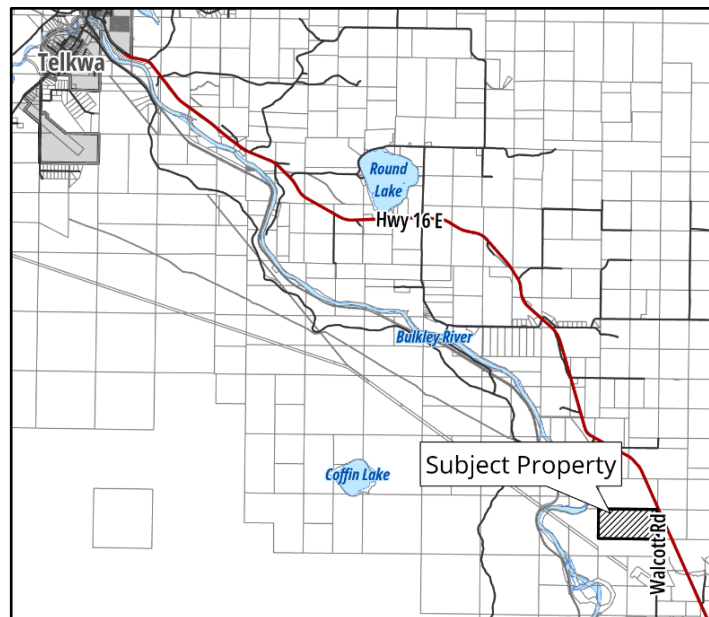
Location: Walcott Road, off Highway 16, approximately 17 km south of the Village of Telkwa (see Location Map below).

Location Map:

PROPOSAL

The applicant is proposing to amend the Zoning Bylaw to allow the use of a poultry abattoir on the subject property. The specific type of amendment has not yet been determined, but potential options include:

- (1) Rezoning 1.8 ha (4.45 ac) of the subject property from the Ag1 to the M3 Zone. The application area would align with the NFU area in the attached ALR 1271 report.



- (2) Amending the Ag1 Zone by adding an Abattoir as a permitted use on the subject property.
- (3) In addition to option one or two, the applicant may additionally offer to register a covenant on title limiting the type, location, and scale of uses on the property.

The proposed abattoir would consist of two 40 ft shipping containers for processing, one 20 ft shipping container for freezing processed poultry, one building containing staff washrooms and a lunchroom, and a composting area.

A composting facility for feathers and eviscerated non-edible materials, utilizing aspen wood chips, is proposed to be located in an enclosed structure. Liquid waste from the processing facility is proposed to be treated in an on-site septic system.

The facility is initially expected to operate under a provincial FarmGate Plus license which would allow the slaughtering of up to 25,000 lbs of live weight per year. However, the applicant has indicated they may pursue a provincial abattoir licence which would allow an unlimited amount of slaughtering (see Slaughter Licensing on page 4).

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.





DISCUSSION

Official Community Plan (OCP) and Zoning

The subject property is designated Agriculture (AG) under the OCP. The intent of this designation is to protect and preserve farm land and soil having agricultural capacity, and facilitate the appropriate utilization of that land for agricultural purposes.

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, a zoning bylaw amendment is required.

It is noted that 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. If this amendment is approved, the applicant could slaughter the maximum amount under a Farmgate Plus licence without rezoning. A rezoning would still be required to slaughter more than 25,000 lbs under an Abattoir License.

ALR

The subject property is in the ALR and the applicant wishes to operate beyond what is permitted under the ALR Use Regulation. Agricultural considerations were examined as part of the applicant's Non-Farm Use application for the proposed abattoir use (see attached ALR 1271 report).

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.

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.

Staff note there is a significant amount of equipment and materials storage on the subject property which the applicant indicates are farm related and there appears to be buildings under construction without building permits (see ALR 1271 report for photos). This issue will be reviewed further as part of the rezoning process. It is noted that all buildings used for the proposed abattoir will require building permits.

Referrals

This application is being referred to the Electoral Area A Advisory Planning Commission, the Village of Telkwa, the District of Houston, Northern Health Authority, the Ministry of Transportation and Infrastructure, the Ministry of Environment and Climate Change

Strategy, the Ministry of Agriculture and Food, The Office of the Wet'suwet'en, Witset First Nation, and Wet'suwet'en First Nation.

ATTACHMENTS

- Application
- [ALR 1271 Board Report](#) (Link)



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]
Mailing Address: [Redacted]

Phone: (Home)
[Redacted]
(Cell) [Redacted]
E-mail: [Redacted]

Property Owner(s):

Name(s) PAUL MURPHY + MARLENE THIMER
Signature(s) [Redacted]
Mailing Address: [Redacted]

Phone: (Home)
[Redacted]
(Cell) [Redacted]
E-mail: [Redacted]

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) _____ to act as Applicant, and as our agent in regard to this application.

Owner Name (print)

Signature

Date

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/Acre)

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 RAAAN

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 PORK BEAT AND POULTRY SLAUGHTER-HOUSE RECENTLY CLOSED PUTTING EXTREME PRESSURE ON US AND OTHER PRODUCERS. WHILE THE OLD PLANT IS ALLOWED 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

- | | |
|--|---------------|
| <input type="checkbox"/> Official Community Plan (OCP) Amendment | \$1,000 |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment | \$1,000 + 100 |
| <input type="checkbox"/> Combined OCP and Zoning Bylaw Amendment | \$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