

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**  
**AMENDMENT (BROATCH) BYLAW 2018 NO. 5350**

**EXPLANATORY NOTE**

Bylaw 2018 No. 5350 rezones a 1.2 ha (2.96 ac) portion of a 15.98 ha (39.5 ac) parcel of land located at 995 – 224 Street to Agricultural Processing Zone RU-6 to permit operation of an abattoir facility.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (BROATCH) BYLAW 2018 NO. 5350**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to amend "Township of Langley Zoning Bylaw 1987 No. 2500" as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Broatch) Bylaw 2018 No. 5350".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by replacing Section 206.1(2) as follows:

Meat processing plants and/or abattoirs subject to the provisions of the Agricultural Land Commission Act, excluding retail sales, within a completely enclosed *building* except for accessory open storage areas, parking and loading facilities

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

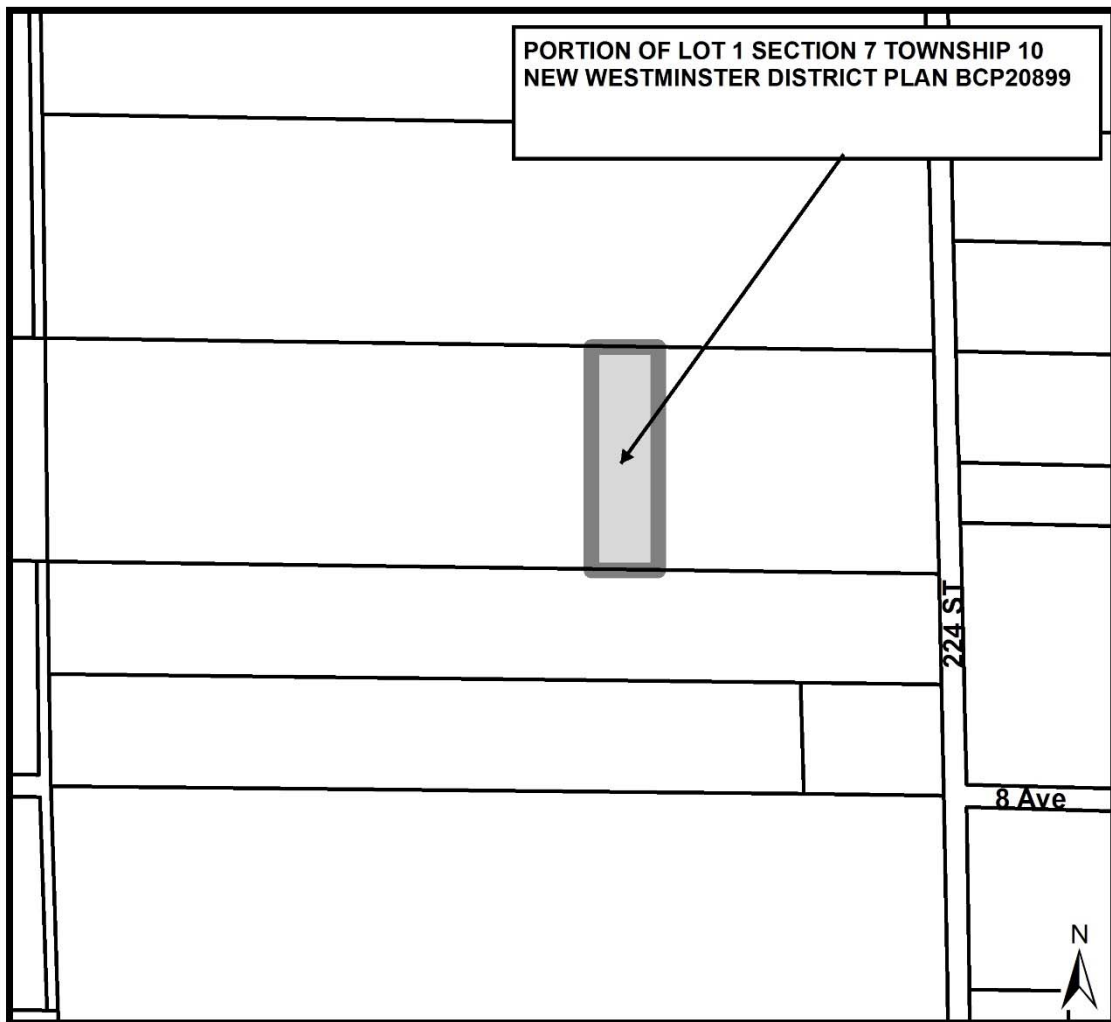
Portion of Lot 1 Section 7 Township 10 New Westminster District Plan BCP20899;

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Agricultural Processing Zone RU-6.

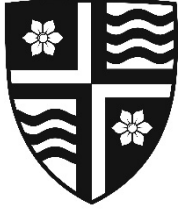
READ A FIRST TIME the	05	day of	March	, 2018.
READ A SECOND TIME the	05	day of	March	, 2018.
PUBLIC HEARING HELD the		day of		, 2018.
READ A THIRD TIME the		day of		, 2018.
RECEIVED THE APPROVAL OF THE MINISTRY OF AGRICULTURE the		day of		, 2018.
RECONSIDERED AND ADOPTED the		day of		, 2018.

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

# SCHEDULE 'A' BYLAW NO. 5350



Township of  
**Langley**



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** MARCH 5, 2018 - REGULAR EVENING MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** REZONING APPLICATION NO. 100498  
(BROATCH / 0802881 BC LTD. / 995 - 224 STREET)

**REPORT:** 18-30  
**FILE:** 10-07-0022

### PROPOSAL:

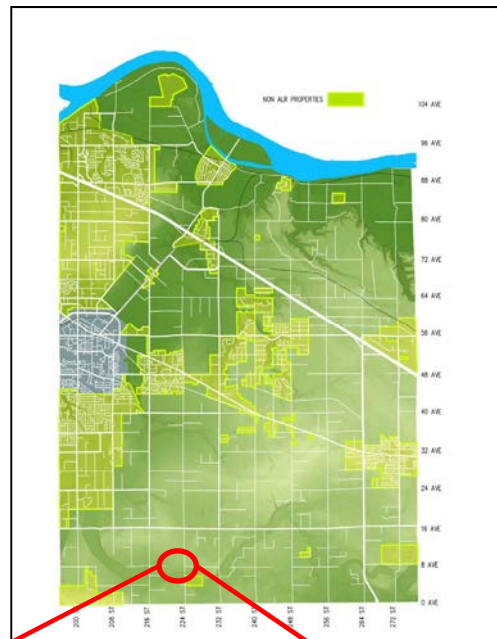
Application to rezone a 1.2 ha (2.96 ac) portion of a 15.98 ha (39.5 ac) site located at 995 – 224 Street to Agricultural Processing Zone RU-6 to permit an abattoir.

### RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5350, subject to the completion of six (6) development prerequisites and that staff be authorized to schedule the required Public Hearing.

### RATIONALE:

The proposal is consistent with the ALR regulations and the Ministry of Agriculture standards as well as the Township's Agricultural Viability Strategy.



### **RECOMMENDATIONS:**

**That** Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Broatch) Bylaw 2018 No. 5350, rezoning a 1.2 ha (2.96 ac) portion of a 15.98 ha (39.5 ac) property located at 995 - 224 Street, to Agricultural Processing Zone RU-6 to permit an abattoir, subject to the following development prerequisites being satisfied prior to final reading:

1. Submission of a report prepared by a qualified professional engineer for the intended development proposal, in accordance with the requirements of the Subdivision and Development Servicing Bylaw 2011 No. 4861, regarding the adequacy of septic disposal and water supply, quality and pressure to meet fire protection and intended property use requirements;
2. Submission of a stormwater management plan and drainage certificate prepared by a qualified professional engineer in accordance with the requirements of the Subdivision and Development Servicing Bylaw 2011 No. 4861;
3. Completion of an erosion and sediment control plan and provision of a security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
4. Registration of restrictive covenants acceptable to the Township:
  - a. To secure the design, construction and maintenance of onsite septic system;
  - b. To require the use of and secure the design, construction and maintenance of onsite infiltration and detention systems;
  - c. To protect all watercourses and non disturbance areas on the property in accordance with senior government regulation;
5. Payment of supplemental rezoning fees;
6. Approval of the rezoning bylaw by the Ministry of Agriculture; and further

**That** Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5350.

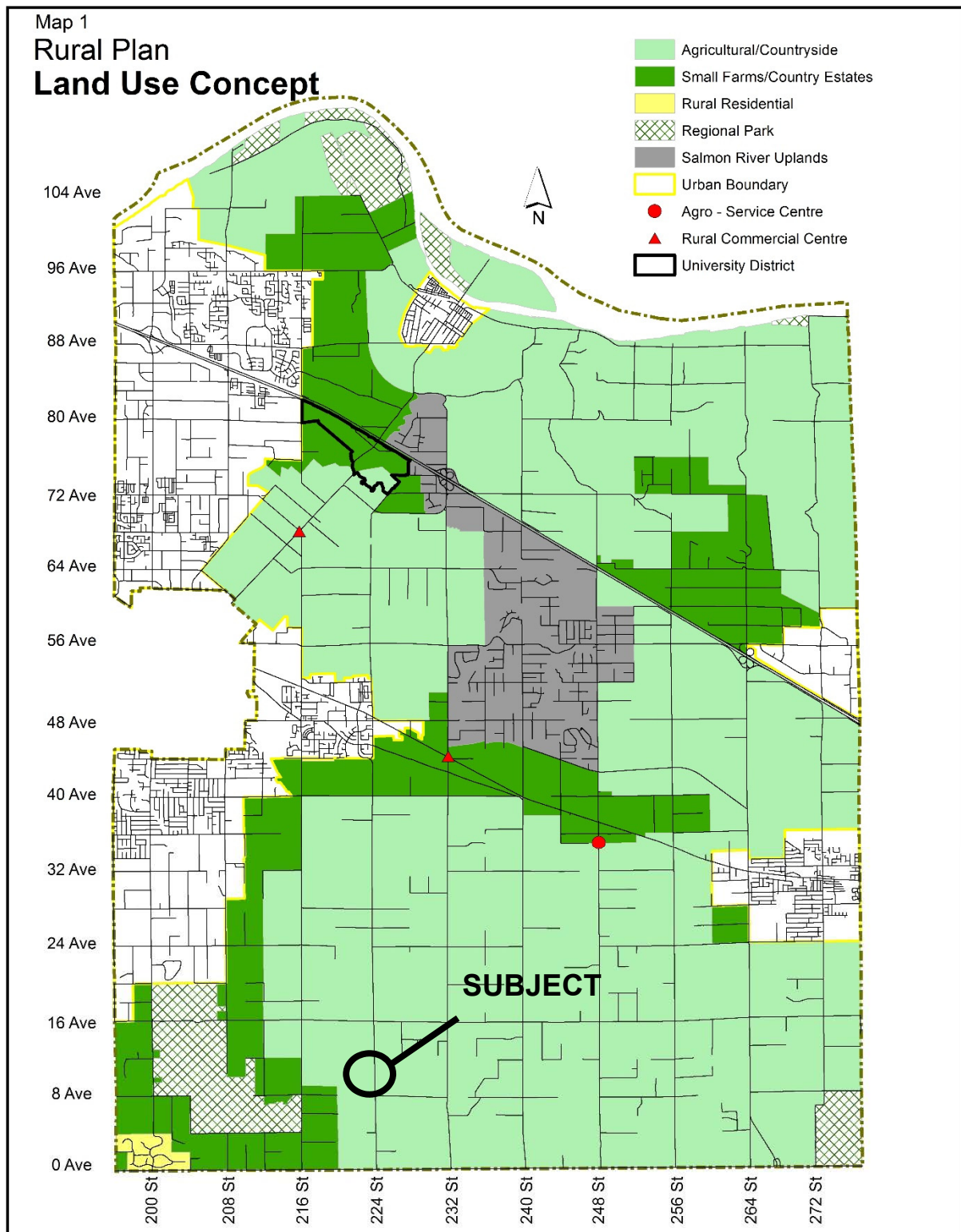
### **EXECUTIVE SUMMARY:**

Garrett Broatch has applied on behalf of 0802881 BC Ltd. to rezone a 1.2 ha (2.96 ac) portion of a 15.98 ha (39.5 ac) property located at 995 – 224 Street from Rural Zone RU-3 to Agricultural Processing Zone RU-6 to permit an abattoir (the slaughter and processing of poultry products grown on the farm).

The proposed use is consistent with Agricultural Land Reserve (ALR) regulations and Ministry of Agriculture standards. Staff recommend that Council give first and second reading to Bylaw No. 5350 (subject to six (6) development prerequisites) and authorize staff to schedule the required Public Hearing.

### **PURPOSE:**

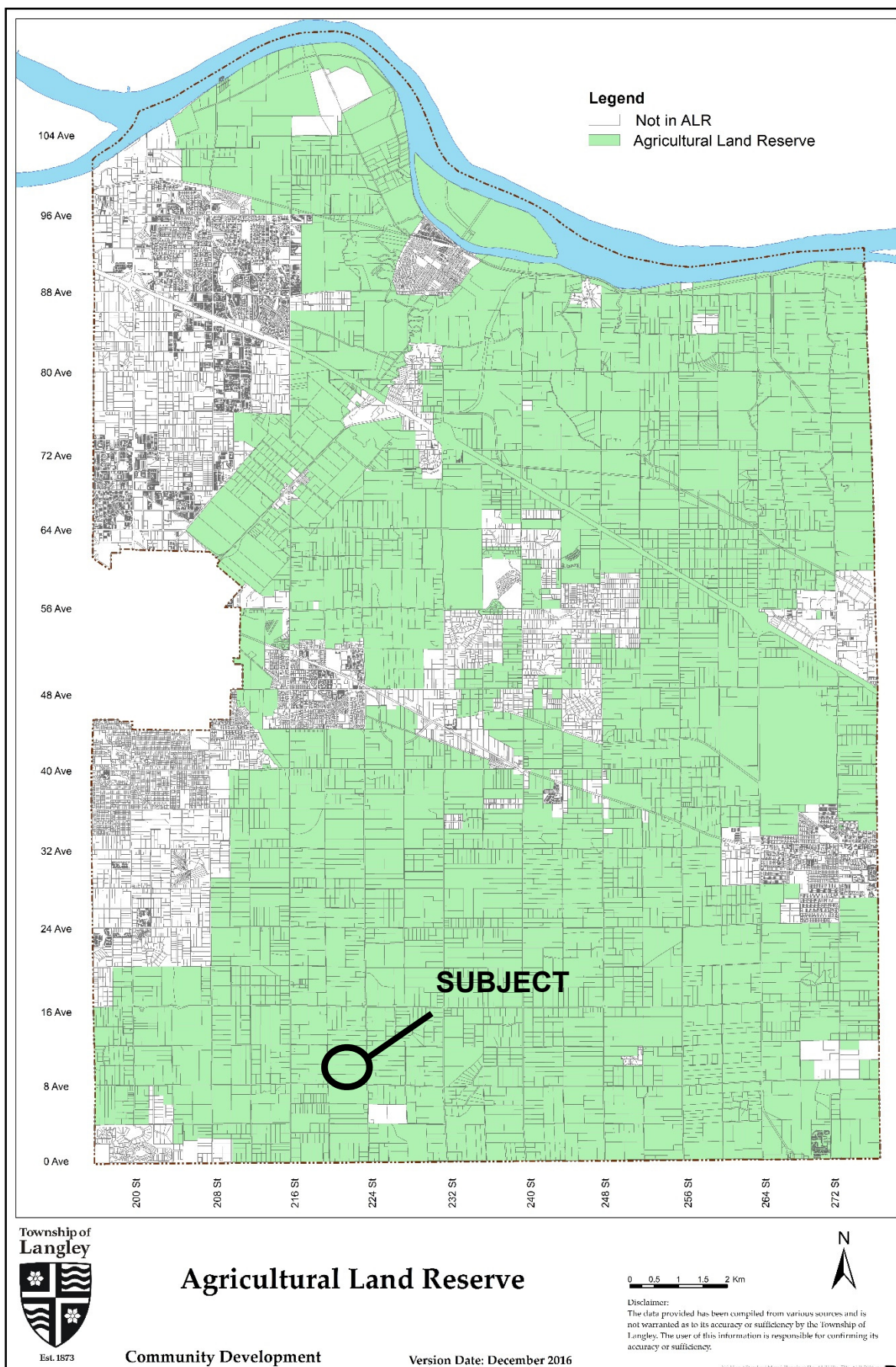
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5350 in the rural area.



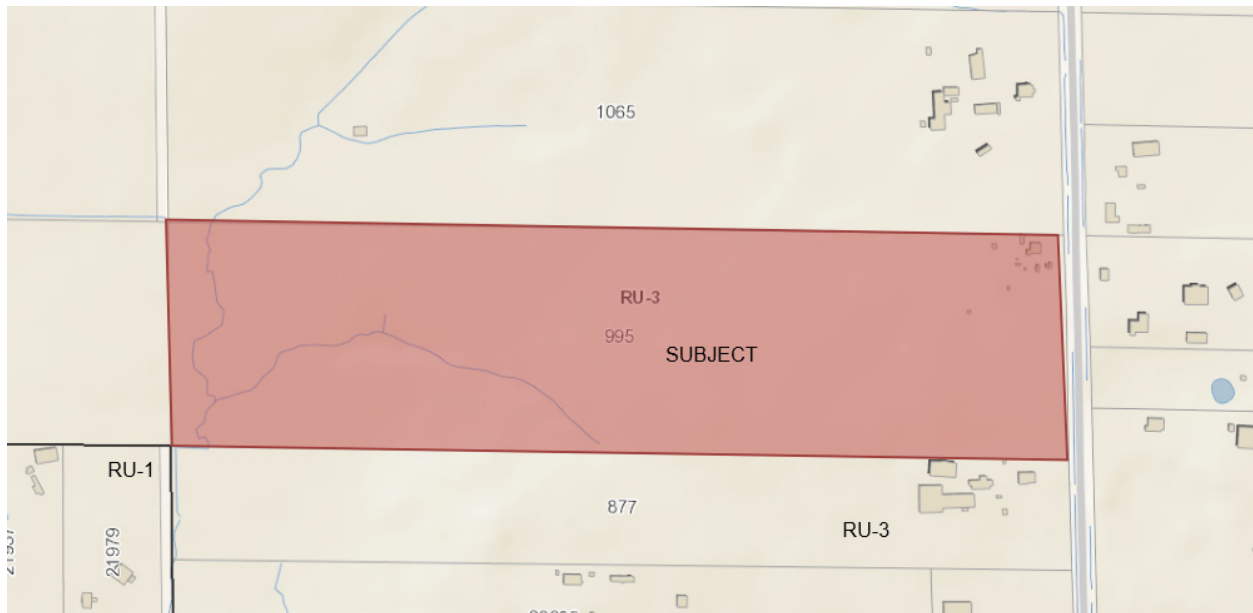
Amendment Bylaw No. 5103 - September 29, 2014

F:\data\Geomatics\Planning\LONG\_RANGE\Community\_Plans\Rural\2014-09-29\_Pln\_Rural\_Plan.mxd



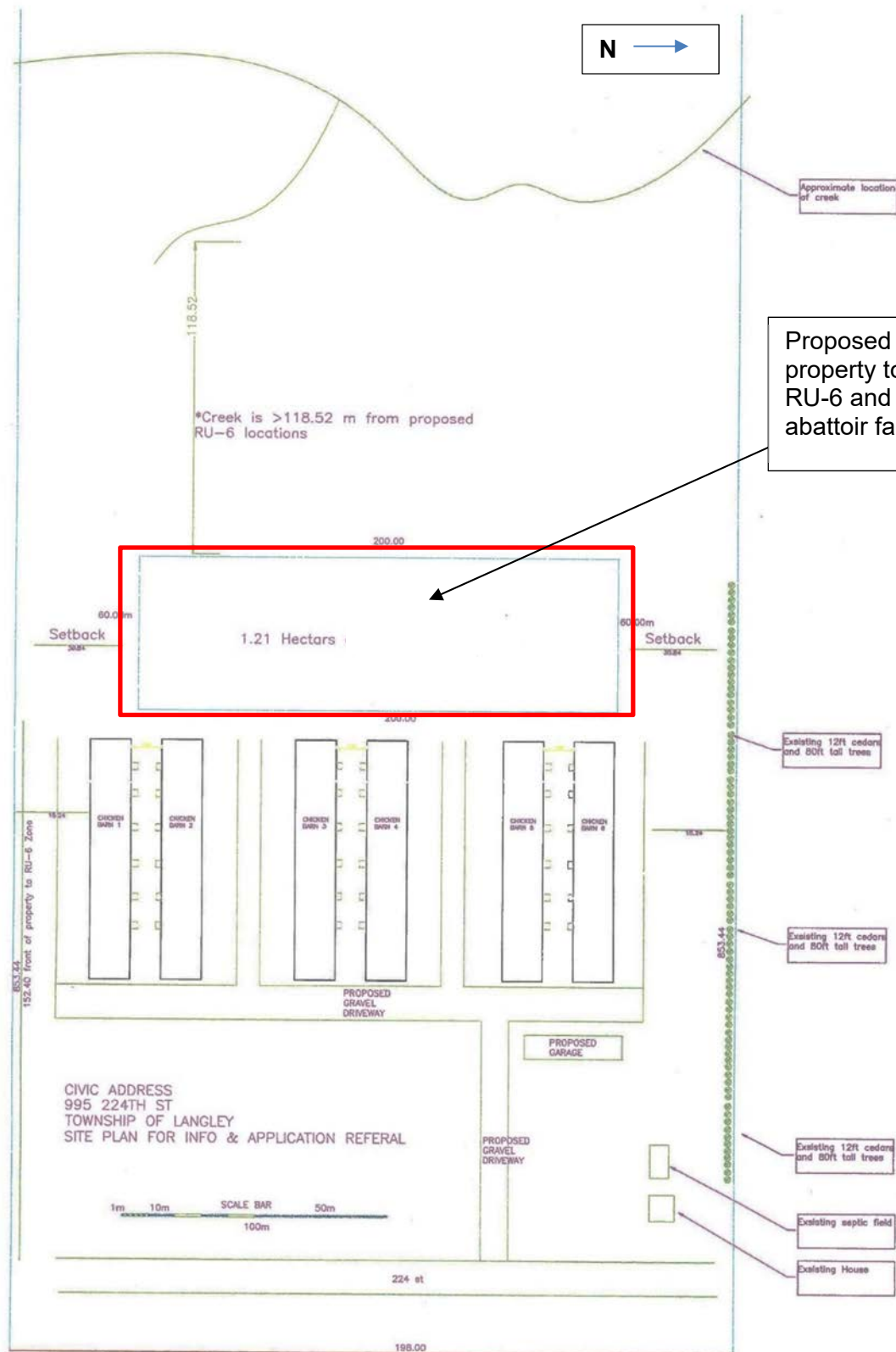


REZONING APPLICATION NO. 100498  
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**ZONING BYLAW NO. 2500**





**SITE PLAN – Submitted By Applicant**

REZONING APPLICATION NO. 100498  
 (BROATCH / 0802881 BC LTD. / 995 - 224 STREET)  
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#### REFERENCE:

<b>Agent</b>	Garrett Broatch 995 – 224 Street Langley, BC V2Z 2W6
<b>Owner :</b>	0802881 BC Ltd. 995 – 224 Street Langley, BC V2Z 2W6
<b>Legal Description:</b>	Lot 1 Section 7 Township 10 New Westminster District Plan BCP20899
<b>Location:</b>	995 – 224 Street
<b>Area:</b>	15.98 ha (39.5 ac) - Total Area 1.2 ha (2.96 ac) – Area proposed to be rezoned to RU-6
<b>Existing Zoning:</b>	Rural Zone RU-3
<b>Proposed Zoning:</b>	Rural Zone RU-3 and Agricultural Processing Zone RU-6
<b>Minimum Lot Size:</b>	8.0 ha (19.8 ac)
<b>Rural Plan:</b>	Agricultural / Countryside
<b>Agricultural Land Reserve:</b>	In the Agricultural Land Reserve

#### BACKGROUND/HISTORY:

Garret Broatch has made application to rezone a 1.2 ha (2.96 ac) portion of a 15.98 ha (39.5 ac) property located at 995 – 224 Street from Rural Zone RU-3 to Agricultural Processing Zone RU-6. The applicant is proposing to construct a poultry farming operation that would include several barns and an abattoir facility to process poultry grown on site.

The Township of Langley has received inquiries expressing interest in full cycle processing of livestock on agricultural land rather than having farmers send their product to an offsite facility and then returned to the farm for packing. Staff understand the motivation to establish relatively smaller scale abattoir facilities on a farm unit is due to inability of small independent farms to meet the minimum threshold required by larger facilities which offer the service, resulting in economic challenges for smaller poultry producers.

There are currently two (2) properties within the Township of Langley that are zoned Agricultural Processing Zone RU-6 that allows for an abattoir use; 1701 – 224 Street located in the ALR and 22940 Fraser Highway (Britco) not located in the ALR. Heavy Industrial Zone M-4 also permits meat processing as an outright use. General Industrial Zone M-2B permits meat processing plants but specifically excludes abattoirs.

#### DISCUSSION/ANALYSIS:

The Township of Langley Zoning Bylaw No. 2500 specifically permits abattoir as an allowable use in Agricultural Processing Zone RU-6. As the Zoning Bylaw is exclusionary by nature, an abattoir is not permitted in any other zone unless otherwise listed.

The subject property is currently accessed via a driveway on 224 Street and is traversed in its western portion by a red-coded watercourse. The western portion of the property is treed while the eastern portion is predominantly hay cover. The property accommodates a single family dwelling, six (6) chicken barns (currently under construction), an accessory building, two (2) shipping containers and a mobile home. There is also an active application to convert the accessory building into a second single family dwelling to provide staff housing for a bone fide farm.

### **Adjacent Uses:**

- North:** A 15.9 ha (39.5 ac) parcel of land zoned Rural Zone RU-3, located within the ALR and designated Agricultural/Countryside in the Rural Plan;
- South:** A 8.0 ha (19.75 ac) parcel of land zoned Rural Zone RU-3, located within the ALR and designated Agricultural/Countryside in the Rural Plan;
- West:** A 11.6 ha (26.9 ac) parcel of land zoned Rural Zone RU-3, located within the ALR and designated Agricultural/Countryside in the Rural Plan;
- East:** 224 Street, beyond which are three (3) parcels of land ranging in size from 7.75 ha (19.2 ac) to 12.2 ha (30 ac), all zoned Rural Zone RU-3, located within the ALR and designated Agricultural/Countryside in the Rural Plan.

### **Agricultural Land Reserve:**

The subject property is located in the Agricultural Land Reserve (ALR) and is subject to the ALC Act and Land Use Regulation. The ALC definition of agricultural *processing* includes slaughter as noted in the following excerpt from ALC Information Bulletin Oct 22, 2008 *Slaughter Plants and Handling Red Meat Waste in the ALR*.

- *The processing of farm products, if at least 50% of the farm product being stored, packed, prepared or processed is produced on the farm is permitted in the Agricultural Land Reserve (ALR). These activities are designated as farm uses and may be regulated but must not be prohibited by local government. An incinerator to dispose of Specified Risk Material (SRM) in this scenario is permitted in the ALR without application to the ALC.*
- *Slaughter plants, where less than 50% of the farm product being stored, packed, prepared or processed is produced on the farm, are considered commercial/industrial plants and must be approved by the Agricultural Land Commission (ALC) through the application process. The request for an incinerator would form part of the application.*

A 'farm' may consist of multiple parcels of land (according to ALC Regulation). In 2001, the Ministry of Agriculture, the Agricultural Land Commission and the Township of Langley signed a tri-party agreement to participate in a comprehensive review of the Zoning Bylaw. The purpose of this review was to examine the regulations affecting agriculture in the ALR and determine where they may be updated to strengthen farming by reflecting evolving farming practices. Where necessary and appropriate, the Zoning Bylaw would be made compatible with the standards established by the Ministry of Agriculture. The amendments proposed by Bylaw No. 5350 are consistent with ALR regulations. Ministry of Agriculture Bylaw Standards accommodate on farm processing of poultry.

### **Official Community Plan:**

The Township of Langley Official Community Plan (adopted by Council in 1979) designates the subject property as Agriculture.

Section 2.2.1 - land use policies for areas designated Agriculture anticipates supporting services for food production as described below:

*Areas designated as Agriculture shall be used primarily for agricultural uses and supporting services to protect the agricultural land base and support food production. Food production and other forms of agriculture are encouraged within this area.*

Section 1.9 goal 2 describes the importance of agriculture and farm viability:

*With approximately 75% of our land base in the Agricultural Land Reserve, the Township of Langley has a thriving farm community. Langley residents have a direct connection to the land that sustains them, and local food production is considered a very important aspect of a self-contained community.*

*Agricultural land provides for secure local food resources and a base for an important local industry. Non-farm use of agricultural land may be supported for sound reasons leading to improved overall sustainability of the community in a manner that minimizes impacts to agriculture, subject to the approval of the Agricultural Land Commission.*

### **Regional Growth Strategy:**

In addition to Township policies and plans, additional information available for consideration is Metro Vancouver's Regional Growth Strategy (RGS). The OCP includes a Regional Context Statement that describes how the OCP is consistent with the policy objectives of the RGS. The RGS designates the subject properties as Agricultural, a designation primarily intended for agricultural uses, facilities and services, and states:

*Agricultural areas are intended primarily for agricultural uses, facilities and supporting services with an emphasis on food production where appropriate. These areas reinforce provincial and local objectives to protect the agricultural land base of the region.*

Section 2.3.6(b) of the RGS calls for local government policies to support agricultural viability including those which:

*v. demonstrate support for economic development opportunities for agricultural operations  
 (e.g. processing, agritourism, farmers' markets and urban agriculture)*

*vi. Encourage the use of agricultural land, with emphasis on food production*

### **Rural Plan:**

The Rural Plan is supportive of agricultural activity occurring on lands within the Agricultural Land Reserve as described in Section 2.2.1 "To support the agricultural use of land and the agricultural industry in the rural area." The subject property is designated Agriculture / Countryside in the Rural Plan. Section 5.5.1 of the Rural Plan states:

*In areas designated Agriculture/Countryside, agricultural uses and considerations shall have priority over non-agricultural uses, where such uses would have an adverse impact on agriculture. Non-agricultural uses that do not comply with the provisions of this plan are not permitted.*

### **Agricultural Viability Strategy:**

On July 15, 2013, Council endorsed the Agricultural Viability Strategy, which identifies ways the Township of Langley can proactively support agricultural development leading to more local food production, more full-time employment, and more sustainable development. The Agricultural Viability Strategy notes that processing and value added products produced on Township farms is encouraged and consistent with economic goals. However, it also indicates that larger scale processing facilities should be located in urban industrial areas with services and expansion potential. Section 2.2.5 of the Agricultural Viability Strategy aims to support food processing on agricultural land when consistent with the Agricultural Land Commission Act and Regulations.

### **Zoning Bylaw:**

Bylaw No. 5350 amends Zoning Bylaw No. 2500 by rezoning a 1.2 ha (2.96 ac) portion of the 15.98 ha (39.5 ac) property from Rural Zone RU-3 to Agricultural Processing Zone RU-6. An amendment is also proposed to the RU-6 Zone to clarify an abattoir use is subject to the provisions of the Agricultural Land Commission Act when located in the Agricultural Land Reserve. As the amendments proposed by the rezoning bylaw affect a farming area, approval of the bylaw by the Ministry of Agriculture is also required prior to Council's consideration of final reading.

### **Environmental Implications:**

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

### **Servicing:**

The subject property is designated as Service Level 4 – Rural. As a condition of rezoning, the applicant will be required to service the property with well water and a septic sewerage system in accordance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended from time to time. As this application is proposing the use of an onsite septic sewerage system, the applicant is required to submit certification from a qualified professional stating that the subject land is suitable for the proposed use. Further, a restrictive covenant is required to secure the design, construction and maintenance of this septic system. The applicant will be required to submit a stormwater management plan and drainage certificate prepared by a professional engineer in accordance with the Subdivision and Development Servicing Bylaw 2011 No. 4861. Additionally, onsite infiltration and detention systems are required and a restrictive covenant securing the design, construction and maintenance.

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**POLICY CONSIDERATIONS:**

The subject property is designated Agriculture/Countryside in the Rural Plan. The proposed zoning accommodates agricultural uses and is compatible with the provisions of the Rural Plan. The proposed zoning is also consistent with ALR regulations and Ministry of Agriculture standards. Staff recommend that Council give first and second reading to Bylaw No. 5350 (subject to six (6) development prerequisites) and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Daniel Graham  
PLANNING TECHNICIAN  
for  
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A      Applicant Rationale



**ATTACHMENT A**

LETTER OF INTENT

September 6, 2017

To Whom it May Concern:

RE: Rezoning Application for 995 – 224 Street

This application should be passed by city councillors because abattoir is part of farming. A large majority of abattoirs in B.C are constructed on ALR land. ALC and Agriculture ministry both approve of our application.

Precedence was set on a farm just north of our farm at 1701 224 street. The property is zoned RU-6 where the processing plant is constructed. The rest of the titled property is zoned RU-3. 1701 224 remains in the ALR.

995 224 st sits on 40 acres. The sets backs and location of the abattoir wouldn't be seen from the road. The side neighbours houses are a fair distance away.

Birds would be take directly from our barns to the plant so sound would be no louder than daily operations. Processing happens indoors so sound isn't a factor. The waste would be removed by third party which is experienced in this handling. CFIA would be present at time of processing. All regulatory rules around abattoirs will apply to our facility.

Garrett Broatch