



February 22, 2024

AGRICULTURAL ADVISORY COMMITTEE MEETING

A meeting has been scheduled for **Tuesday, February 27, 2024 at 7:00 pm**

Please find enclosed the following application for your review and consideration:

- AD23002 – 9649 Lakeshore Road (Johnson)

Your recommendations will be provided to the Board of Directors at the March 13, 2024 Board meeting.

If you have any questions or need additional information, please reach out to the ACRD Planning Department.

Phone: 250-720-2700

Email: planning@acrd.bc.ca



To: ACRD Board of Directors

Meeting Date: March 13, 2024

From: Amy Needham, Sustainability Planner

File #: PL20240001

Application Type: Non-Farm Use

Voting Structure: All Directors

Electoral Area: Sproat Lake

Subject: Non-Farm Use Application for an abattoir on 9649 Lakeshore Road

Recommendation:

THAT the Board of Directors pass a resolution to support this application for a local abattoir, noting that the ACRD recognises the need for this type of facility to support the growth and expansion of local agriculture in the ACRD, and that the application and recommendation be forwarded to the Agricultural Land Commission.

Development Proposal: The owners are applying for a non-farm use application to operate a commercial abattoir on their ALR property in order to slaughter and process local poultry and rabbits.

Agricultural Advisory Commission Recommendation: This report will be updated with the AAC recommendation after review at their meeting on February 27, 2024.

Property Owner(s)/Applicant(s): Eboni & Lyle Johnson

Property Information:

| | | | | | | | |
|----------------------------|--|-------|----------|-----------------|-----|---------------|------|
| Civic Address | 9649 Lakeshore Road | | | | | | |
| Legal Description | LOT 6, DISTRICT LOT 134, ALBERNI DISTRICT, PLAN 1963, EXCEPT PART IN PLAN 2734RW | | | | | | |
| PID | 006-691-021 | Folio | 1690.000 | ALR? (Y/N) | Y | Lot Size (ha) | 9.23 |
| Current Zoning | Rural (A2) District | | | Proposed Zoning | N/A | | |
| Current OCP | Rural Use | | | Proposed OCP | N/A | | |
| Development Permit Area(s) | DPA I – Foreshore and Riparian Areas Protection | | | | | | |
| Current Use & Description | The property is 9.23 ha (22.8 acres) in size and is part of the Agricultural Land Reserve. It has been recently logged in order to bring it into agricultural production, including livestock production and a greenhouse. The northern portion of the property is bisected by Pacific Rim Highway 4 and Shuhum Creek runs across the northwest portion of the property. The land slopes downward from north to south. | | | | | | |

Surrounding Zoning and Land Use

| | | | |
|-------|--|-------|--|
| North | Forest Rural (A3) District – private forest land | South | Acreage Residential (RA1) District - residential |
| East | Rural (A2) District – non-cultivated, treed | West | Rural (A2) District – private forest land |

PL20240001

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | www.acrd.bc.ca

Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułu?it̓'ath, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).

Services:

- a) **Sewage Disposal:** Onsite sewage disposal.
- b) **Water Supply:** Drilled well.
- c) **Fire Protection:** Sproat Lake Volunteer Fire Service Area
- d) **Access:** From Lakeshore Road. Pacific Rim Highway bisects the property at the north end but no access exists from the highway at this time.
 - i. Parcel Frontage Waiver: N/A

Planning Policy Discussion:

- a) **Official Community Plan:** The Sproat Lake OCP designates this parcel as Rural Use, whose objective is to ‘maintain the predominantly rural character of the area’ and which ‘permits a variety of compatible uses on rural lots in order to make their retention viable,’ including agricultural uses such as this one. Additionally, Policy 9.2.3 encourages owners of rural acreages to maximize the agricultural potential of their land. Development of an abattoir would not only maximize the agricultural potential of this Rural Use parcel, but also hundreds of other ALR parcels across the Alberni Valley which are not able to grow small livestock on a household level due to the lack of these services locally.

The parcel has a DPA-I for Foreshore and Riparian Areas Protection at the north end, which is unaffected by the proposal. The proposed location of the abattoir is approximately 500m from the shore of Sproat Lake to the south, which is well outside the 30 meter required animal mortality setback from drinking water sources required in the Code of Practice for Agricultural Environmental Management. The proposed abattoir is also +/- 250 meters outside of the Flood Construction Level and +/- 450m outside the 50m DPA-I for the lake. As such, there is a very low risk for water contamination to the lake as a result of the proposed abattoir.

This proposal complies with the Sproat Lake OCP and also represents a very low risk of negative environmental impact.

- b) **Zoning:** The parcel is zoned A2 – Rural District, which ‘provides for the conservation of agricultural and non-urban land by the holding of land in large parcels.’ An abattoir is not a permitted use in this zone. It is important to note that operation of an abattoir is proposed to be a permitted use in the [draft ACRD zoning bylaw](#) as locally accessible abattoirs are important to long-term food security in the Alberni Valley.

Section 11(2) of the *Agricultural Land Reserve Use Regulation* indicates that ‘the use of agricultural land for storing, packing, preparing and processing farm products is designated as a farm use and may not be prohibited as described in section 4 if at least 50% of the farm product is produced...on that agricultural land.’ Thus, the proposed abattoir would not require a rezoning or temporary use permit if the owners produce at least 50% of the animals processed by it themselves.

| | Current: | Proposed: |
|--|----------|-----------|
| Minimum Lot Area (ha) | 2.0 | N/A |
| Minimum Lot Width (m) | 100 | N/A |
| Principal & Accessory Front Yard Setback (m) | 15 | N/A |
| Principal Side Yard Setback (m) | 4.5 | N/A |
| Principal Rear Yard Setback (m) | 9 | N/A |
| Accessory Side Yard Setback (m) | 4.5 | N/A |
| Accessory Rear Yard Setback (m) | 4.5 | N/A |
| Watercourse Setback (m) | | N/A |

This proposal does not comply with A2 – Rural District zoning. The property may require a rezoning or temporary use permit for the abattoir proposal to proceed after ALC approval of the non-farm use.

Comments: The need for abattoir services in the Alberni-Clayoquot Regional district has been documented in policy documents as far back as the 2011 Alberni Valley Agricultural Plan, which stated that ‘meat inspection regulations and related policies have reduced access to slaughter and increased the price of processing.’ The ACRD has been working to support this type of business venture for over a decade. An abattoir feasibility study was completed in 2016 which concluded that a local abattoir would provide significant benefit to the overall community through:

- a reduction in cost of production of meat for local farmers,
- improvement in meat quality due to reduced animal stress during transport,
- an increase in local food security, and
- job creation.

The ACRD’s remote location and lack of access further supports its need for local slaughter and processing services. During the closure of Highway 4 in 2023, producers needing to get poultry and livestock to slaughter were forced to use the detour route down a forest service road which added hours of stressful travel in >30°C heat, reducing their already thin profit margins. Local abattoir services will increase producer viability and local food security, as well as reduce stress on the livestock being transported to slaughter, increasing meat quality.

Provincial soil mapping, which indicates the land capability for agriculture, shows that the portion of the subject property proposed for the location of the abattoir is 50% Class 5, which ‘has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops’ with subclasses of A (soil moisture deficiency) and P (stoniness), and 50% Class 3, which ‘has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both’ with subclasses of A (soil moisture deficiency) and D (undesirable soil structure and/or low perviousness). Using such a minimal percentage of a large ALR parcel to enable animal agriculture on the other 7700 hectares of ALR land throughout the Alberni Valley is a good use of this sub-par agricultural land.

Due to the overwhelming need for abattoir services in the Alberni Valley, and the fact that the proposed abattoir will utilize minimal area (no more than 0.04ha, which is less than 0.5% of the ALR parcel in question), yet provide an essential service that will allow for the expansion of animal agriculture in the ACRD as a whole, it is recommended that the ACRD endorse and support this proposal.



Submitted by: Mike Irg, MCIP, RPP, GM of Planning & Development

Reviewed by: Cynthia Dick, GM of Administrative Services

Approved by: Daniel Sailland, MBA, Chief Administrative Officer

SITE PLAN

SHOWING SPIKE LOCATIONS
NEAR EAST PROPERTY LINE

EBONI AND LYLE JOHNSON

LOT 6, DISTRICT LOT 134,
ALBERNI DISTRICT, PLAN 1963,
EXCEPT PART IN PLAN 2734W

ADDRESS : 9649 LAKESHORE ROAD
PORT ALBERNI, BC

PROJECT SURVEYOR : JAMES R. ENDERS

DRAWN BY : JRE DATE : SEPT 20/22

OUR FILE : 62062 REVISION :



1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1
TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660
E-MAIL: nanaimo@jeanderson.com
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER

LEGEND

ALL DIMENSIONS ARE IN METRES

SUBJECT TO CHARGES SHOWN
ON TITLE NO. CB220951
(P.I.D. 006-691-021)

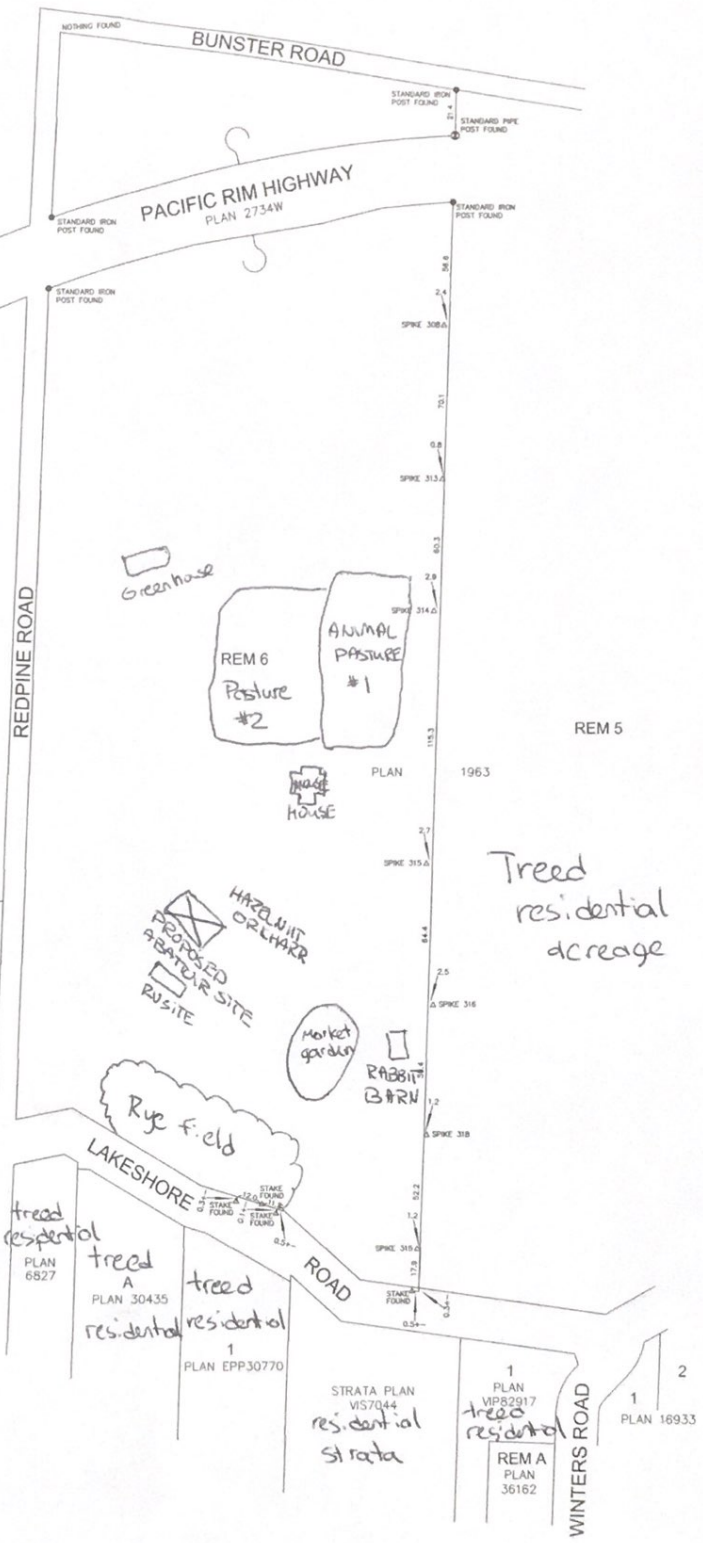
DIMENSIONS ARE DERIVED FROM
FIELD MEASUREMENTS



Private
forest
land

REM DL148
PLAN DEPOSITED
0010101

Residential
acreage



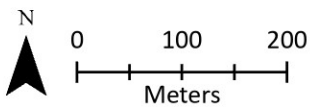
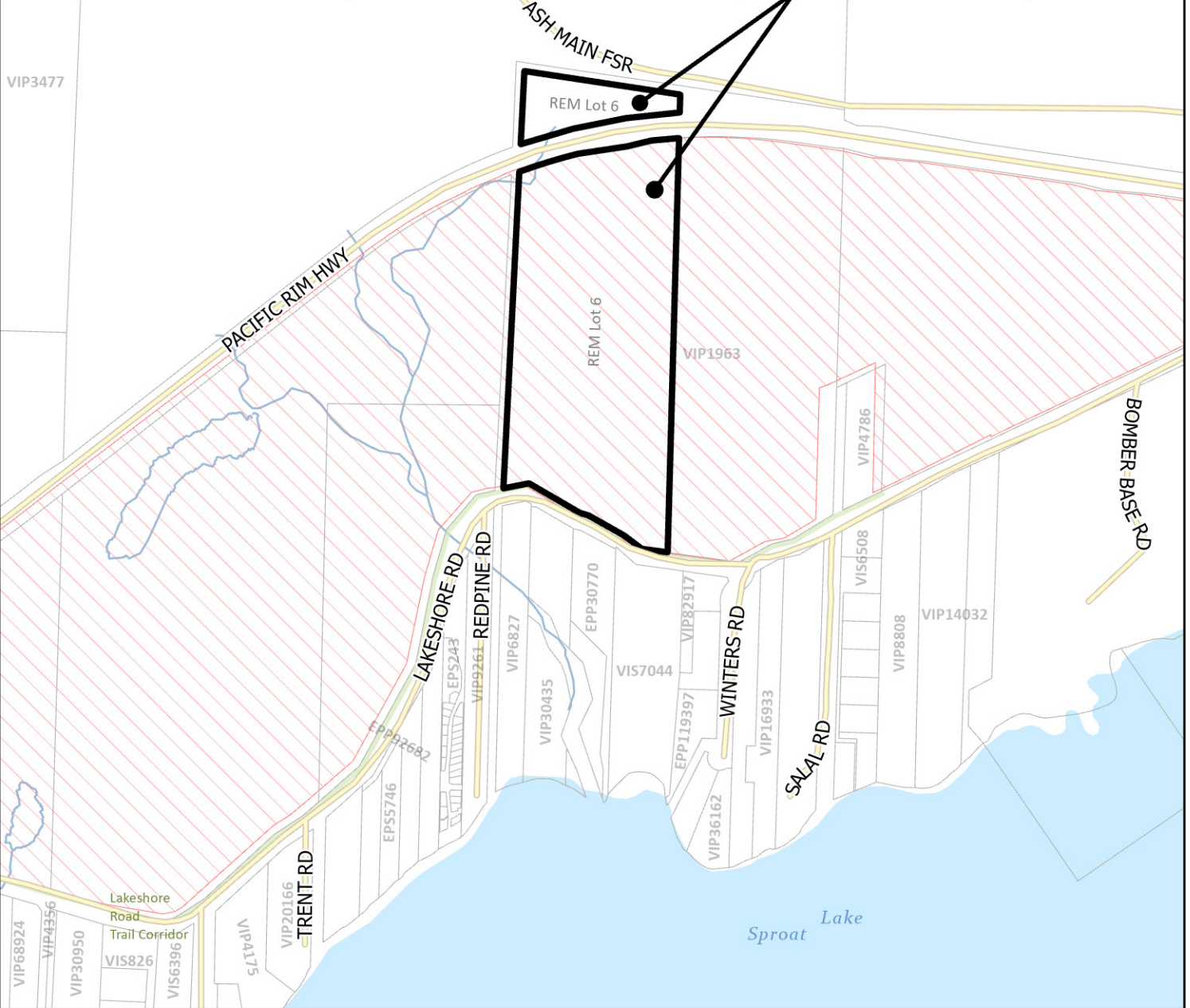
The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:1500.
dwg. 62062 2022 09 26

Overview Map

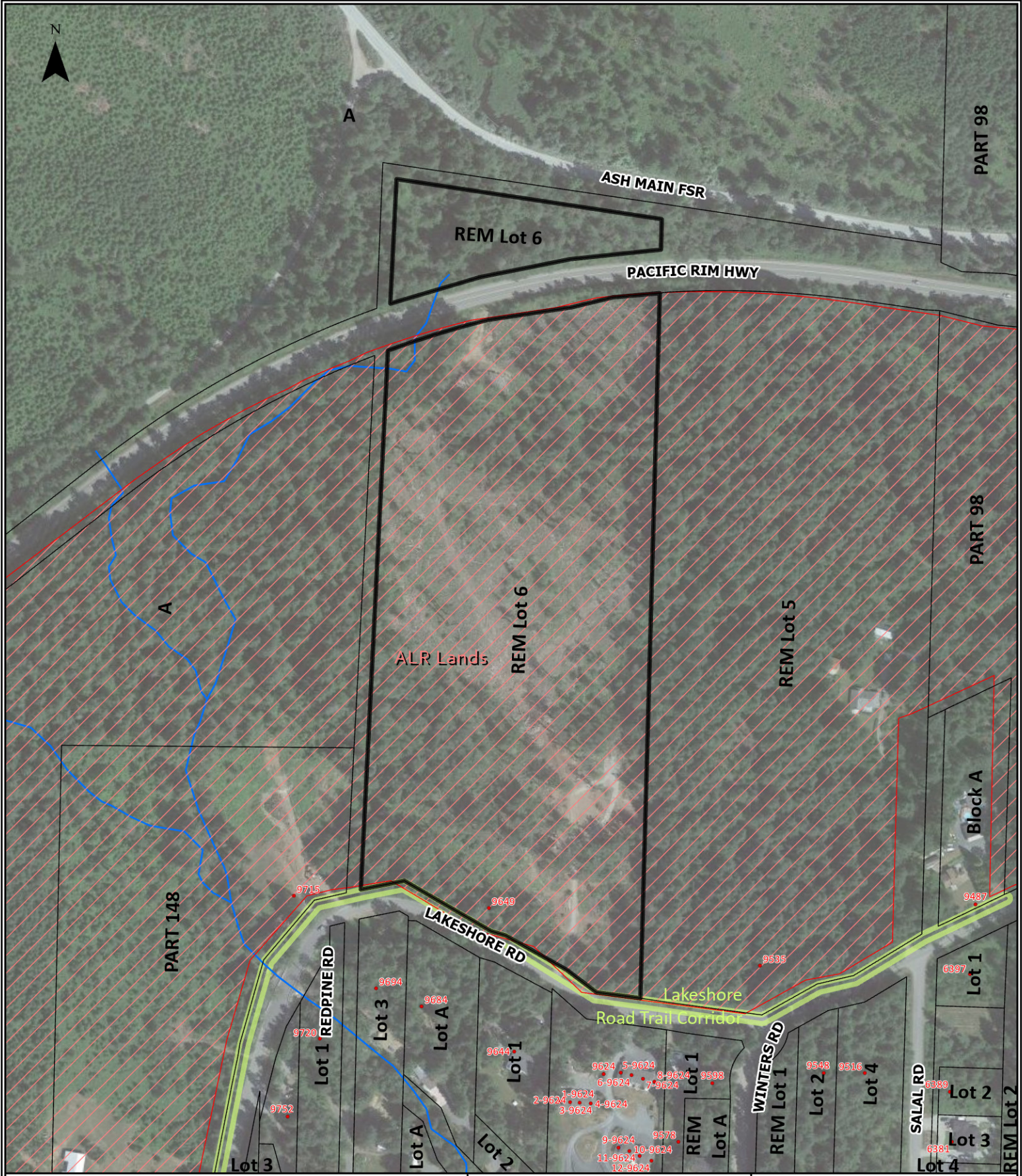


- Administrative Boundary
- Agricultural Land Reserve
- Park

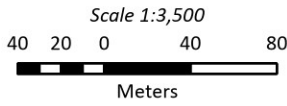
Subject Property



Civic Address: 9649 Lakeshore Road
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9649 Lakeshore Road
 LOT 6, DISTRICT LOT 134, ALBERNI DISTRICT,
 PLAN 1963, EXCEPT PART IN PLAN 2734RW



- Subject Property
- AV Stream Atlas
- Agricultural Land Reserve
- Parcel Map BC Cadastre
- Park



Prepared 2024-01-22
 Sources: © OpenStreetMap (and) contributors, CC-BY-SA; ParcelMapBC; GeoBC; ACRD

This product is intended for general reference use only and should not be used for navigation or legal purposes.

Site Pictures – 9649 Lakeshore Road



This RV site will be expanded and used as the abattoir site, as the owners will be building a principal dwelling. There is a pull-through driveway, a portion of which is visible at the back of the picture.



This site was chosen due to the close proximity of utilities.



A view looking south towards Lakeshore Road to illustrate how far the proposed abattoir site is from other residents, reducing the likelihood of noise or other nuisance issues. Lakeshore Road is located another 130 meters past the vehicle visible in the picture, and the abattoir site is directly west of where this picture was taken.