



PRELIMINARY STAFF REPORT

Subject : Municipal Plan and Zoning By-law amendment to permit abattoirs in the Town and rezone a portion of the property at 72 Crescent Street to permit an abattoir in the Industrial designation

File Number : 20-1744

Meeting Date: Monday, September 14, 2020

From : Lori Bickford, Planner

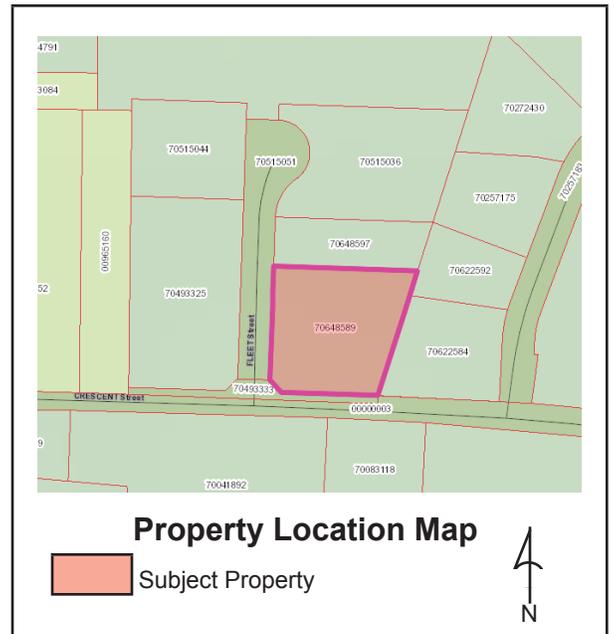
GENERAL INFORMATION

Applicant: Chris Pierce

Landowner: Richard Baughan

Proposal: Amend the Municipal Plan & Zoning By-law to include an Intensive Resource zone in the Industrial designation.

Rezone a portion of the property (and building) to Intensive Resource by development agreement to allow the use of an abattoir/slaughter house.



SITE INFORMATION

Location: 72 Crescent Street, Town of Sackville / Ville de Sackville

PID: 70648589

Lot Size: 6060 sq meters (1.5 acres)

Current Use: Industrial

Zoning: Industrial

Future Land

Use: Industrial

Surrounding

Use & Zoning: Industrial

Municipal

Servicing: Full municipal services are available to the site

Access/Egress: Crescent Street and Fleet Street

Background

The applicant is proposing to operate an abattoir (slaughterhouse) and processing facility from half of the existing building located at 72 Crescent Street in the industrial park. The other half of the building will maintain its industrial zoning and use.

Although the Town of Sackville Zoning By-law defines an abattoir it does not specify any zone in which it is a permitted use. It defines abattoir as “*means the use of land, building or structure thereof in which animals are slaughtered*”. The only direction the Zoning By-law provides regarding this use is through the agricultural definition in which it specifies it is not an agricultural use. Agricultural use is defined as “*means general farming and, without limiting the generality of the foregoing, shall include uses such as the general cultivation of land and associated production, conditioning, processing and storing of field crops, vegetables, fruit, nursery stock, pasturing of livestock and the selling of such produce on the premises and includes a farm dwelling, accessory buildings and uses. **Such uses do not include** a cannery, **abattoir** or the raising of fur bearing animals. Existing agricultural operations are permitted in all zones*”.

The Municipal Plan does not directly reference abattoirs as well. The Municipal Plan is the By-law which directs the future development of the Town and creates the framework for the types of zones and uses which can be found throughout the Town. In reviewing the designations available in the Municipal Plan, the Industrial designation is the most appropriate designation to permit this activity as the preamble of this designation speaks to providing an area with good highway access for distribution of products and which has limited impact on residential neighbourhoods. This is also the area where more intensive land use activities such as manufacturing and processing are required to be located. As processing is permitted already within the Industrial area, which accounts for a large component of this land use, a text amendment to the Industrial designation in the Municipal Plan would permit abattoirs in the parts of the Town designated as industrial only. Recognizing that this use should be considered on a site specific basis and address a number of items commonly associated with it, such as Provincial licensing, health and safety of the product, disposal of animal parts, blood and manure, and odour control, it would be best to create a separate zone which would require anyone proposing an abattoir to do so through a rezoning by a development agreement. This allows the Town to consider abattoirs on a site specific basis and address all of the issues related to each specific abattoir and its operation through a registered agreement.

To address the proposed use of the abattoir at 72 Crescent Street, the Town would need to do the text amends to the Municipal Plan and Zoning Bylaw to create a new Intensive Resource zone in the Industrial designation as well as entertain a rezoning by development agreement on the property.

Council Action

A resolution will be presented to Council at the regular Council meeting where Council may choose to:

- 1.) pass the resolution to start the process of public engagement if they wish to consider the text amendment to the Municipal Plan and Zoning By-law to develop a new zone for the Industrial designation which would allow abattoirs in the Town, or

2.) if Council does not wish to entertain this change to the Municipal Plan and Zoning By-law, the resolution may be denied.

If Council passes the resolution for the text amendments, they may choose to:

1.) pass a second resolution to start the process of public engagement if they wish to consider the rezoning by development agreement of a portion of the property at 72 Crescent Street, to permit the abattoir on the property, or

2.) if Council does not wish to entertain the rezoning of this location, the resolution to rezone may be denied.