

**TO:** CITY MANAGER 1993 AUGUST 18  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** FISH PROCESSING IN THE M3 HEAVY INDUSTRIAL DISTRICT  
**PURPOSE:** To recommend an amendment to the Burnaby Zoning Bylaw to permit fish processing in the M3 Zoning District.

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**RECOMMENDATIONS:**

1. **THAT** Council authorize the City Solicitor to prepare a bylaw amending the Burnaby Zoning Bylaw to permit the processing of fish, subject to the conditions noted in Section 2.6 of this report.
2. **THAT** Council authorize the bylaw to be forwarded to First Reading on 1993 August 23 and to a Public Hearing on 1993 September 28 at 7:30 p.m.

**REPORT**

**1.0 BACKGROUND:**

1.1 On 1993 August 09 Council received a delegation from Ms. J. Loy regarding a request to permit a fish canning business at 1635 McDonald Avenue, which is zoned M3 Heavy Industrial District. Fish processing has explicitly not been a permitted use in Burnaby since the adoption of the 1965 Burnaby Zoning Bylaw. Section 402.1 (3)(b) of the Zoning Bylaw, which deals with fish processing currently reads as follows:

- (3) The manufacturing, processing or packaging of the following food products:
  - (b) Prepared meat products and poultry (excluding fish and abattoirs).

For clarification, the M3 Heavy Industrial District permits uses permitted in the General Industrial District (M2), including the preceding item.

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After listening to the delegation's presentation, Council directed staff to report to Council by 1993 August 23 on possible ways to accommodate the use by amending the M3 Heavy Industrial District to permit the proposed use at the site requested by the delegation, including providing suitable conditions and the time frame for the bylaw amendment.

**2.0 GENERAL DISCUSSION:**

- 2.1 In assessing the proposed rezoning bylaw amendment, staff researched the zoning bylaws of 9 other Greater Vancouver municipalities. Of the other municipalities, all 9 permitted fish processing in one or more zoning districts, with most being in industrial zoning districts and two being in commercial zoning districts. The processing of fish or seafood are explicitly listed as excluded in some industrial zoning districts in other municipalities, and adherence to certain "Conditions of Use" are required to permit the use in several instances.
- 2.2 The requested zoning bylaw amendment has been discussed with Environmental Health and Licensing staff, staff at other municipalities and officials involved in licensing fish processing facilities at the Provincial and Federal government levels. The common concerns regarding permitting, or more permissive regulations for fish processing were odour, waste disposal and the noise from refrigeration units. The processing of fish products could also be rather unsightly if proper clean-up procedures are not utilized or the operation is not contained indoors.
- 2.3 A primary concept discussed in order to avoid future nuisance problems related to fish processing facilities was restricting the stage in processing in which fish would be received at facilities in Burnaby. The conclusion was reached that restricting the use to the processing of eviscerated fish or shucked shellfish would definitely reduce the likelihood of odour and waste disposal problems. The significantly reduced amount of offal on the site and the lack of necessity to gut the fish should result in a cleaner operation, with less potential regulatory and nuisance problems.

It is also considered appropriate to require the use to only be permitted within a completely enclosed building. This should also reduce the likelihood of odour and unsightly premises complaints, as well as providing more adequate containment of waste disposal.

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- 2.4 In order to receive a Burnaby business licence, the facility would need to be approved by the Federal Department of Fisheries and Oceans or the Provincial Ministry of Agriculture, Fisheries and Food, dependant on whether or not the fish would be bought or sold outside of B.C. and the specific nature of the operation. The Chief Environmental Health Officer would ensure that the pertinent Provincial or Federal requirements are satisfied prior to issuance of the business licence by the Chief Licence Inspector.
- 2.5 With specific reference to the property described by the delegation, an official from the Department of Fisheries and Oceans has expressed the opinion that the building that was the subject of the Council delegations request, which was previously utilized as a pet food plant, may require alterations to meet Federal requirements. In this context, it was not possible to determine the practicality of any necessary changes to the building at 1635 Mcdonald Avenue for Provincial or Federal licensing requirements prior to processing a text amendment to the Burnaby Zoning Bylaw.
- 2.6 In light of the concerns expressed in Sections 2.2 and 2.3 above, it is recommended that the zoning amendment bylaw to permit fish processing reflect the following conditions:

Section 403.1(3)(b)

- (3) The manufacturing, processing or packaging of the following food products:
- (b) Eviscerated fish and shucked shellfish, subject to the condition that the use be housed completely within an enclosed building, except for permitted parking.

If this zoning bylaw amendment were approved by Council, Section 403.2(2) (Conditions of Use), which follows, would apply to this use:

403.2 Conditions of Use:

- (2) Uses listed in clauses (3) to (12) inclusive of Section 403.1 shall be located 61 meters (200.13 ft.) or more from the zoning boundary of an A2, R or RM District.


This condition of use should be helpful in minimizing land use impacts on residential development.

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2.7 With respect to the timing of the requested zoning bylaw amendment, the Bylaw appears elsewhere on this agenda for First Reading and the next available Public Hearing which the Bylaw may be forwarded to is scheduled for September 28th. After the Public Hearing for the Bylaw has concluded, the Bylaw may be placed on the agenda of the next regularly scheduled Council meeting for Second Reading, Third Reading and Reconsideration and Final Adoption, if Council desires. Under this scenario, the zoning amendment bylaw could receive Final Adoption by 1993 October 04.

**3.0 CONCLUSION:**

3.1 In response to the request to permit fish processing at 1635 McDonald Avenue, it is recommended that a zoning bylaw amendment be advanced to Public Hearing to permit the processing of eviscerated fish, subject to the condition that the use be housed completely within an enclosed building.

  
D.G. Stenson, Director  
Planning and Building

BW:yg

cc: Director Administrative & Community Services  
City Solicitor