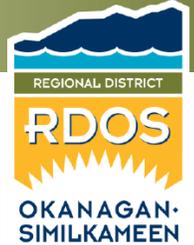


ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: J. Zaffino, Interim Chief Administrative Officer
DATE: November 16, 2023
RE: Zoning Bylaw Amendment – Electoral Area “E” (E2023.008-ZONE)

Administrative Recommendation:

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.24, 2023, be read a third time, as amended, and adopted.

Purpose: To allow for a composting operation and a public maintenance and works yard. Folio: E-06828.000
Civic: 1313 Greyback Mountain Road Legal: Sublot 8, District Lot 2711, SDYD, Plan KAP1190
OCP: Resource Area (RA) Zone: Resource Area (RA)

Proposed Development:

The Regional District is proposing to amend the zoning of the subject property in order to allow for the development of a composting facility, as well as a public maintenance and works yard, including accessory buildings and structures.

In order to accomplish this, it is being proposed to amend the zoning of the property under the Okanagan Valley Zoning Bylaw No. 2800, 2022, from Resource Area (RA) to Resource Area Site Specific (RAs) with the site specific regulation to permit “composting operation” as a principal use and “public maintenance and works yard” as an accessory use.

Site Context:

The subject property is approximately 31.8 ha in area and is bisected by a non-dedicated portion of Greyback Mountain Road. The property abuts the boundaries of the City of Penticton along its southern and western parcel boundaries.

It is understood that the parcel is comprised of a manufactured home, as well as old stock corrals and livestock fencing which were previously associated with a former ranching operation.

The surrounding pattern of development is generally characterised by the Campbell Mountain Landfill to the west, largely undeveloped lands to the east and south, and the rural-residential community of Falconridge to the north.

Background:

On August 9, 2023, a Public Information Meeting (PIM) was held electronically via Webex and was attended by approximately nine (9) members of the public.

At its meeting of August 14, 2023, the Electoral Area “E” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

At its meeting of September 7, 2023, the Regional District Board resolved to approve first and second reading of the amendment bylaws and delegated the holding of a public hearing to Director Fedrigo.

On October 5, 2023, a public hearing was held at 2965 South Main Street, Penticton (Penticton Seniors’ Drop-in Centre) and was attended by seventeen (17) members of the public. The October 5, 2023 public hearing was recessed to reconvene at 9:00 a.m. on October 19, 2023 at the Regional District Boardroom (101 Martin Street, Penticton).

The public hearing reconvened at 9:00 a.m. on October 19, 2023, and was recessed and scheduled to reconvene at 7:00 p.m. on November 1, 2023 at the gymnasium at Uplands Elementary (145 Middle Bench Road).

During the October 19, 2023 Board of Directors Meeting, the Regional District Board resolved to reschedule the reconvention of the public hearing to 9:00 a.m. on November 16, 2023, at the Regional District Boardroom (101 Martin Street, Penticton).

All comments received to date in relation to this application are included with this report.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97).

Analysis:

In proposing the amendments to the zoning bylaw, the Regional District considers the subject property to be the preferred location for the development of a composting operation that is in close proximity to the existing sanitary landfill operation at Campbell Mountain.

This composting operation would serve the City of Penticton, the Village of Keremeos, as well as Electoral Areas “B”, “D”, “E”, “F”, “G”, and “I” and construction is proposed to be undertaken in two phases. These phases will consist of an aerated bunker treatment and processing facility for composting food, agriculture and yard waste (Phase 1), and biosolids composting (Phase 2).

The Campbell Mountain landfill is currently subject to space constraints and there are limited opportunities to use closed space for future organics collection and transfer operations at the site.

This has direct implications on the amount of space available for composting operations, as it will affect the space required for additional recycling/transfer or composting operations at the landfill.

This will be further exacerbated as the region moves towards implementing source-separated organics (SSO), as this will require the development of additional space to facilitate a new organics processing facility.

Administration finds that the construction of the proposed composting facility is regionally significant in that it would provide the benefit of expanded waste management services across the region.

Furthermore, the diversion of organic materials from the Campbell Mountain landfill are anticipated to extend the lifecycle of the landfill by approximately 11 years.

Administration acknowledges that concerns were previously raised by surrounding property owners during the public consultation period associated with the 2020 ALC exclusion application.

It is noted that it would be very difficult and expensive to site the composting operation elsewhere within the region, and that there are benefits of co-locating any new composting operation in close proximity to the Campbell Mountain landfill.

Proposed Revision:

It has come to Administration's attention that a required clause amending Schedule '2' (Zoning Map) was inadvertently omitted from Amendment Bylaw No. 800.24, specifically:

- 3. The Official Zoning Map, being Schedule '2' of the "Okanagan Valley Zoning Bylaw No. 2800, 2022", is amended by changing the land use designation on the land described as Sublot 8, District Lot 2711, SDYD, Plan KAP1190, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Resource Area (RA) to Resource Area Site Specific (RAs).*

In order to correct this, it is proposed that Amendment Bylaw No. 2800.24 be read a third time, as amended, in order to include this text.

Alternatives:

1. THAT first and second readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.24, 2023, be rescinded and the bylaws abandoned.

Respectfully submitted:



Shannon Duong, Planner II

Endorsed By:



C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Site Plan

Attachment No. 1 – Site Plan

