

# ADMINISTRATIVE REPORT



**TO:** Advisory Planning Commission  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** August 14, 2023  
**RE:** Zoning Bylaw Amendment – Electoral Area “E”

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**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)

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## **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, including accessory buildings or structures” 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:**

The current boundaries of the subject property were created by a Plan of Subdivision prepared in 1912, while available Regional District records indicate that a building permit has been issued for the placement of a modular home (2009), and a farm building exemption was approved for a calving barn (2017).

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated Resource Area (RA), and is the subject of Watercourse Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designations.

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Under the Okanagan Valley Zoning Bylaw No. 2800, 2022, the property is currently zoned Resource Area (RA).

A “composting operation” is defined under the Zoning Bylaw to mean “the entire area, buildings, and equipment used for the biological decomposition of organic materials, substances or objects under controlled circumstances in composting storage facilities and composting storage sites”.

The property is partially within the Agricultural Land Reserve (ALR) and has been classified as “Residential” (Class 01) by BC Assessment.

An application was made to the Agricultural Land Commission (ALC) in 2020 requesting the exclusion (or non-farm use) of the property from the ALR in order to construct an organics composting facility. By way of Resolution #512/2021, the ALC refused the application.

**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, agriculture and woodwaste 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.

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**Administrative Recommendation:**

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.24, 2023, be supported.

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**Options:**

1. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.
2. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved with the following conditions:
  - i) *TBD*
3. THAT the APC recommends to the RDOS Board of Directors that the subject development application be denied.

**Respectfully submitted:**



Shannon Duong, Planner II

**Endorsed By:**

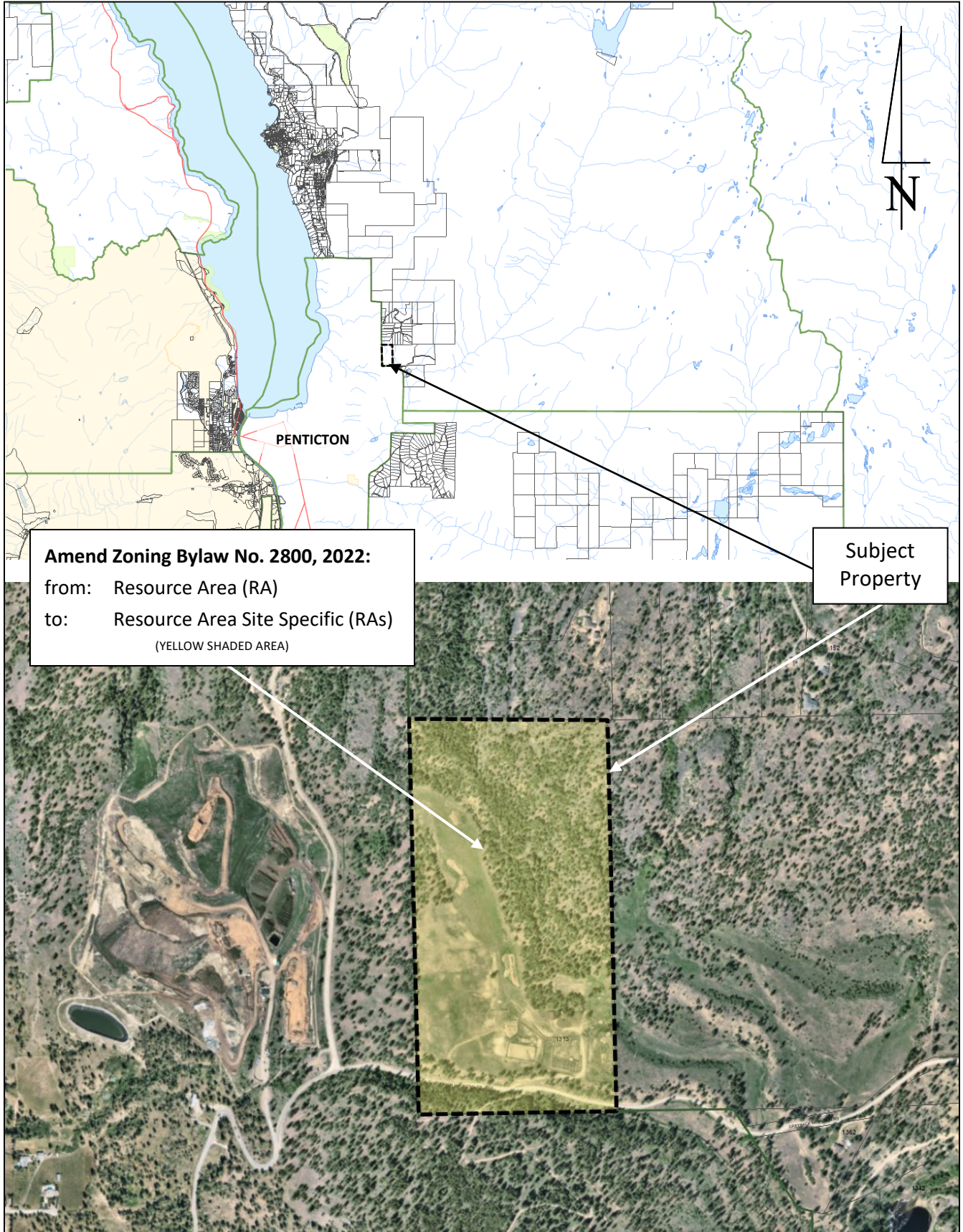


C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Context Maps

No. 2 – Site Plan

Attachment No. 1 – Context Maps



Attachment No. 2 – Site Plan

