

Public Hearing

Proposed Rezoning of 1313 Greyback Mountain Road

Bylaw Amendment No. 2800.24

November 16, 2023

Public Hearing



OVERVIEW:

- **Location:** 1313 Greyback Mountain Road (Electoral Area “E”)
- **Parcel Size:** 31.8 ha
- **OCP:** Resource Area (RA)
- **Zoning:** Resource Area (RA)
- **Site:** Property contains a modular home, stock corrals and fencing associated with a former livestock operation.
- **Other:** Partially within the ALR

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BACKGROUND:

- Regional composting facility identified as an objective in the Solid Waste Management Plan (2011);
- Property at 1313 Greyback Mountain Road is acquired by the Regional District for the purposes of a composting facility.
- Process to obtain Agricultural Land Commission (ALC) approval to use property for composting facility is initiated (2020):
 - Public consultation included written and posted signage, news articles, Regional Connections page, Youtube video, and electronic town hall.

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BACKGROUND:

- Rezoning application initiated in order to allow for non-ALR part of property be used for a composting facility.
- Public Information Meeting held on June 9, 2023 and attended by approximately nine (9) persons.
- Public Open House on composting facility project held on October 4, 2023.
- Public Hearing held on October 5, 2023 and attended by approximately 17 persons.

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Proposed Amendments:

- amend zoning of the property under the Okanagan Valley Zoning Bylaw No. 2800, 2022, as follows:
 - from: Resource Area (RA)
 - to: Resource Area Site Specific (RAs)
site specific regulation to permit a “composting operation” and “public works and maintenance yard, including accessory buildings or structures” as permitted uses on the subject property.

Relevant Zoning Provisions

Zoning Bylaw definition:

“composting operation” means 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.

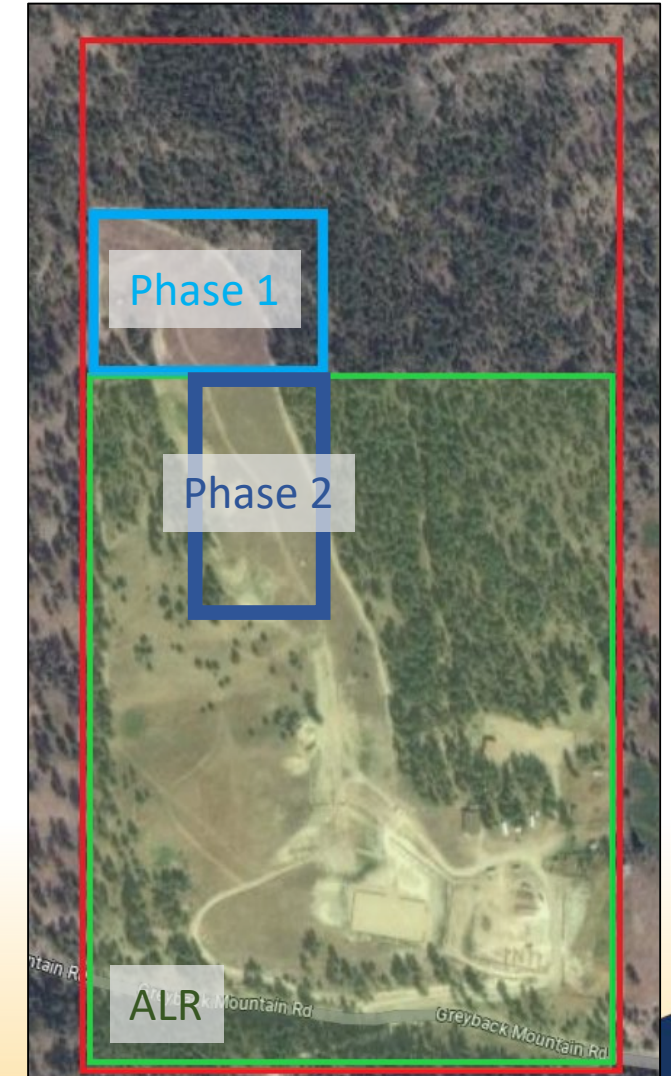
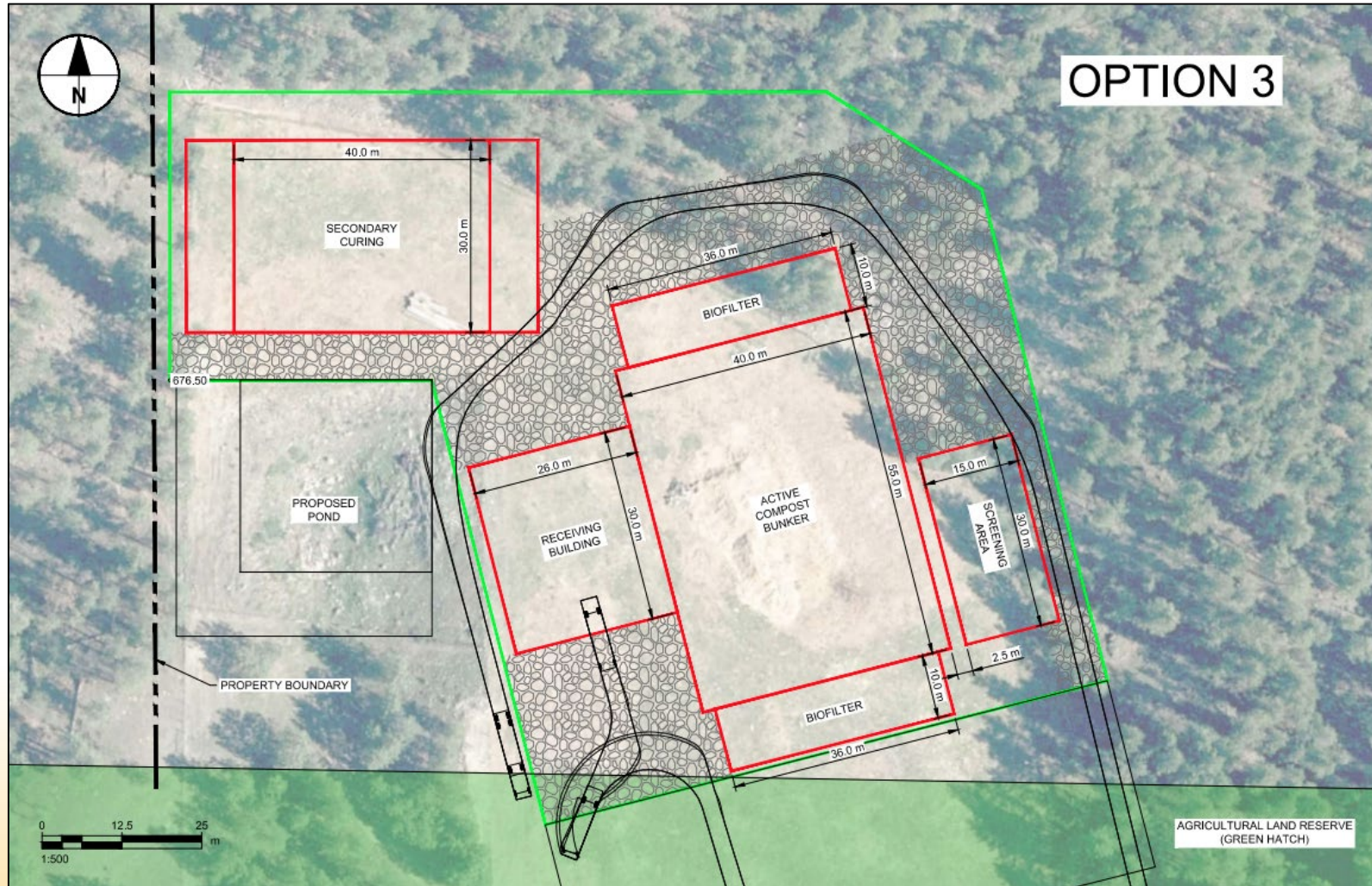
Other Relevant Information

Agricultural Land Reserve:

- Proposed location of composting facility is outside of the Agricultural Land Reserve (ALR)
- Agricultural Land Commission (ALC) approval is only required for uses occurring within the ALR which are not otherwise permitted under the *ALR Use Regulation*.



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Other Relevant Information

- While the property contains lands designated as Environmentally Sensitive Development Permit (ESDP) and Watercourse Development Permit (WDP) Areas, the construction of public facilities/utility works are exempt from these permit requirements.
- Composting facilities are, however, subject to requirements of the *Organic Matter Recycling Regulation* (OMRR)



Proposal Details

Proposed Revision to Amendment Bylaw 2800.24:

- The amendment bylaw currently proposes to amend only Schedule '1' (Zoning Text) of the zoning bylaw.
- The amendment bylaw is not currently proposing to amend Schedule '2' (Zoning Map) of the zoning bylaw.
- It is proposed that the Board consider addressing this drafting oversight at 3rd reading.

