

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 15, 2020

RE: Agricultural Land Commission Referral (Exclusion) – Electoral Area “E”

Administrative Recommendation:

THAT the RDOS Board “authorize” the application to exclude an approximately 22.56 ha part of the parcel located at 1313 Greyback Mountain Road (Plan KAP1190, Sublot 8, District Lot 2711, SDYD) to proceed to the Agricultural Land Commission.

Purpose: To exclude an approximately 22.56 ha area of land from the Agricultural Land Reserve (ALR).

Owner: Sather Ranch Ltd. Agent: RDOS Folio: E-06828.000

Civic: 1313 Greyback Mountain Rd Legal: Plan KAP1190, Sublot 8, District Lot 2711, SDYD

OCP: Resource Area (RA) Zone: Resource Area (RA)

Proposed Development:

The Regional District has submitted an application to the Agricultural Land Commission (ALC) under Section 30 of the *Agricultural Land Commission Act* (the Act) in order to exclude the property at 1313 Greyback Mountain Road from the Agricultural Land Reserve (ALR).

The Regional District is pursuing this application in relation to the proposed development of a regional composting facility related to the Campbell Mountain Sanitary Landfill operation.

Under the ALC’s application processing procedures, the Regional District— despite being the proponent of this proposal — is required to pass a formal resolution “authorising” this application to proceed to the Commission for their consideration.

Statutory Requirements:

Under Section 34(4) of the *Agricultural Land Commission Act*, the Regional District of Okanagan-Similkameen (RDOS) must “review the application, and ... forward to the commission the application together with [its] comments and recommendations.”

In this instance, Section 30(4) is seen to apply as an amendment to the Electoral Area “E” Zoning Bylaw No. 2459, 2008, will be required in order for the proposed composting facility to be developed on the subject property.

Site Context:

The subject property is approximately 32.0 ha in area and is bisected by Greyback Mountain Road and adjoins the boundary of the City of Penticton along its western and southern parcel boundaries. It is

understood that an approximately 10.0 ha part of the property has previously been used as part of a ranching operation.

The surrounding pattern of development is characterised by the Campbell Mountain Landfill operation to the west, largely undeveloped land to the east and south and rural-residential (“Falcon Ridge”) development to the north.

Background:

The subject property was created by a plan of subdivision prepared in 1912, while available Regional District records indicate that Building Permits (BPs) have been issued for the placement of a modular home and an accessory structure (i.e. “calving barn”).

Under the Electoral Area “E” OCP Bylaw No. 2458, 2008, the subject property is currently designated as Resource Area (RA), an objective of which is to minimize conflicts between forestry activities and other land uses in order to protect working forests, grasslands and livestock & grazing operations.

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the subject property is zoned Resource Area (RA) and defines “composting operation” as meaning the use of “... buildings, and equipment ... for the biological decomposition of organic materials, substances or objects under controlled circumstances in composting storage facilities and composting storage sites.”

In other Electoral Areas, a “composting operation” is generally permitted in the Community Waste Management (I3) Zone, but that this zone does not currently apply to any lands within Electoral Area “E”.

At its meeting of January 9, 2020, the Regional District Board resolved, amongst other things, to pursue the development of an organic composting facility at the subject property and directed that “an application [be submitted] to the Agricultural Land Commission (ALC) for the exclusion of lands required for the purposes of constructing an organics composting facility from the Agriculture Land Reserve (ALR); or, failing that, for a non-farm use.”

At its meeting of May 7, 2020, the Board resolved to defer consideration of this application in order that additional public consultation could be undertaken.

Public Process:

Under Section 36 of the *Agricultural Land Commission Act*, a person who makes an application to excluded lands from the ALR is required to give notice of the application in accordance with Agricultural Land Reserve General Regulation 171/2002, including newspaper publications, a notification sign on the property, and notification to adjacent owners of agricultural land.

The Regional District fulfilled these requirements throughout March of 2020, and all comments received in relation to this proposal are included as a separate agenda item.

Following the direction provided by the Board at its meeting of May 7, 2020, a Communications Plan for the proposed organics composting facility was prepared and outlines a number of actions to be taken. The following is a highlight of some of these actions:

- a broader written notification of surrounding property owners and residents;
- create a central hub of information on the Regional District’s Regional Connections site:

-
- there were eight (8) posts on the Q&A section of RDOS Regional Connections as of Oct. 2, 2020 (2:00 pm), with most of the posts featured multiple questions.
 - questions posted to this site were answered publicly on the site within 24-48 hours.
 - a video presenting an overview of the project was posted to the Regional District's YouTube channel:
 - this video has been viewed 110 times as of Oct. 2, 2020 (2:00 pm).
 - an electronic town hall was held on September 30, 2020, and was attended by approximately XX individuals.
 - a video stream of this town hall on the Regional District's YouTube channel had 36 views as of Oct. 2, 2020 (2:00 pm); and
 - a Facebook post for the town hall shows 285 people reached and 2 shares as of Oct. 2 (2:00 pm).

A number of news articles appeared in the local press related to the proposed facilities, copies of which are included, while the City of Penticton also posted a page related to the facility on their website (<https://www.penticton.ca/compostfacility>).

Analysis:

Further to the Administrative Report considered by the Board at its meeting of January 9, 2020, the site has been identified by the Regional District as a preferred location for an in-vessel composting facility that is in close proximity to the existing sanitary landfill operation at Campbell Mountain (approximately 300 metres to the west).

The proposed in-vessel composting facility would serve the City of Penticton (CoP), the Town of Keremeos and Electoral Areas "B", "D", "E", "F", "G" and "I".

The facility would manage food waste, yard waste, wood waste and potentially biosolids that are generated by the CoP, Okanagan Falls and Town of Keremeos.

In seeking a new location for its composting operations, the Regional District is attempting to address existing space constraints at the Campbell Mountain landfill. There are minimal opportunities to use closed space for future organics collection and transfer operations at Campbell Mountain.

This has direct implications on the amount of space available for composting operations, as it will affect the space required for siting 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.

A new in-vessel composting processing facility will require approximately 2.04 ha of land area and the subject property features adequate flat areas to site such a facility and there are not expected to be any spatial constraints with this property.

Additional odour controls that would result from composting organics and biosolids in an in-vessel composting facility and to show how the odour dispersion surrounding the CMLF would be reduced with the updated design and being located on the Greyback Mountain Road Property by approximately 69%.

Finally, the diversion of organic materials from the Campbell Mountain landfill are anticipated to extend the lifecycle of the landfill by approximately 11 years. Administration further believes that it would be very difficult and expensive to site the composting facility elsewhere within the region and that there are efficiencies to be gained by co-locating any new composting operation in close proximity to the Campbell Mountain landfill.

Alternatives:

- .1 THAT the RDOS Board “authorize” the application to exclude an approximately 22.56 ha part of the parcel located at 1313 Greyback Mountain Road (Plan KAP1190, Sublot 8, District Lot 2711, SDYD) to proceed to the Agricultural Land Commission; or
- .2 THAT the RDOS Board “not authorize” the application to exclude an approximately 22.56 ha part of the parcel located at 1313 Greyback Mountain Road (Plan KAP1190, Sublot 8, District Lot 2711, SDYD) to proceed to the Agricultural Land Commission.

Respectfully submitted



C. Garrish, Planning Manager

Attachments: No. 1 – Context Maps

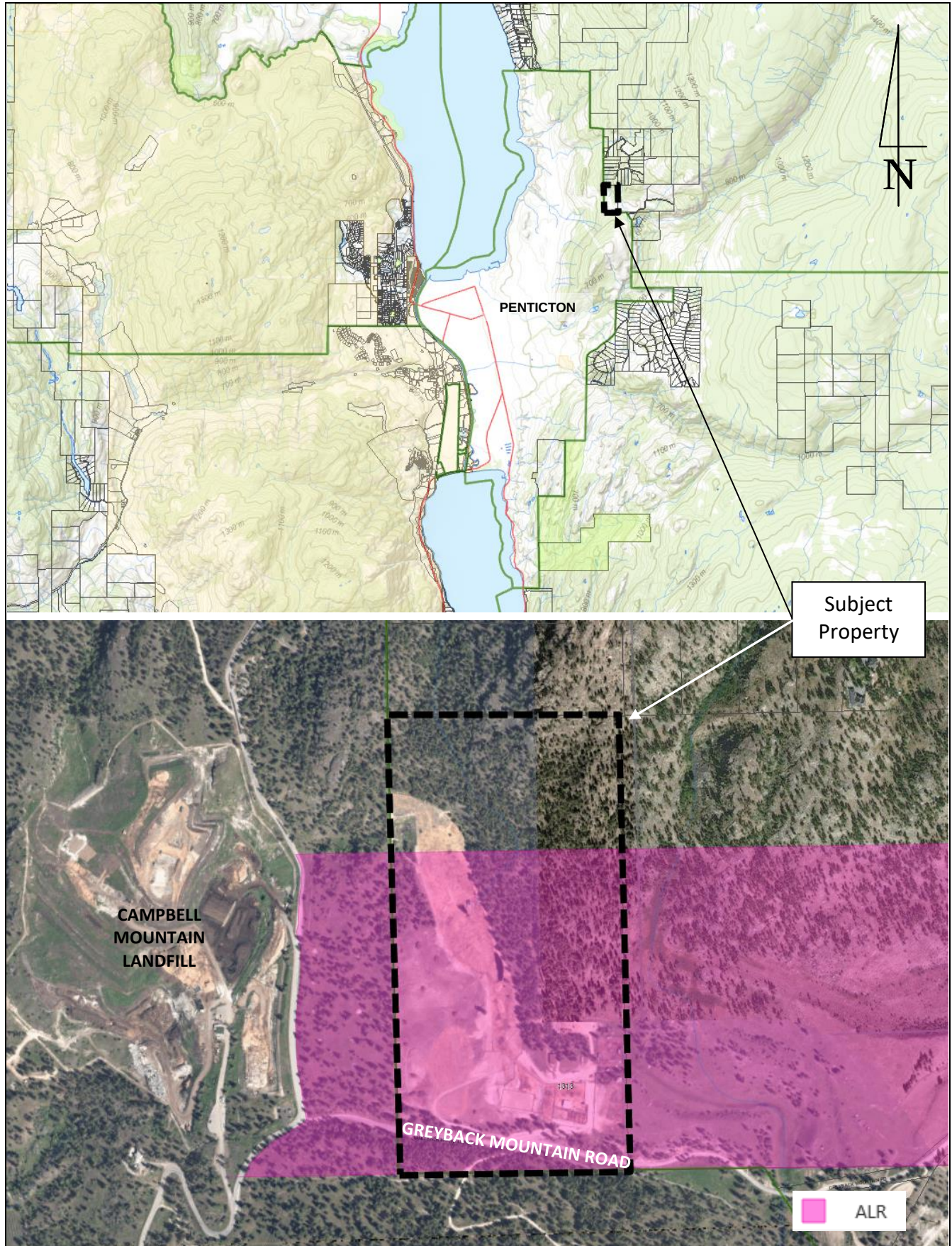
No. 2 – Site Plan

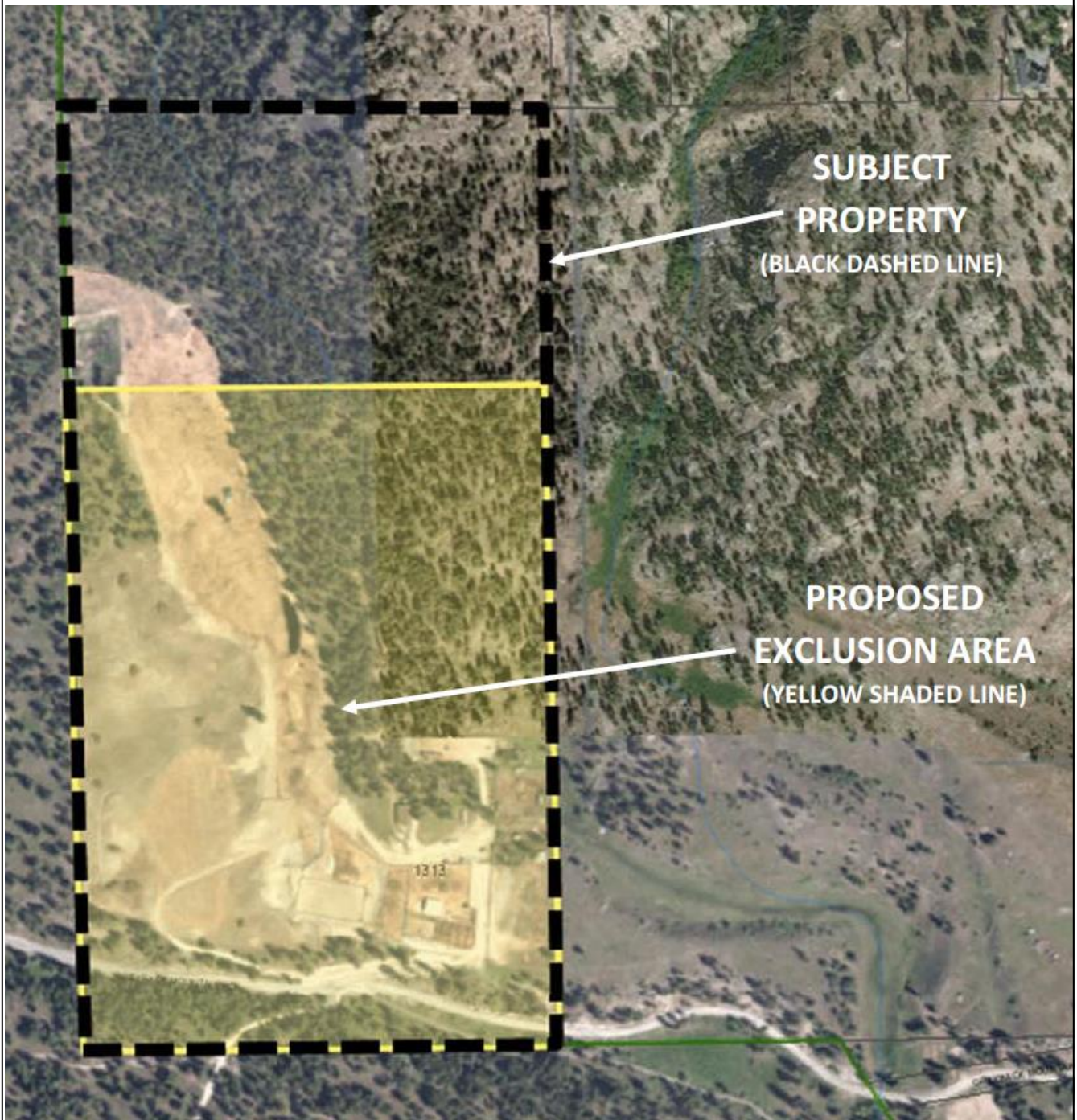
No. 3 – Possible Composting Facility Locations on Subject Property

No. 4 – Site Photos

No. 5 – Communications Plan (Proposed Organics Composting Facility)

Attachment No. 1 – Context Maps







Attachment No. 4 – Site Photos



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

June 18, 2020



Proposed Organics Composting Facility | Communications Plan

Communicators

RDOS – Board Chair Karla Kozakevich
RDOS – Public Works Operations Manager (Andrew Reeder)
City of Penticton – Manager of Public Works (Len Robson)
Tetra Tech – Business Development Manager (Wilbert Yang)
RDOS – Moderator, Electronic Town Hall (Erick Thompson)
Ensure RDOS and City of Penticton messaging is accurate and consistent.

Audience

- Current Campbell Mountain Landfill (CMLF) service area: Electoral Areas B, D, E, F (West Bench) G and I, City of Penticton, and Village of Keremeos.
- **NOTE:** Share public engagement plans in advance: City of Penticton, RDOS Board

Objectives

Gather feedback and answer questions about:

- Proposed organics composting facility.
- Replacing the existing wastewater solids composting operation.
- Siting and proposal to remove land from Agricultural Land Reserve (ALR).
- RDOS and City of Penticton working together.
- Environmental and economic

Measurables

Track feedback gathered through RDOS Regional Connections, electronic town hall meeting, regular mail, email, phone and social media. Record media coverage and social media metrics.

Electronic Public Meeting

Electronic public meeting to be scheduled with at least three weeks notice. Public meeting will be broadcast via Webex platform and carried live on YouTube. Communicators listed will form the panel. The meeting will be open to the public and will include questions via telephone and email. Questions can also be sent in advance.

Board Reports

Create thorough reports for RDOS Board and City of Penticton Council that anticipate and answer as many questions as possible. Reports should indicate responses to specific questions or concerns about the proposal.



Serving the citizens of the Okanagan-Similkameen since 1966.

www.rdos.bc.ca

Attachment No. 5 – Communications Plan (Proposed Organics Composting Facility)

Communication Tools

- Letter Mailed to Area Residents
- RDOS Regional Connections website
- Regional Connections Print Ad (Chair's message)
- Information Releases, Fact Sheet, FAQ Sheet, Executive Summary, Project Overview
- Educational Video
- Electronic Public Meeting, YouTube, Facebook
- Earned Media (print, tv, radio, online)

RDOS Regional Connections

- Include <https://rdosregionalconnections.ca/> link in all materials as a central hub of information.

Information Releases

- Create and distribute information releases at each stage of engagement
- Distribute through regular channels including RDOS website and Facebook page
- Earned media; prepare 'self-contained' information releases

Visual Elements

- Executive Summary includes site image
- Site map should be added to RDOS Regional Connections
- Educational Video

Timeline:

Finalize by Friday, June 19, 2020:

Reviewed by RDOS CAO, Chair & Legislative Services | City of Penticton

- 1.) Communication Plan
- 2.) Fact Sheet
- 3.) FAQ Sheet
- 4.) Educational Video
- 5.) RDOS Regional Connections
- 6.) Letter to Residents
- 7.) Executive Summary

Engagement Notes

- Provide information about previous engagement results and status of project.
- Encourage public feedback and questions: report back on findings.
- Be prepared to answer questions about additional costs and collection methods.
- Be clear about why engagement is taking place and what will happen with results.