



BOARD REPORT

TO: Chair and Directors

SUBJECT: Electoral Area G: South Shuswap Zoning Amendment Bylaw No. 701-109

DESCRIPTION: Report from Laura Gibson, Planner II, dated June 26, 2024.
1249 Trans Canada Highway, Sorrento

RECOMMENDATION: THAT: "South Shuswap Zoning Amendment Bylaw No. 701-109" be read a second time, this 18th day of July 2024.
Stakeholder Vote Unweighted (LGA Part 14) Majority

SUMMARY:

The owner of 1249 Trans Canada Highway, Sorrento, is applying to amend the South Shuswap Zoning Bylaw No. 701 (Bylaw No. 701) to permit a bottle recycling drop-off facility on the property. The subject property is designated VC – Village Center in the Electoral Area C Official Community Plan Bylaw No. 725. A bottle recycling drop-off facility is not currently a use permitted in Bylaw No. 701 and the Commercial 1 (C1) zone. Staff are proposing to add a site specific regulation to the C1 zone to allow an indoor bottle recycling drop-off facility for the subject property and to add a definition for bottle recycling drop-off facility in the South Shuswap Zoning Bylaw No. 701. The Board gave first reading of Bylaw No. 701-109 on May 16, 2024. Following first reading, referrals were sent to agencies and First Nations. It is now appropriate for the Board to consider second reading of the proposed bylaw amendment.

BACKGROUND:

See item 17.2 on the [May 16, 2024, Board meeting agenda](#) for First Reading Board report.

POLICY:

See "BL701-109_BL725_BL701_Excerpts.pdf" for applicable policies and regulation contained in [Electoral Area C Official Community Plan Bylaw No. 725](#) and [South Shuswap Zoning Bylaw No. 701](#).

FINANCIAL:

There are no financial implications to the CSRD with regard to this application.

KEY ISSUES/CONCEPTS:

The Board gave first reading of the proposed bylaw amendment at the May 16, 2024, Board meeting and directed staff to send referrals to relevant agencies and First Nations. Referral responses are summarized in the table in the Communications section below and the full responses are attached as "BL701-109_Referral_Responses.pdf".

At the May Board meeting, the Board noted that previously there were challenges with rodents at the subject property (related to the former bottle recycling drop-off facility, as noted in the applicant's letter of rationale) and asked if there was a way the developer could prevent future infestations. The General Manager, Development Services, noted that Interior Health Authority would be referred to on the application and staff would follow up to ensure they commented on rodent prevention. Interior Health

has included in their response that the owner should take corrective measures to prevent rodents entering the property and provided a guidance document. The applicant has also responded to the concerns from the Board and stated that remediation of the site after the previous rodent infestation included removing all interior walls, replacing the vapour barrier and insulation, and installing new external doors (see attached "BL701-109_Applicant_Email_2024-06-26_redacted.pdf"). They also hired a company (Orkin Canada Pest Control) that comes bi-weekly for inspections and have not had a rodent capture in the last 2 years. None of the other agencies or First Nations had any objections or had no response.

Rationale for Recommendation:

The property owner has applied for a zoning bylaw amendment for the subject property to permit an indoor bottle recycling drop-off facility. Staff are proposing to add *bottle recycling drop-off facility* as a permitted use in the C1 zone for the subject property only, and to add a definition for *bottle recycling drop-off facility* to South Shuswap Zoning Bylaw No. 701.

Staff support Bylaw No. 701-109 and recommend the amending bylaw be read a second time for the following reasons:

- The proposed use is consistent with the Village Centre designation in Electoral Area C Official Community Plan Bylaw No. 725;
- It is appropriate to add the proposed bottle recycling drop off facility use as a site specific regulation in the C1 zone for the subject property, but a *recycling depot* or Industrial zone in the Sorrento area is not considered appropriate;
- Defining the use *bottle recycling drop-off facility* in South Shuswap Zoning Bylaw No. 701 limits the facility to accepting only refundable beverage containers and only indoors with no outdoor storage permitted which should prevent the use from having a negative impact to other properties in the area, including looking unsightly;
- The subject property is suitable for a *bottle recycling drop-off facility* as the property has convenient access off Cassino Road near the Trans Canada Highway and the facility will be located at the rear of the building, out of sight from the highway;
- The applicant addressed the concerns raised by the Board about rodent control; and,
- No concerns were raised through the referral process.

IMPLEMENTATION:

The public hearing was waived for this bylaw amendment at the May 16, 2024, Board meeting. If the Board gives second reading to Bylaw No. 701-109, the bylaw will come back to the Board after notification for consideration of third reading at a future Board meeting.

If the Board gives Bylaw No. 701-109 third reading, the bylaw will be sent to the Ministry of Transportation and Infrastructure for consideration of statutory approval in accordance with Section 52 (3) (a) of the Transportation Act (development near a controlled access highway). Once statutory approval is received, the amending bylaw can be presented to the Board for adoption.

COMMUNICATIONS:

Following first reading of Bylaw No. 701-109, referrals were sent to relevant agencies and First Nations and a Notice of Application sign was posted on the property by the applicant. The referral responses are summarized in the table below and the full response are attached, see "BL701-109_Referral_Responses.pdf".

| Agency/First Nation | Referral Response |
|--|---|
| CSRD Community and Protective Services | No comments. |
| CSRD Environmental and Utility Services | No objections. |
| Interior Health Authority | Interests unaffected by bylaw. From an environmental public health perspective, we would recommend that the building owner takes corrective measures to prevent rodents entering the property by: eliminating accessible food and water sources, removing potential hiding and living areas, as well as pest proofing the building as per best practices outlined in the HealthLinkBC Getting Rid of Rodents (Rats and Mice) guidance document. |
| Ministry of Transportation and Infrastructure | No response. |
| Ministry of Forests: Archaeology Branch | No response. |
| Adams Lake Indian Band | No response. |
| Little Shuswap Lake Band / Skw'lax te Secwepemcúłecw | No response. |
| Neskonlith Indian Band | No issues identified. |

Prior to third reading, a notice will be sent to property owners within 100 m of the subject property advising of the deadline for written public submissions (4 PM on the Tuesday prior to the Board meeting that the bylaw is considered for third reading). A third ad will be also placed in the Salmon Arm Observer advising of the deadline for written public submissions. Staff will discuss any public submissions in the future Board report for consideration of third reading of this bylaw amendment.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

Report Approval Details

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| Document Title: | 2024-07-18_Board_DS_BL701-109_Second.docx |
| Attachments: | - BL701-109_Second.pdf - BL701-109_Referral_Responses.pdf - BL701-109_Applicant_Email_2024-06-26_redacted.pdf - BL701-109_Maps_Plans_Photos.pdf |
| Final Approval Date: | Jul 10, 2024 |

This report and all of its attachments were approved and signed as outlined below:



Corey Paiement

No Signature - Task assigned to Gerald Christie was completed by assistant Jennifer Sham

Gerald Christie



Jennifer Sham

No Signature - Task assigned to John MacLean was completed by assistant Jennifer Sham

John MacLean