

To: Council
From: Administration
Date: March 12th, 2024
Subject: Technical Review – Temporary Use Permit Application 4520-20-24-01

Applicant	Green Phoenix Recycling
Owner	Dominique Symbalysty
Location	Rear Unit #6 320 Mackenzie Blvd – Lot B Plan 18122 District Lot 12463
OCP/Zoning	C1 – General Commercial
Proposal Overview	Green Phoenix would like to apply for a three-year temporary use permit to allow for the use of a Recycling Facility in the C1 General Commercial Zone.
Appropriateness of Use	The use of a recycling depot would be appropriate of the site. The pickup/drop off point is at the rear of the building and shares sightlines of the current Bottle Depot and alike businesses in the C2 – Service Commercial Zone.
Safety Issues & Risks	Agency referral will be sent to the District of Mackenzie Fire Department and Building Inspector to ensure any safety risks are addressed.
Urban Design and Aesthetic Issues	The proposed area where the residents would drop off the recycling and where the recycling would be picked up by the carrier is at the rear of the building that fits with the C2 – Service Commercial Zone. In this zone, recycling depots are allowed uses.
Zoning Bylaw #1368	The subject property is zones as C1 – General Commercial. The proposed temporary land use aligns with the zoning bylaw definition of Recycling Centre.



THE DISTRICT OF MACKENZIE

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RECYCLING CENTRE means the buying, selling, collection, sorting, baling, packing, and temporary storage of recyclable materials including cardboard, plastics, glass, paper, bottles, cans and similar household goods and electronics, household appliances, office equipment, and batteries, where all storage is contained within an enclosed building. This use does not include waste management or a wrecking yard.

Recycling Center's are only permitted in C2 – Service Commercial and M1 – Light Industrial.

**Official
Community
Plan #1304**

The application meets the Temporary Use Permit conditions set out in the District of Mackenzie's Official Community Plan.