

ADMINISTRATIVE REPORT



TO: Advisory Planning Commission
FROM: B. Newell, Chief Administrative Officer
DATE: August 15, 2017
RE: Temporary Use Permit Application — Electoral Area “C”

Purpose: To allow for the operation of outdoor storage of RVs, boats and vehicles.

Owner: Avro Oil Ltd **Applicant:** Terry Feeny **Folio:** C-01139.000

Civic: 8332 Gallagher Lake Frontage Rd **Legal:** Lot 5, DL 28s, SDYD, Plan 11959

OCP: Commercial (C) **Zoning:** Tourist Commercial One (CT1)

Proposal:

This application seeks approval for the operation of outdoor storage of recreational vehicles, boats and vehicles. No buildings or structures are proposed and the area for storage will be fenced. The use is proposed to be temporary in nature as the applicant has also applied to rezone the subject property to allow further indoor storage similar to the parcel immediately to the north (same owner).

The proposed use is approximately 0.19 ha in area, is located on approximately 2/3 of the subject property and would be for a term of up to three years.

Site Context:

The subject parcel is approximately 0.34 ha in area and is situated on the west side of Gallagher Lake Frontage Road, approximately 20 metres north of the OIB Indian Reserve boundary.

The property contains one dwelling unit, currently used as a duplex and several smaller accessory structures. The surrounding pattern of development is characterised by the Gallagher Lake Village Modular Home Park to the west, vacant OIB lands to the south, tourist commercial facilities to the east along Gallagher Lake, and mixed commercial, industrial and residential to the north along the frontage road.

Background:

The subject property was created by a subdivision plan prepared in 1961. Available Regional District records indicate that a building permit was issued in 1981 for warehousing and a dwelling unit building currently existing on the property. A BC Tel switching unit was constructed on the property in 1983.

Under the Electoral Area “C” Zoning Bylaw No. 2453, 2008, the property is currently zoned Tourist Commercial One (CT1) which does not permit “outdoor storage” as a use.

Under the Electoral Area “C” Official Community Plan (OCP) Bylaw No. 2452, 2008, the property is designated Commercial (C) and is also the subject of a Gallagher Lake Commercial Development

Permit Area designation; however, is considered exempt. The Gallagher Lake Area Plan was added to the OCP in 2016.

The OCP provides criteria to consider when evaluating a TUP application, these include:

- Clearly temporary or seasonal;
- Compatibility with adjacent uses
- Impact on natural environment;
- Intensity of use;
- Opportunity to conduct use elsewhere;
- Remedial measures to mitigate any environmental damage.

The applicant has also applied for a rezoning on the subject property in order to develop further indoor self storage similar to the property to the north.

Analysis:

In assessing this proposal, Administration notes the following comments relating to the above list of criteria.

The maximum length a TUP can be issued for is three years, with one further opportunity to renew. In this instance, the applicant has also applied to rezone the subject property for indoor storage and notes that the TUP application for outdoor storage is a short term enterprise.

The proposed outdoor storage use will not entail any new buildings being constructed and the area of storage will be fully fenced. The impact of the natural environment would appear to be minimal as the property is currently grassed and paved. The property is not within an Environmentally Sensitive Development Permit area and would not require any remedial measures to mitigate environmental damage.

The intensity of the proposed use is seen as minimal as there will be no activity on site other than when the vehicles and boats are placed into storage.

There are very few parcels available in the Gallagher Lake area that are suitable for the proposed temporary use; although the use could be located elsewhere such as in the OIB industrial park to the south or within the Town of Oliver’s boundaries.

In assessing this proposal, Administration notes that the Gallagher Lake Area Plan supports the main commercial area to be located on the west side of Gallagher Lake Frontage Road, and therefore supports the proposed TUP application.

Administrative Recommendation:

THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.

Options:

1. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved.
2. THAT the APC recommends to the RDOS Board that the proposed temporary use be approved with the following conditions:

i) *TBD*

3. THAT the APC recommends to the RDOS Board that the proposed temporary use be denied.

Respectfully submitted

E Riechert

E. Riechert, Planner

Endorsed by:

CG

C. Garrish, Planning Supervisor

Endorsed by:

B. Dollevoet

B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Context Maps
No. 2 – Applicant’s Site Plan
No. 3 – Streetview Google Earth

Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant’s Site Plan



Attachment No. 3 – Streetview Google Earth

