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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.

The Regional Growth Strategy, Bylaw No. 2770, 2017, identifies Gallagher Lake as a Rural Growth area.

Under the Electoral Area “C” Official Community Plan (OCP) Bylaw No. 2452, 2008, the property is designated Commercial (C) therefore the proposal will not require an OCP amendment; and is also the subject of a Gallagher Lake Commercial Development Permit Area designation.

Gallagher Lake has recently undertaken a Local Area Plan that is meant to provide specific guidance on the growth of the community. The community expressed a desire to keep large format retail stores out of the community but did support limited commercial expansion.

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

The applicant has applied to be in the community water and sewer service area and will need to be connected prior to any building permit. The Gallagher Lake Plan requires that any new development petition the Regional District in order to formally enter into water and sewer services areas.

**Referrals:**

Approval from the Ministry of Transportation and Infrastructure (MoTI) prior to adoption is required as the proposal is situated within 800 metres of a controlled area (i.e. Highway 97).

Referral comments on this proposal have been received from the and these are included as a separate item on the Board Agenda.

**Public Process:**

At its meeting of September 19, 2017, the Electoral Area “C” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this development proposal be approved.

A Public Information Meeting was held ahead of the APC meeting on September 19, 2017, and was attended by 22 members of the public; however, 8 people were in attendance regarding another rezoning application.

**Analysis:**

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In considering this proposal, Administration notes that the current Electoral Area “C” Official Community Plan (OCP) recognizes that the subject property is designated as Commercial and therefore sets the preferred direction allowing commercial development to occur.

The change from the current CT1 zone which is a Tourist Commercial zone to a C1, General Commercial, would impact the immediate neighbourhood only in terms of potential uses. The CT1 zone permits such uses as motel, resorts, retail and eating and drinking establishments; whereas, the C1 Zone also allows for a number of retail types and uses as well as an eating and drinking establishment but also a number of other commercial such as car wash and service stations.

Conversely, by rezoning the property to a General Commercial, a few tourist orientated commercial uses would be lost.

The proposed use will entail buildings only one storey in height and the amount of noise and traffic should remain minimal. Self-storage facilities are generally quiet and suitable commercial next to neighbouring residential use. Nearby uses also include a variety of commercial, tourist commercial and light industrial thereby the proposed use would not seem to be out of place in the Gallagher Lake Frontage Road area.

The subject property being identified as being within the Gallagher Lake Commercial Development Permit area must obtain a Permit prior to issuance of a building permit; however, given the sensitivity to landscaping concerns expressed as part of a previous Temporary Use Permit, it is recommended that the Gallagher Lake Commercial DP application be submitted as part of the rezoning process. The Commercial DP provides guidelines for buildings and structures, signage, access and parking and well as screening, landscaping and amenities.

The RGS directs limited development to the Rural Growth Areas, including commercial and residential. Given the subject property will have community water and sewer, permitting a duplex on the property would be supported.

In summary, Administration feels that the proposed use is suitably located and would not be out of character with the surrounding area uses. Moreover, the proposal is seen to fulfill the policy direction provided by the OCP.

**Respectfully submitted**

*E Riechert*

E.Riechert, Planner

**Endorsed by:**

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C. Garrish, Planning Supervisor

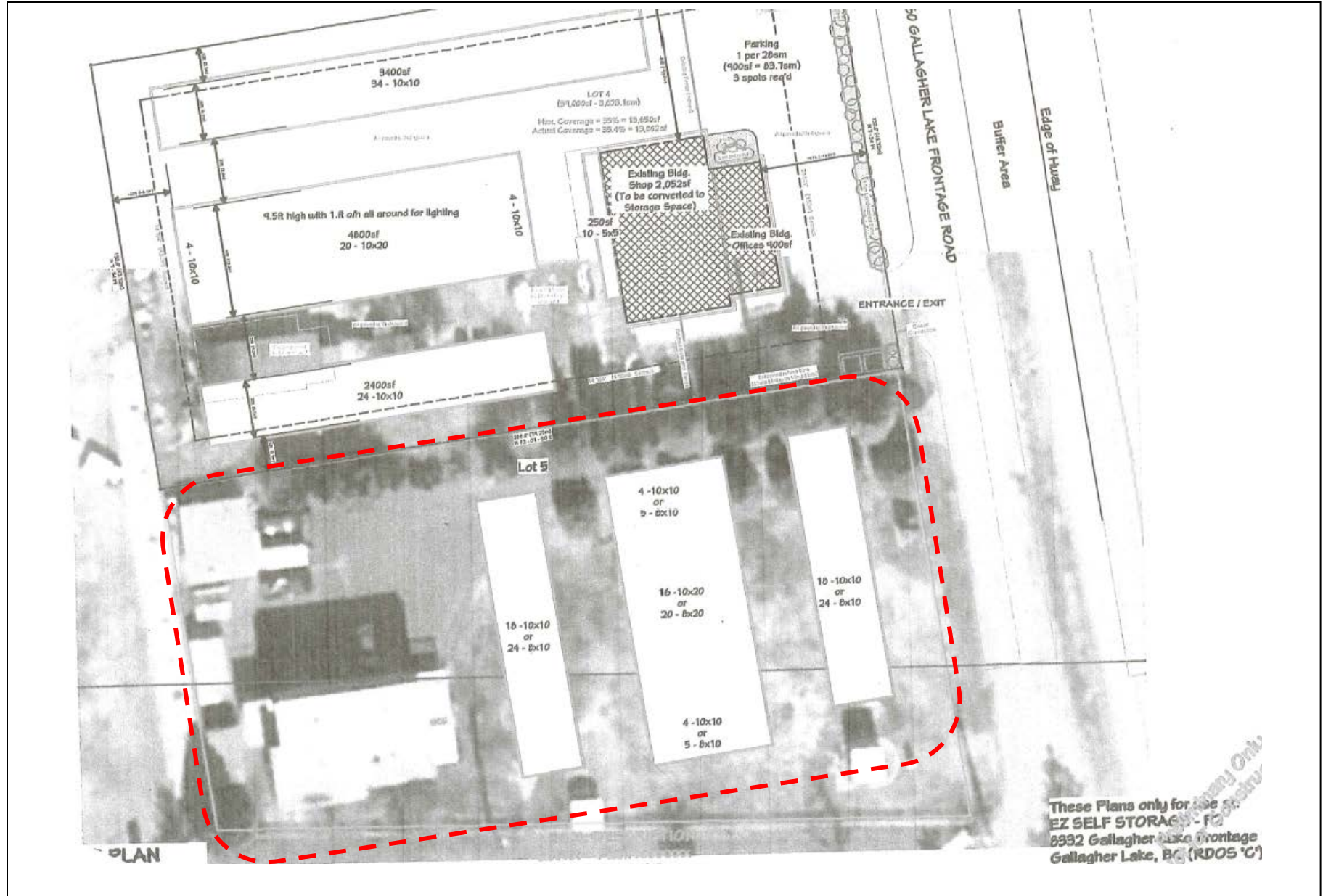
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B. Dollevoet, Development Services Manager

**Attachments:** No. 1 – Applicant’s Site Plan

No. 2 – Site Photos (Google Streetview)

Attachment No. 1 – Applicant’s Site Plan



Attachment No. 2 – Site Photo (Google Streetview)

