

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 16, 2017
RE: Zoning Bylaw Amendment – Electoral Area ‘C’

Administrative Recommendation:

THAT Bylaw No. 2453.32, 2017, Electoral Area ‘C’ Zoning Amendment Bylaw be read a third time.

Purpose: To allow for the development of indoor self storage up to 728.3 m2 and formalize an existing duplex
Owner: Avro Oil Ltd Applicant: Terry Feeny Folio: C-01139.000
Civic: 8332 Gallagher Lake Frontage Road Legal: Lot 5, Plan 11959, District Lot 28s, SDYD
Zoning: Tourist Commercial One (CT1) Proposed Zoning: General Commercial Site Specific (C1s)

Proposed Development:

This application proposes to develop an indoor self storage facility consisting of three buildings with a total of 728.3 m2 in area. The application also proposes to formalize an existing duplex at the rear of the subject property.

Specifically, it is being proposed to introduce a site specific General Commercial (C1) zoning that will allow indoor commercial warehousing up to 7 m2 in gross floor area. Currently the C1 zone permits indoor commercial warehousing of up to 250 m2 in gross floor area.

Site Context:

The subject parcel is approximately 0.34 ha in area and is situated on the west side of Gallagher Lake Frontage Rd, 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:

At its meeting of September 19, 2017, the Electoral Area ‘C’ Advisory Planning Commission (APC) was scheduled to consider the proposed amendments but failed to achieve a quorum.

A Public Information Meeting was held ahead of the APC meeting on September 19, 2017, and was attended by approximately 22 members of the public (14 of whom were attending for this proposal, and the remaining 8 for a separate rezoning application).

At its meeting of October 5, 2017, the Regional District Board resolved to approve first and second reading of the amendment bylaw.

A public hearing was held on November 7, 2017, at which five (5) members of the public were present.

All comments received through the public process, including APC minutes, are compiled and included as a separate item on the Board Agenda.

The applicant has petitioned the RDOS to be within the service area of community water and sewer.

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

Analysis:

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.

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.

Alternative:

THAT the Board of Directors rescind first and second reading of Amendment Bylaw No. 2453.32, 2017, and abandon the bylaw.

Respectfully submitted:



E. Riechert, Planner

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Site Photo (Google Streetview)

Attachment No. 1 – Site Photo (Google Streetview)

