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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 service areas.

**Analysis:**

As the Advisory Planning Commission (APC) is aware, Administration does not generally support the creation of ad hoc or spot zonings where they are divorced from broader strategic land use objectives. 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. Both zones permit uses such as eating and drinking establishments, outdoor sales and retail stores; the CT1 zone allows for motels and hotels, whereas, the C1 zone permits indoor self storage, car washes, veterinary establishments amongst others geared to general commercial development.

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 as 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.

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**Administrative Recommendation:**

**THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.**

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**Options:**

1. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.
2. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved with the following conditions:
  - i) *TBD*
3. THAT the APC recommends to the RDOS Board of Directors that the subject development application be denied.

**Respectfully submitted**

*E Riechert*

E. Riechert, Planner

**Endorsed by:**

*CG*

C. Garrish, Planning Supervisor

**Endorsed by:**

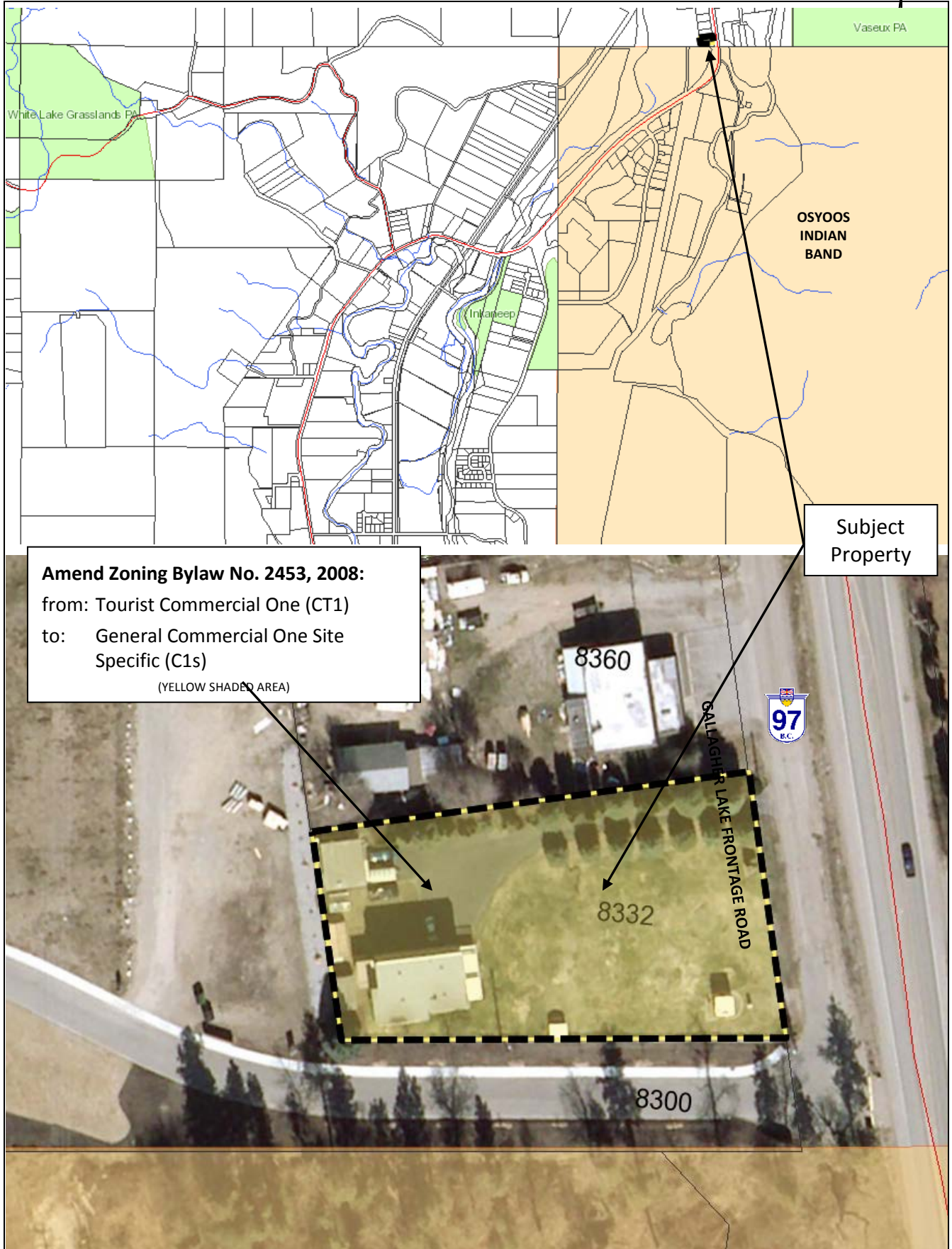
*B. Dollevoet*

B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Context Maps

No. 2 – Applicant’s Site Plan

Attachment No. 1 – Context Maps



Attachment No. 2 – Applicant's plans

