
MEETING TYPE: Regular Council Meeting
MEETING DATE: September 10, 2024
AUTHOR: Brian Zurek, Manager of Planning
DEPARTMENT: Planning and Development
ITEM TITLE: Request for Feedback | 15660 Oyama Rod
DESCRIPTION: To seek Council direction on the proposed expansion of commercial uses

PURPOSE

To seek Council direction on a proposed expansion of commercial uses for the property at 15660 Oyama Road.

RECOMMENDATION

THAT staff be directed to work with the owner of the property at 15660 Oyama Road (Roll No. 01878.000 PID: 009-973-656) to process a new Temporary Use Permit application to regulate the short-term use of the parcel for boat sales and storage.

SUMMARY

At its meeting on September 3, 2024, Council deferred the decision to provide staff direction on the preferred process to consider the use of the parcel for boat sales and storage.

When considering the proposal, Council's discussion referenced:

- the long-term redevelopment potential for Oyama,
- the future extension of municipal sewer main infrastructure in the community,
- the existing on-site structures,
- the uses of a proposed Direct Control zone, and
- the local amenities (Wood Lake waterfront and boat launch).

Following the Council meeting, staff had subsequent discussions with the business owner regarding the continued redevelopment of the property.

Based on available information, staff recommend that the owner submit for Council's consideration a Temporary Use Permit application to authorize boat sales and storage on 15660 Oyama Road as short-term uses.

Should council support the Temporary Use Permit application, the owner could continue to develop the subject property, as proposed, while the District undertakes a process to update the Official Community Plan (OCP). Through the OCP update, Council and the community would have an opportunity to re-evaluate the District's plans for the growth and development of Lake Country, including Oyama.

Staff supports the Temporary Use Permit application process to evaluate the development proposal at 15660 Oyama Road.

Respectfully Submitted,
Brian Zurek, Manager of Planning