
MEETING TYPE: Regular Council Meeting
MEETING DATE: September 10, 2024
AUTHOR: Jason Tran, Planner
DEPARTMENT: Planning and Development
ITEM TITLE: Temporary Use Permit Renewal|TUP00099|9162 Glenmore Road
DESCRIPTION: To authorize outdoor recreational vehicle and boat storage at 9162 Glenmore Road

PURPOSE

To consider the renewal of a Temporary Use Permit authorizing Outdoor Recreational Vehicle and Boat Storage at 9162 Glenmore Rd.

RECOMMENDATION

THAT Temporary Use Permit Renewal TUP00099 for property located at 9162 Glenmore Road (Roll No. 2141001 and 2140000 PID: 010-477-586 and 005-081-726) to allow the temporary land use of outdoor recreational vehicle and boat storage until August 16, 2026 be approved.

EXECUTIVE SUMMARY

The applicant proposes to renew a Temporary Use Permit authorizing outdoor recreation vehicle and boat storage to allow an existing business to continue on the subject properties. The site is located within the plan area of the future Lake Country Business Park. The District will begin an Area Structure Plan process to guide the future land use and zoning of properties within the plan area.

Until the Area Structure Plan is complete, staff recommend authorizing outdoor recreational vehicle and boat storage on the subject properties through a Temporary Use Permit on the subject properties.

BACKGROUND/HISTORY

The Agricultural Land Commission excluded the subject properties from the Agricultural Land Reserve subject to the rezoning of the site to support industrial uses by August 2026. The District will initiate an Area Structure Plan process in 2024 to guide the future land use of properties within the Lake Country Business Park plan area.

The applicant has applied to rezone the subject properties to I1 – General Industrial to authorize outdoor storage as a permitted use on the site. The District has placed the application on hold pending the completion of the Area Structure Plan process.

Council approved a Temporary Use Permit authorizing outdoor storage of recreational vehicles and boats on September 21, 2021. The permit will expire on September 21, 2024.

Under the Local Government Act, a Temporary Use Permit can only be issued for up to three years, with the possibility of one extension of up to three years. After these terms have expired, a new application is required should the applicant wish to continue the temporary use.

TABLE 1: PROPERTY INFORMATION

Civic Address:	9162 Glenmore Road		
Roll Number:	2141001 and 2140000		
Legal Description:	PID: 010-477-586 Lot 1 Section 3 Township 20 ODYD Plan 4674 and PID: 005-081-726 Lot 1 Section 3 Township 20 ODYD Plan 26595		
Applicant:	MCMILLAN, STUART LARGE, JACKIE	Owners:	LARGE, DOREEN J LARGE, PHILIP L
OCP Designation:	Industrial		
Existing Zoning Designation:	RR1 – Rural Residential 1 & RR3 – Rural Residential 3		
Proposed Zoning:	Unchanged		
Land Use Contract:	No		
ALR:	Lot 1 Plan 4674 Exempt as per ALC Policy P-02		
Parcel Size:	3.58 ha (8.8 ac)		
Water Supply:	Community		
Sewer:	On-site sewage disposal		
Site Context:	Zoning:	Use:	
<i>North:</i>	RU1 – Single Family Housing P4 - Utilities	Residential and Industrial	
<i>East:</i>	RU1 – Single Family Housing RM4 – Low Density Multiple Housing	Residential	
<i>South:</i>	RU1 – Single Family Housing RM4 – Low Density Multiple Housing A1 – Agriculture 1	Residential and Agricultural	
<i>West:</i>	I5 – Soil Processing	Industrial	

SITE CONTEXT

The property is within the Official Community Plan's (OCP) Urban Containment Boundary and the Winfield Neighbourhood of the District. Gravel extraction occurred previously on the site and on neighboring properties. Current uses on the adjacent properties are dominated by industrial activities. Glenmore Road separates the site from low-density residential developments.

TABLE 2: FILE CHRONOLOGY

Date	Event
2023-05-01	Application Submission
2024-06-11	Internal & External Referrals
2024-09-10	Council Consideration

DISCUSSION/ANALYSIS

As noted previously, the subject properties are located within the area of the proposed Lake Country Business Park. The District's Area Structure Plan process, beginning later in 2024, will evaluate infrastructure requirements, servicing needs, and market demand for business and industrial development to guide the future land use and zoning within the plan area.

Prior to the completion of the Area Structure Plan, staff would not recommend that Council approve the rezoning of properties within the plan area; however, approving a Temporary Use Permit to authorize or renew appropriate development within the plan area, including the subject properties, may be appropriate.

Since Council approved the Temporary Use Permit for the subject properties in 2021, the applicants have developed the site to support an outdoor recreational vehicle and boat storage facility. The existing business is operating as per the terms of the Temporary Use Permit. During the review of the renewal application, staff did not identify any concerns with the proposal to temporarily extend the use of the properties for outdoor recreational vehicle and boat storage.

As noted previously, the subject properties must be rezoned to support industrial land use by August 2026 to comply with the terms of their exclusion from the Agricultural Land Reserve. Staff recommend limiting the term of the Temporary Use Permit to August 2026 to coincide with the above-noted Agricultural Land Reserve exclusion deadline.

Staff support the Temporary Use Permit application to allow outdoor recreational vehicle and boat storage to occur on the subject property until August 16, 2026.

APPLICABLE LEGISLATION, BYLAWS AND POLICIES

Local Government Act

Official Community Plan (2018-2038) Bylaw 1065, 2018

Zoning Bylaw 561, 2007

IMPACT ON INFRASTRUCTURE, SERVICES AND STAFF CAPACITY

There has been no noticeable impact to traffic on Glenmore Road resulting from the business. The District has received complaints regarding the site fencing. Staff have reviewed the location of the fence which is on private property. The fence is acting to slow traffic on the Glenmore and Shanks Road corner. The use has no impact on other municipal infrastructure.

FINANCIAL IMPLICATIONS

None

CONSULTATION

Internal and External referrals were sent out on June 11, 2024. The referral comments came back were no concerns or no comments.

COMMUNICATIONS

As per the requirements of the Development Approval Procedure Bylaw 1227, 2024, the applicants were required to complete Neighborhood Consultation and post Development Notice Signs at the property.

ALIGNMENT WITH COUNCIL STRATEGIC PRIORITIES

Implement the Agricultural Plan

Support Opportunities to Diversify Lake Country's Tax Base

ALIGNMENT WITH MASTER PLANS

Agricultural Plan

Official Community Plan

OPTIONS

- A. THAT Temporary Use Permit Renewal TUP00099 for property located at 9162 Glenmore Rd, (Roll No. 2141001 and 2140000 PID: 010-477-586 and 005-081-726) to allow the temporary land use of outdoor recreational vehicle and boat storage until August 16, 2026 be approved.
- B. THAT Temporary Use Permit Renewal TUP00099 for property located at 9162 Glenmore Rd., (Roll No. 2141001 and 2140000 PID: 010-477-586 and 005-081-726) to allow the temporary land use of outdoor recreational vehicle and boat storage until August 16, 2026 be denied.
- C. THAT Temporary Use Permit Renewal TUP00099 for property located at 9162 Glenmore Rd., (Roll No. 2141001 and 2140000 PID: 010-477-586 and 005-081-726) to allow the temporary land use of outdoor recreational vehicle and boat storage until August 16, 2026 be deferred pending additional information as identified by Council.

Collaborators: *(each individual collaborator to add name and date reviewed)*

Name	Date Reviewed
Sid Smith	2024.08.20

Respectfully Submitted,
Jason Tran, Planner

Report Approval Details

Document Title:	Temporary Use Permit Renewal - TUP00099 - 9162 Glenmore Rd.docx
Attachments:	<ul style="list-style-type: none"> - Attachment A - TUP00099-Draft Temporary Use Permit.pdf - Attachment B - TUP00099-Location Map.pdf - Attachment C - TUP00099-Drone View.pdf - Attachment D - TUP00099-Conceptual Site Plan.pdf - Attachment E - TUP00099 - Photos.pdf - Attachment F - TUP00099 - Notification Map of 100m.pdf
Final Approval Date:	Sep 5, 2024

This report and all of its attachments were approved and signed as outlined below:

Brian Zurek, Manager of Planning - Sep 4, 2024 - 11:54 AM

No Signature found

Steven Gubbels, Development Engineering Manager - Sep 4, 2024 - 12:48 PM

No Signature found

Matthew Salmon, Infrastructure & Development Engineering Director - Sep 4, 2024 - 1:02 PM

Jeremy Frick, Director of Planning & Development - Sep 4, 2024 - 5:00 PM

Reyna Seabrook, Director of Corporate Services - Sep 5, 2024 - 10:15 AM

Paul Gipps, Chief Administrative Officer - Sep 5, 2024 - 2:09 PM