



City of Langford

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Staff Report to Planning, Zoning and Affordable Housing Committee

Date: March 9, 2020

Department: Planning

Application No.: TUP20-0001

Subject: Application to Allow Ken Demontigny of Galaxy Motors to operate a recreational vehicle storage compound at 4373 West Shore Parkway by means of a Temporary Use Permit.

PURPOSE

Ken Demontigny of Galaxy Motors (0698721 BC Ltd.) has applied for a Temporary Use Permit (TUP) to allow a recreational vehicle storage compound at 4373 West Shore Parkway. The current zoning requires a minimum of 10% site coverage. The applicant is asking to use the land as an open compound without building a structure that meets the 10% site coverage requirement. The site will be used for receiving and processing new recreational vehicles and storing overstock. This space will be used in conjunction with the new Galaxy RV dealership currently under construction on the neighboring lot. The applicant plans to build on this lot after he completes and recoups financially from the development he is undertaking on his other two lots to the south.

BACKGROUND

PREVIOUS APPLICATIONS

In 2013 the area was rezoned to Business Park 2A (BP2A) and was subsequently subdivided into 12 lots. An environmental Development Permit was issued in 2013 (DP13-0008) and it was amended in 2013 (DP14-0008 & DP13-0027) A Development Permit for Form & Character was issued in 2019 for the development of a building on lot 1 (4391 West Shore Pkwy.) to facilitate motor vehicle sales and a building on lot 2 (4377 West Shore Pkwy.) to facilitate recreational vehicle sales. This DP also permitted lot 3, the subject property, (4373 West Shore Pkwy.) to be used as a temporary staging and sales center for RV sales until occupancy is granted for the RV sales building currently under construction at 4377 West Shore Pkwy.

Table 1: Site Data

<i>Applicant</i>	Galaxy Motors
<i>Owner</i>	Ken Demontigny

<i>Civic Address</i>	4373 West Shore Parkway	
<i>Legal Description</i>	Lot 3, Section 88, Metchosin District, Plan EPP88662, PID 030-701-121	
<i>Size of Property</i>	6278 m2	
<i>DP Areas</i>	Interface Fire Hazard, Habitat and Biodiversity Development Permit Areas	
<i>Zoning</i>	Existing: Business Park 2A (BP2A)	Proposed: Business Park 2A (BP2A)
<i>OCP Designation</i>	Existing: Business or Light Industrial	Proposed: Business or Light Industrial



Figure 1: Map

SITE AND SURROUNDING AREA

The existing site has been cleared and prepped for development. It is mostly flat and finished with blast rock and granular fill. The east and south sides are retained with engineered rock walls. The site is currently fenced with black chain link and is temporarily being used for RV Sales as previously mentioned. The two properties to the south are owned by the same owner and currently have buildings being constructed on them. The property to the north is vacant. On the west side the land is being developed for a roofing company with a warehouse under construction.

Table 2: Surrounding Land Uses

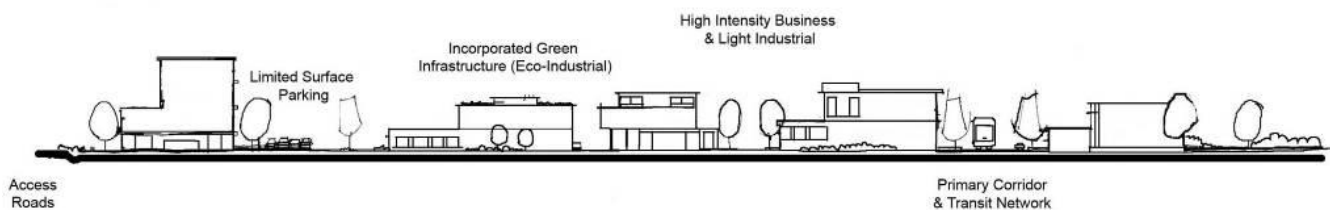
	Zoning	Use
<i>North</i>	Business Park 2A (BP2A)	vacant
<i>East</i>	Business Park 2A (BP2A)	RV sales dealership
<i>South</i>	Business Park 2A (BP2A)	RV sales dealership
<i>West</i>	Business Park 2A (BP2A)	Vacant lots & Light Industrial Storage and Warehouse

OFFICIAL COMMUNITY PLAN

The OCP designates this property as *Business or Light Industrial*. The Business or Light Industrial is defined as:

- *Predominately business and light industrial precinct that supports a range of business uses.*
- *Parks, open spaces are integrated throughout the centre where appropriate to serve the users and employees and green corridors (creeks, wildlife corridors, trails, etc.) that connect to other parts of the community where appropriate.*
- *Transit stops are located where appropriate.*

Figure 1: Business or Light Industrial Centre Concept



The Business or Light Industrial Centre designation contemplates a range of business uses. The proposed temporary use of this land would satisfy the objectives within the OCP.

DEVELOPMENT PERMIT AREAS

The parcel lies within the Habitat and Biodiversity Development Permit Area. As noted previously, an environmental development permit was issued for the area. The proposed temporary use would not adversely effect the environment as the land has been completely cleared of any vegetation.

The subject property also falls within the Extreme Fire Hazard Development Permit Area and therefore it is recommended that the civic address be posted as per the City bylaw and that at least one 10 pound fire extinguisher be available on site at all times.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject property is accessed via West Shore Parkway which connects to the Trans-Canada Highway (Highway 1) and to Sooke Road (Highway 14).

Frontage improvements along the West Shore Parkway were completed through the original rezoning.

Onsite parking for the proposed use would not be required as the intended use of the land would be for receiving new inventory and prepping said inventory for sale at the neighbouring recreational vehicle sales site. If any parking would be required it must comply with Section 4.01.01 of the Zoning Bylaw.

INFRASTRUCTURE

Sewer runs along West Shore Parkway although this will not be functional until a pump station and associated works are completed along Finney Rd.

COMMENTS

DEVELOPMENT PROPOSAL

The current zone permits retail sale, rental and repair of motorcycles, automobiles, trucks, boats, recreational vehicles, manufactured homes, farm machinery, small industrial equipment such as skid steer loaders and heavy industrial equipment (e.g.: loaders, excavators) and heavy trucks (i.e.: greater than 2700 kg GVW) and parts and accessories thereof;

The applicant's wish is to not immediately develop the property under the current zoning designation which would cause them to build a building that met the 10% site coverage requirement but rather use the land for receiving and preparing recreation vehicles to be sold on their neighbouring lot. It is the applicant's intent to build on the property in the future therefore a temporary use permit would allow them to facilitate the sales operations on their lots to the south in the interim until such a time as they can proceed with the planning and construction of a building on the subject property.

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with the consideration of Temporary Use Permit TUP20-0001 to allow the land to be used for receiving, preparing and storage of recreational vehicles for sale at the applicant's neighboring RV Dealership (4377 West Shore Parkway) without building a structure that meets the 10% minimum lot coverage for lots with an area less than 1,000 m² subject to the following conditions;
 - a. No razor wire fencing;
 - b. At least one 10lb dry chemical fire extinguisher must be available on site at all times;
 - c. Address for the site to be posted as per City of Langford bylaw.
 - d. Maintain an access lane on site for fire suppression for the duration.

OR Option 2

2. Reject this application for a temporary use permit.

Respectfully submitted,

Submitted by:	Kory Elliott, Planning and Land Development Technician
Concurrence:	Matthew Baldwin, MCIP, RPP, Director of Planning
Concurrence:	Adriana Proton, Manager of Legislative Services
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	Chris Aubrey, Fire Chief Accepted via email
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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