



Staff Report to Sustainable Development Advisory Committee

DATE: Monday, July 13, 2026

DEPARTMENT: Planning

APPLICATION NO.: TUP26-0005

SUBJECT: Application for a Temporary Use Permit to allow for an outdoor recreational vehicle storage at 4373 West Shore Parkway.

EXECUTIVE SUMMARY:

Mark Jones of Galaxy Motors (0698721 BC Ltd.) has applied for a Temporary Use Permit (TUP) to allow the continued use of 4373 West Shore Parkway for recreational vehicle storage. The proposed use has operated under a TUP for approximately six years and provides functional support to the applicant's RV dealership business located on the adjacent property. As the principal dealership use is located on adjacent lands, and the subject site does not meet the requirements of Zoning Bylaw No. 300 for a minimum 10% lot coverage on parcels 1,000 m² and greater, a TUP or text amendment rezoning is required to permit the use. No changes to the operation or the site are proposed at this time.

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 No. DP13-0008 was issued in 2013 and was later amended through permits DP13-0027 and DP14-0008. A Form and Character Development Permit was issued in 2019 for the construction of the building on lot 1 (4391 West Shore Parkway) to facilitate motor vehicle sales and a building on lot 2 (4377 West Shore Parkway) to facilitate recreational vehicle sales. The aforementioned DP also permitted the subject property at 4373 West Shore Parkway to be used as a temporary staging and sales center for recreational vehicles sales until occupancy was granted for the RV sales building situated at 4377 West Shore Parkway.

In April of 2020, Council issued TUP20-0001 to allow for the receiving, preparing, and storage or recreational vehicles for sale at the subject property without building a structure that meets the 10% minimum lot coverage for lots with an area greater than 1,000 m². In 2023, the TUP was renewed to allow for the use to continue for additional three years. The TUP renewal is set to expire September 25, 2026.

Table 1: Site Data

<i>Applicant</i>	Mark Jones
<i>Owner</i>	Same as above
<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>	6,278 m ²
<i>DP Areas</i>	Potential Habitat & Biodiversity, Interface Fire Hazard
<i>Zoning</i>	Existing: BP2A (Business Park 2A)
<i>OCP Designation</i>	Existing: Employment Lands

Site and Surrounding Area

The subject parcel is located on the east side of West Shore Parkway, near the intersection with Sooke Road. The land has been cleared and graded in accordance with a previously issued Development Permit. The site is currently enclosed by black chain-link fencing and is used for the storage of approximately 50 recreational vehicles on a gravel surface.

The subject property is located within the City’s Employment Lands designation and is situated in an area characterized by business park and light industrial development. Surrounding uses include a mix of established industrial and commercial businesses, as well as undeveloped parcels intended for future employment-oriented uses.

Figure 1: Subject Property (2025 Orthophoto)



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 lot & light industrial storage and warehouse

COMMENTARY:

As stated above, the owner of Galaxy Motors has applied for a Temporary Use Permit to allow for a continued use of the subject property at 4373 West Shore Parkway for the receiving, preparing, and storage of recreational vehicles for sale at the applicant's RV dealership on the adjacent site, 4377 West Shore Parkway. The use has been operating under a TUP for nearly six years, and their active permit is set to expire in September of this year.

Unenclosed storage is permitted in the BP2A zone as an accessory use, with the condition that any lot over 1,000m² will contain a building or structure with a lot coverage of not less than 10% and not exceeding 60% of the lot. As the subject site is 6,278 m², does not contain any buildings or structures, and acts as ancillary support to the business established on the adjacent lot, TUP or a text amendment rezoning is required for operation.

As noted, the receiving, preparation, and storage of recreational vehicles is not a stand-alone use but rather functions as an ancillary and integrated component of the established dealership on the adjacent property. The applicant notes that the ability to utilize the subject site for storage supports inventory management, business scalability, and the continued operation and local employment associated with the dealership business.

The Director of Engineering and Public Works has noted that certain existing site features, such as surface treatment and retaining elements, reflect historical installation practices and do not fully align with current standards under Bylaw No. 1000. These matters are not related to identified life-safety concerns and are primarily associated with current design standards that would typically be addressed at the time of redevelopment or site alteration. As no alterations or changes to the current ongoing use are proposed, Council may wish to consider deferring requiring upgrades to meet current servicing standards to a later date.

The TUP20-0001 as well as a subsequent renewal were both issued with the following conditions:

- a. No razor wire fencing;
- b. At least 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; and
- d. Maintain an access lane on site for fire suppression for the duration.

Considering the site has been successfully operating under these conditions for 6 consecutive years, Council may wish to include these conditions with the new permit as well.

Council Policy

OFFICIAL COMMUNITY PLAN

Official Community Plan (OCP) Bylaw No. 1200 designated the subject properties as “Employment Lands”, which is defined by the following text:

Employment Lands	• Limited to light industrial land uses and limited accessory or small-scale retail and office space. • Maximum height of three storeys.*
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This OCP designation identifies employment lands as areas intended to support economic activity, job creation, and a diverse local economy, forming a key component of the community’s long-term growth strategy. The designation aims to protect a stable supply of employment lands, promote economic sustainability, and align land use with broader municipal objectives related to employment and economic development.

While unenclosed storage represents a lower-intensity employment use, in this case the proposal functions as an ancillary component of an established RV dealership business. The use has been operating successfully under an existing approval, demonstrating compatibility with the surrounding area. The proposal supports economic activity and employment objectives and may therefore be considered an appropriate use, subject to maintaining its operational connection to the primary business operation.

FINANCIAL IMPLICATIONS:

There are no known financial implications associated with this TUP application.

LEGAL IMPLICATIONS:

Pursuant to s.497 of the *Local Government Act*, the City may issue a Temporary Use Permit for a period of up to three years. The *Local Government Act* also allows a Temporary Use Permit to be extended for a maximum of an additional three years. If the holder of a TUP wishes to conduct the temporary use beyond 6-year period, they are required to make a new application to Council for a TUP or apply for rezoning to permit the use at the subject property on a permanent basis.

Section 3.27.01 of Zoning Bylaw No. 300 designates all of Langford as an area where Temporary Commercial or Industrial Use Permits may be issued. Such permits are considered on their individual merit.

OPTIONS:

Option 1

THAT the Sustainable Development Advisory Committee recommend:

THAT Council:

1. Direct staff to provide notice that Council will consider issuing a Temporary Use Permit to allow the property at 4373 West Shore Parkway to be used for receiving, preparing, and storage of recreational vehicles for sale at the applicant's RV Dealership on the adjacent lot (4377 West Shore Parkway) without building a structure that meets the 10% minimum lot coverage, subject to the following terms and conditions:
 - a. No razor wire fencing;
 - b. At least 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; and
 - d. Maintain an access lane on site for fire suppression for the duration.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend:

THAT Council take no action with respect to this application for a Temporary Use Permit at 4373 West Shore Parkway until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

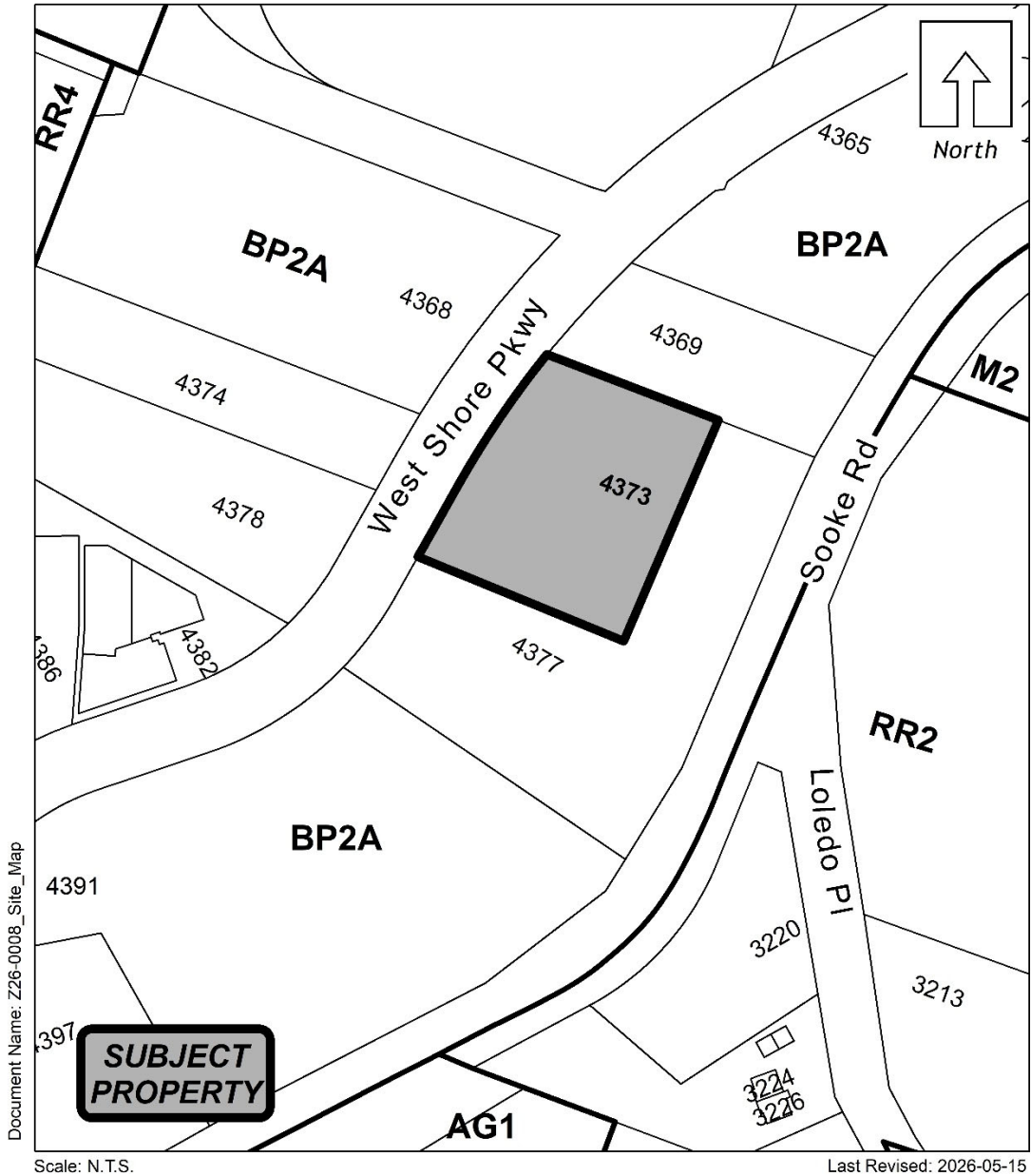
- a. _____;
- b. _____;
- c. _____.

SUBMITTED BY: Anastasiya Mysak, Planner I

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Development
Concurrence: Melisa Miles, Manager of Legislative Services
Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development
Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities
Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works
Concurrence: Marie Watmough, Director of Legislative & Protective Services
Concurrence: Braden Hutchins, Deputy Chief Administrative Officer
Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Site Map

**REZONING BYLAW AMENDMENT
(Z26-0008)
4373 West Shore Pkwy**



Appendix B – Location Map

REZONING BYLAW AMENDMENT
(Z26-0008)
4373 West Shore Pkwy

