



BOARD REPORT

TO: Chair and Directors

SUBJECT: Electoral Area D: Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-02

DESCRIPTION: Report from Christine LeFloch, Planner III, dated February 21, 2025. 5530 Gardiner Lake Frontage Rd, Ranchero.

RECOMMENDATION: THAT: "Ranchero/Deep Creek Zoning Amendment Bylaw No. 751-02" be adopted, this 20th day of March, 2025.
Stakeholder Vote Unweighted (LGA Part 14) Majority

SUMMARY:

The owners of the subject property have applied to add a special regulation to the ID1 Industrial Zone to add mini storage as a permitted use for the subject property only. The Board read the amending bylaw a third time at their meeting held on February 20, 2025 and the amending bylaw was sent to the Ministry of Transportation and Transit (MOTT) for statutory approval. The Ministry has granted approval to the bylaw amendment; it is now appropriate for the Board to consider the amending bylaw for adoption.

BACKGROUND:

Please see [Item 17.8 on the July 18, 2024 Board Agenda](#) for the staff report recommending First Reading. This report provides the full background and supporting documents for this application.

Please see [Item 17.2 on the September 12, 2024 Board Agenda](#) for the staff report recommending Second Reading. This report includes comments from referral agencies and First Nations regarding this application.

Please see [Item 17.1 on the February 20, 2025 Board Agenda](#) for the staff report recommending Third Reading. This report includes details regarding public notice provided prior to consideration of Third Reading.

POLICY:

[Ranchero/Deep Creek Official Community Plan Bylaw No. 750](#) (Bylaw No. 750)

- 1.4 Community Values
- 1.6 Application (Temporary Use Permits)
- 3.9 Industrial (ID)

[Ranchero/Deep Creek Zoning Bylaw No. 751](#) (Bylaw No. 751)

- Part 2 – Definitions
- 3.14 Accessory Building
- 3.15 Accessory Use
- 3.25 Shipping Containers
- 4.14 ID1 Industrial 1 Zone

Please see "[BL751-02 Excerpts BL750 BL751.pdf](#)" for full details on these policies.

FINANCIAL:

There was previous bylaw enforcement on the property related to the owner beginning the mini storage use contrary to zoning. This file has been closed as the owners were issued TUP750-03 for the mini-storage use and are also pursuing a zoning amendment to add a special regulation to the ID1 Zone which would allow the mini-storage use for the subject property. If the zoning amendment is not approved, the mini-storage is non-compliant with zoning and if the owners do not cease the use, then further bylaw enforcement would be required along with associated costs.

KEY ISSUES/CONCEPTS:

The subject property is located within 800 m of Highway 97B. Zoning bylaw amendments for properties located within 800 m of a controlled access highway require statutory approval under Section 52(3) of the Transportation Act. Following third reading of Bylaw No. 751-02 the bylaw was sent to MOTT for approval, which has now been granted. There were no other conditions precedent to adoption of the bylaw; therefore, it may be considered for adoption by the Board.

IMPLEMENTATION:

If the Board adopts Bylaw No. 751-02 staff will consolidate the amending bylaw with Bylaw No. 751. The applicant will need to remove the Notice of Application sign from the property within 7 days of the Board's decision in accordance with [Development Services Procedures Bylaw No. 4001-2, as amended](#).

COMMUNICATIONS:

If the Board adopts Bylaw No. 751-02 the applicant will be advised of the decision, and the file will be closed. Staff will post the consolidated version of Bylaw No. 751 on the CSRD website.

DESIRED OUTCOMES:

That the Board endorse the staff recommendation.

BOARD'S OPTIONS:

1. *Endorse the Recommendation.*
2. *Deny the Recommendation.*
3. *Defer.*
4. *Any other action deemed appropriate by the Board.*

Report Approval Details

Document Title:	2025-03-20_Board_DS_BL751-02_Adopt.docx
Attachments:	- BL751-02_Adopt.pdf
Final Approval Date:	Mar 5, 2025

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

No Signature - Task assigned to Corey Paiement was completed by assistant Crystal Robichaud

Corey Paiement



Gerald Christie



Jennifer Sham



John MacLean