

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: J. Zaffino, Chief Administrative Officer
DATE: May 21, 2026
RE: Zoning Bylaw Amendment – Electoral Area “C” (C2025.015-ZONE)

Administrative Recommendation:

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.60, 2025, be read a third time.

Alternative:

1. THAT first and second readings of the Okanagan Valley Zoning Amendment Bylaw No. 2800.60, 2025 be rescinded and the bylaws be abandoned.
-

Purpose: To allow “cooking facilities” within motel units Folio: C-01142.000

Civic: 8380 Gallagher Lake Frontage Road Legal: Lot 3, Plan KAP11388, District Lot 28S, SDYD

OCP: Commercial (C) Zone: Tourist Commercial (CT1)

Purpose:

This application is seeking to amend the zoning of the subject property in order to allow cooking facilities within a “tourist accommodation” use (e.g. motel units).

In order to accomplish this, the applicant is proposing to amend the zoning of the property under the Okanagan Valley Zoning Bylaw No. 2800, 2022, from Tourist Commercial (CT1) to Tourist Commercial Site Specific (CT1s), with the site-specific regulation to allow cooking facilities within 19 motel units.

In support of the rezoning, the applicant has stated, amongst other things, that:

Given this competitive environment, not being permitted to include cooking facility in our sleeping units would place our tourist accommodation at a commercial and economic disadvantage. Because neighbouring properties already provide cooking facilities, denying our request would create an uneven playing field, constitute a hardship in competing for visitors, and potentially make the development financially unviable.

Strategic Priorities: Operational

Background & Analysis:

On November 5, 2025, a Public Information Meeting (PIM) was held online via Webex and was attended by approximately five (5) members of the public.

At its meeting of April 27, 2026, the Electoral Area “C” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved, subject to the following conditions;

- i) That the “cooking facilities” in proposed motel units not include a dishwasher or range/stove.*
- ii) Any overflow parking cannot be accommodated on adjacent public roads.*

At its meeting of May 7, 2026, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of May 21, 2026.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Transport (MoTT) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 97).

Analysis:

Further to the direction provided by the Board at its meeting of May 7, 2026, Administration is recommending that the proposed amendment bylaw receive third reading.

Alternative:

Conversely, Administration maintains its concern that the inclusion of “cooking facilities” in motel units *may* blur the distinction between tourist accommodation and residential uses and potentially incentivize the conversion, over the long-term, of the proposed motel units to residential occupancy.

Not only does this potentially undermine the intent of the zoning regulations to preserve commercial accommodation for the travelling public but it may also create inequities between properties zoned residential versus tourist commercial.

In addition, once a “cooking facility” is permitted in a motel unit it becomes difficult to enforce how the units will be used, including establishing if a unit is being used as a residence rather than visitor accommodation, monitoring the duration of a patron’s stay and distinguishing between permitted and non-permitted cooking equipment. A clear prohibition against “cooking facilities” in motel units simplifies any future enforcement.

Administration considers that other options are also available to the applicant, such as developing the motel units without “cooking facilities” in each of the units and that the dining requirements of guests be accommodated through the existing “eating and drinking establishment” found on the site (e.g. “The Flealess Hound”), or nearby options such as the “District Wine Village” – both of which cater to the travelling public.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

The proposed bylaw amendment(s) have been notified in accordance with the requirements of the *Local Government Act* as well as the Regional District’s Development Procedures Bylaw No. 2500, 2011.

Site Context:

The subject property is approximately 0.4 ha in area and is situated on the west side of Gallagher Lake Frontage Road, approximately 4.5 km north from the boundary with Town of Oliver. The property is understood to contain one (1) eating and drinking establishment, and an accessory building.

The surrounding pattern of development is generally characterised by residential lands and a manufactured home park to the west, a mix of commercial, tourist commercial and industrial lands to the north and south, and a mix of tourist commercial, campground commercial, and residential lands to the east.

Will a PowerPoint presentation be presented at the meeting? No

Respectfully submitted:



Tharini Prakash
Planning Technician

Endorsed By:



C. Garrish
Senior Manager of Planning

Endorsed By:



A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Applicant’s Site Plan

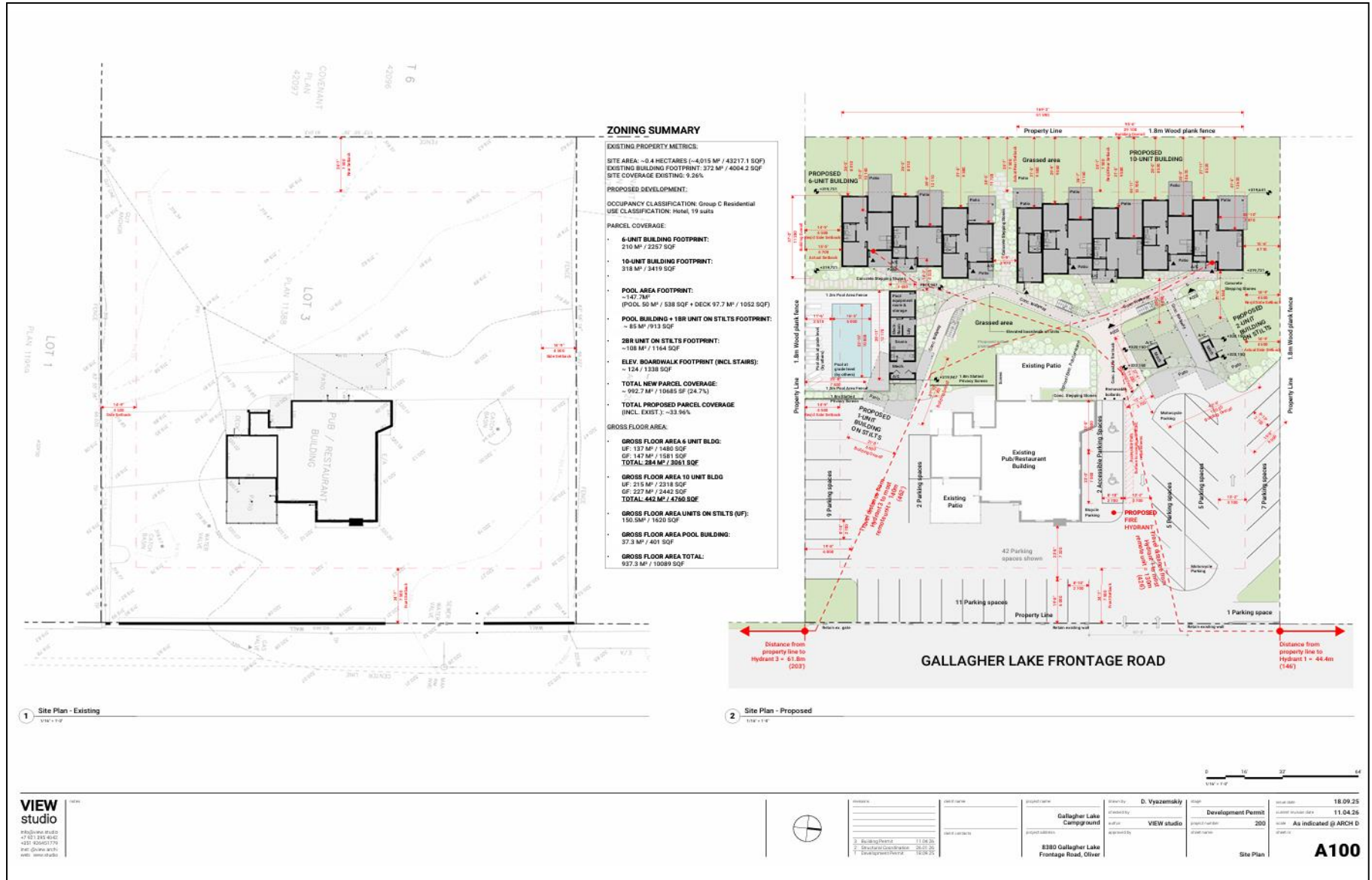
No. 2 – Applicant’s Proposed Building View

No. 3 – Applicant’s Building Elevations

No. 4 – Aerial Photo

No. 5 – Site Photos (Google Streetview - 2023)

Attachment No. 1 – Applicant’s Site Plan



Attachment No. 2 – Applicant’s Proposed Building View



1 Street Elevation
18-09-25



MATERIAL LEGEND

- 01 Wood-reduced non-combustible siding
- 02 Graphite-colored standing seam metal roofing
- 03 Window and door frames: graphite encaustic/powder-coated
- 04 Composite metal or fiber cement (hardie) siding, graphite color
- 05 Shakes: Tugahe fresh, off-white
- 06 Cast-in-place concrete
- 07 Paint-coated metal (Forest Green)
- 08 Painted board (Forest Green)

2 Birds Eye View

VIEW studio

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PROJECT NAME	Gallagher Lake Campground
PROJECT ADDRESS	8380 Gallagher Lake Frontage Road, Oliver
PROJECT NUMBER	200
DATE	18-09-25
DATE	11-04-26
DATE	As indicated @ ARCHID

DESIGNED BY	D. Vyazemsky
VIEWED BY	VIEW studio
DATE	18-09-25
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Attachment No. 3 – Applicant's Building Elevations



Attachment No. 4 – Aerial Photo



Attachment No. 4 – Site Photo (Google Streetview - 2023)

