



square foot
CONSTRUCTION

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Penticton, BC
V2A 5W1
250-488-6575

September 26, 2025

To the Chief Administrative Officer:

Re: Request to Amend Tourist Commercial Site Specific (CT1s) Regulations for Electoral Area "C" to permit use of a cooking facility for each sleeping unit in the proposed 19-unit tourist accommodation located on Lot 3, Plan KAP11388, District Lot 28S, SDYD (8380 Gallagher Lake Frontage Road)

On behalf of the owners of the property at **8380 Gallagher Lake Frontage Road** ("the Project"), I am writing to respectfully request your consideration despite Section 4.0 to amend the applicable zoning bylaw for the permitted use of a cooking facility for each sleeping unit in the proposed 19-unit tourist accommodation. We emphasize that the only change being requested is to allow for the permitted use of a cooking facility; all other conditions of use for the development fully comply with the existing CT1 Commercial Tourist zoning for the property.

Below I set out the rationale, policy consistency, and community benefits supporting this request.

Project Context & Zoning Consistency

1. Commercial Tourism / Tourist Commercial Overlay

The property is zoned CT1 Commercial Tourist, one of the five subcategories under the general classification of Tourist Commercial Zones created for commercial or tourism purposes (i.e. tourist accommodation / commercial tourism uses). Under the Okanagan Valley Zoning Bylaw No. 2800 (2022) and associated Tourist Commercial Zones designations, such zones were created specifically to regulate existing but also to stimulate, promote, and encourage the development of new tourist accommodations.



Thus, the proposed 19-unit development already aligns with the permitted use of tourist accommodation and is consistent with the broader intent of supporting tourism in the region.

2. Limited Scope of Amendment Request

Our request is strictly, despite Section 4.0, to amend the applicable zoning bylaw for the permitted use of a cooking facility for each sleeping unit in the proposed 19-unit tourist accommodation. All other listed restrictions - maximum height, minimum setbacks, maximum parcel coverage, density, parking, servicing, landscaping, design, etc. — will conform to the existing zoning and development standards. We are not proposing a change to land use or scale of development beyond what is already allowed under the CT1 Zoning.

3. Neighbouring Competitors (tourist accommodation)

Nearby existing commercially competitive tourist accommodations include cooking facilities in their sleeping units as part of their offering.

RDOS Zoning Bylaw 2800 examples:

- The Lodge at Gallagher Lake - Zoning Designation(s) CT1, RS2, RSM1

SIMILKAMEEN DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 4007, BAY # 2, 17714 COTTONWOOD MANUFACTURED HOME PARK, MHP ROLL # 17-714-01151.300 (174 GALLAGHER LAKE RD 8331 HIGHWAY 97)

Open year-round as an 11-room lodge and 4 cabins. All units have full kitchens or kitchenettes. Offering long-term rentals available October-May. Long-Term Stay is Available During the Off- Season from: October 1st, 2019 – April 15th, 2020.

- Vaseux Lakeside Resort - Zoning Designation(s) CT1

STRATA LOT 2, PLAN KAS2176, DISTRICT LOT 158, SIMILKAMEEN DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE (118 SUNDIAL RD) (PID024-596-167)

Provides four spacious townhomes that offer 800 sq. ft. of living space and come with a fully equipped kitchen / cooking facility.

- River Stone Estate Winery - Zoning Designation(s) AG1

LOT 718, PLAN KAP2280, DISTRICT LOT 2450S, SIMILKAMEEN DIV OF YALE LAND DISTRICT, EXCEPT PLAN PCL 2 PL A1211 PCL 3 PL A1432 (143 BUCHANAN DR 125 BUCHANAN DR) (PID 011-047-992)





River Stone Cottage is a quaint two-bedroom house with a cooking facility.

The three listed examples above are a small sample of the many RDOS Electoral Area "C" tourist accommodations that we would be in direct competition with.

Town of Oliver Zoning Bylaw 1423 examples:

- Mount View Motel - Zoning Designation(s) CT1

PARCEL A, PLAN KAP6742B, DISTRICT LOT 2450S, SIMILKAMEEN DIV OF YALE LAND DISTRICT, PORTION L 89, PCL A (DD144686F) (5856 MAIN ST) (PID 003-150-127)

Provides multiple rooms with kitchen / cooking facilities.

- Cactus Tree Inn - Zoning Designation(s) CT1s, Site Specific: Entire Parcel

LOT 1, PLAN KAP3004, DISTRICT LOT 2450S, SIMILKAMEEN DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP88465 (5887 MAIN ST) (PID 009-368-230)

Provides multiple rooms with kitchen / cooking facilities.

- Oliver Motel & Inn - Zoning Designation(s) CT1

LOT 8, BLOCK 40, PLAN KAP5876, DISTRICT LOT 2450S, SIMILKAMEEN DIV OF YALE LAND DISTRICT (5920 MAIN ST) (PID 010-240-292)

Provides multiple rooms with kitchen / cooking facilities.

The three listed examples above are a small sample of the many Town of Oliver Motels that we would be in direct competition with that fall within the locale to many of the tourist and visitor attractions that the area has to offer. According to Tripadvisor there are 34 existing Motels listed in Oliver BC. many of which offer rooms with kitchens / cooking facilities. New motel developments are not restricted under Town of Oliver Zoning Bylaw 1423 from providing kitchens / cooking facilities in any of their rooms.

4. Neighbouring Competitors (non-tourist accommodation)

As well as the competitors that fall under the zoning definition of tourist accommodation there are also the following types of direct competition that provide temporary accommodations:

- Agri-tourism Accommodations
 - Bed and Breakfast Operations
 - Campgrounds
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5. Neighbouring Competitors (Short-term Rentals / Vacation Rentals)

As well as the competitors previously listed there are also short-term rentals and vacation rentals that provide direct competition for temporary accommodations.

- Vacation Rentals within RDOS Electoral Area "C" are not required to abide by the Principal Residence Rule and are not restricted to a principal residence or a dwelling on the same property as a principal residence.
- Vacation Rentals within the Town of Oliver are not required to abide by the Principal Residence Rule and are not restricted to a principal residence or a dwelling on the same property as a principal residence.

The Vacation Rentals listed above not only put our development but every other tourist accommodation and non-tourist accommodation in the area in direct competition with every property owner of a dwelling unit that complies with the minimum standards for health and safety under relevant provincial legislation.

Given this competitive environment, not being permitted to include cooking facilities in our sleeping units would unfairly 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.

Economic and Community Benefits

1. Addressing Accommodation Gaps

There is currently a limited supply of mid-scale visitor accommodations in the immediate area surrounding the district wine village and the Gallagher Lake Community. Many visitors to the wine region, festivals, and day-trip circuits struggle to find lodging with even modest amenities. The addition of 19 sleeping units with cooking facilities would expand capacity directly to the Gallagher Lake Community, increase visitor and tourism interest, and lessen the demand and pressure on fully booked properties.

2. Increased Visitor Spending in the Region

More lodging options means more visitors who will patronize local wineries, restaurants, shops, and services — directly contributing to sales, employment, and local municipal/regional tax revenue. Tourists staying locally (rather than commuting from further afield) are more likely to participate in multi-day itineraries, further amplifying their economic impact.

3. **Year-Round Viability & Off-Season Support**

Being able to offer sleeping units with cooking facilities make the units more flexible and appealing for longer stays or off-season usage, helping smooth demand in shoulder months. That can support more stable year-round operations and sustained employment

4. **Enhanced Market Competitiveness & Viability**

Allowing sleeping units with cooking facilities increases the attractiveness of the units versus more basic accommodation models. That in turn enhances financial viability, reduces risk, and helps ensure that the investment is sustainable over time — which is in the public interest.

Thank you for your time and consideration. We believe this modest change will yield meaningful benefits to the region and help reinforce the appeal of the wine-tourism corridor. Should you require further information or wish to schedule a meeting, please do not hesitate to contact me.

