



PLANNING DEPARTMENT INFORMATION REPORT

REZONING APPLICATION

DATE:	March 12, 2024
FILE NO.:	23-1115-B-RZ
OWNER/APPLICANT:	Wiebe Properties Inc. c/o Vicki Topping, MQN Architects
LEGAL DESCRIPTION:	That Part of Lot 2, Block 5, Lying E. of the Road Shown on Plan H433, Sec 23, Twp 8, ODYD, Plan 749, Except Plans 33945 & H16713
P.I.D.#:	008-220-522
CIVIC ADDRESS:	Highway 97
PROPERTY SIZE:	1.7 ha
SERVICING:	Greater Vernon Water and sewage holding tank
PRESENT ZONING:	Country Residential (C.R)
PROPOSED ZONING:	Light Industrial (I.1)
O.C.P. DESIGNATION:	Mixed Commercial / Light Industrial
PROPOSED USE:	13 light industrial tenancies

PLANNING DEPARTMENT RECOMMENDATION:

That notice be given in accordance with Section 467 of the *Local Government Act* that Zoning Amendment Bylaw No. 3007, 2024, which proposes to rezone the property legally described as That Part of Lot 2, Block 5, Lying E. of the Road Shown on Plan H433, Sec 23, Twp 8, ODYD, Plan 749, Except Plans 33945 & H16713 and located at Highway 97, Electoral Area "B" from the Country Residential (C.R) zone to the Light Industrial (I.1) zone, will be considered for First Reading at a future meeting; and further,

That Final Adoption of Zoning Amendment Bylaw No. 3007, 2024 be withheld until:

1. the applicant registers a covenant against the title of the property that would:
 - a. restrict all on-site septic sewage disposal to a total design flow maximum of 1400 litres per day, and that any permitted industrial use of the property that would exceed a design flow maximum of 1400 litres per day must be serviced by a holding tank designed and installed

- in compliance with Holding Tank Bylaw No. 671 until such time as the property is serviced by the North Okanagan Wastewater Recovery Project; and
- b. require the property to be serviced by the North Okanagan Wastewater Recovery Project once the sewer lines associated with the system have been extended to the property; and
 - c. prohibit fee-simple and bare land strata subdivision of the property until it is serviced by the North Okanagan Wastewater Recovery Project; and
2. the applicant has made arrangements with the Regional District to secure a Statutory Right of Way for infrastructure related services associated with the North Okanagan Wastewater Recovery Project; and
 3. water servicing issues associated with the proposed development have been addressed to the satisfaction of the Regional District; and
 4. the applicant has made arrangements with the Regional District and the Ministry of Transportation and Infrastructure to construct a road and pedestrian corridor that would connect the subject property and the adjacent property to the south with Meadowlark Road via the road right-of-way on the east side of the property; and
 5. a Development Permit that satisfies the requirements of the Riparian and Swan Lake Development Permit Area and Industrial Development Permit Area under the Electoral Areas "B" and "C" Official Community Plan has been approved for the proposed development.

SUMMARY:

This report relates to an application to rezone a property located on the east side of Highway 97 near Meadowlark Road from the Country Residential (C.R) zone to the Light Industrial (I.1) zone. If successful in rezoning the property, the applicant proposes to construct two buildings that would be divided into 13 separate tenancies used for light industrial purposes.

The Planning Department recommends that the application receive favourable consideration as it complies with the Electoral Areas "B" and "C" Official Community Plan land use designation of the subject property (Mixed Commercial / Light Industrial) and the applicable policies in the OCP. Staff recommend that Final Adoption of the Zoning Amendment Bylaw associated with the application be withheld until the applicant has addressed sewer, water and highway servicing conditions and a Development Permit has been approved for the proposed development.

BACKGROUND:

Site Context

The subject property is located on the east side of Highway 97 just south of the Highway 97 and Meadowlark Road intersection. The property is undeveloped and is generally flat with an approximate 4% upward slope from west to east. There is an unconstructed road right-of-way on the east side of the property. The unconstructed road right-of-way connects with Meadowlark Road to the north.

Access to the subject property is presently provided from Pleasant Valley Road via a private driveway located on the south side of the property to the east. The driveway is not protected by an access easement. An access easement is however registered in favour of the subject property over the north side of the same property to the east. At present, there are no driveways within the easement area.

The Proposal

As shown on the attached site plan, floor plans and building elevations, the applicant proposes to construct two buildings on the property. The westerly of the two buildings would be divided into ten tenancies, each of which would have a floor area of 278 m². The easterly of the two buildings would be divided into three tenancies, each of which would have a floor area of 1000 m². The applicant proposes that these tenancies would be used for light industrial type uses including: service and repair of equipment, vehicles, recreation vehicles, and boats; warehousing and distribution; trade contractors offices and storage; wholesale and retail sale of building materials (flooring, tile, bathroom, paint) and farm equipment; manufacturing and processing with ancillary sales of products manufactured on-site including apparel branding, steel fabrication, upholstery and cabinets; and cold and general storage.

The applicant is proposing to provide access to the proposed development from Pleasant Valley Road via the existing private driveway located on the adjacent property. The applicant proposes to register an easement over the driveway and to discharge the easement upon the construction by others of a road access to Meadowlark Road. The applicant is proposing to provide 121 parking spaces and six loading bays on the subject property.

Landscape buffers are proposed on the west, south and east sides of the development. Retaining walls are proposed on the north and south sides of the development.

Holding tanks are proposed for the development until connections to community sewer are available. Sewage flows are proposed to be around 2,500-5,000 L/day depending on the exact use of each tenancy.

The westerly of the proposed buildings would be setback 10.6 m from the west lot line. The applicant has shown a 5 m wide right-of-way along the length of the west lot line that would accommodate services associated with the North Okanagan Wastewater Recovery Project. The development is proposed to be connected to the project once the services are available.

PLANNING ANALYSIS:

The Planning Department recommends the subject rezoning application be supported as it complies with the Mixed Commercial / Light Industrial land use designation of the subject property and the applicable policies of the Electoral Areas 'B' and 'C' Official Community Plan. The development proposal is for 13 light industrial tenancies across two buildings, which is a use that complies with the following OCP policies:

- The Swan Lake Corridor with its mixed commercial and light industrial designation is to provide much needed light industrial, service commercial and large format commercial uses for the region that cannot be accommodated in other areas.
- Within the north gateway (Swan Lake Corridor), encourage a mixture of Commercial and Industrial uses east of the highway with a form and character that respects the importance of the gateway location and is consistent with the area's unique character.

The proposed use would be compatible with the current and future land use of the surrounding area. There are service commercial uses operating along the Swan Lake Corridor, including immediately north and east of the subject property. Lands immediately adjacent to the subject property to the south are undeveloped, but have the same future land use designation.

As part of the rezoning, the Planning Department recommends that the applicant be required to enter into an agreement with the Regional District and the Ministry of Transportation and Infrastructure to construct a road and pedestrian corridor that would connect the subject property and the adjacent property to the south with Meadowlark Road. Making this a requirement of the rezoning would ensure the orderly development of a service road between Highway 97 and Pleasant Valley Road which would connect the subject property with properties to the north and south. Development of the road and pedestrian corridor would help to satisfy the following OCP policies:

- The function of Highway 97 will be maintained with the designation of sufficient right-of-way width; by controlling access points; and by ensuring that development of adjacent land does not adversely affect the function of the highway.
- Limit direct access on to and off of Highway 97.
- Where the Regional District is involved in planning for future roads and subdivisions or plans for improvements to existing roads, consideration will be given to the needs of public transit, school buses, pedestrian walkways and bicycle routes.
- Encourage the Ministry of Transportation and Infrastructure to widen road shoulders to improve safety and encourage pedestrian activity on all roads.
- Use site planning, building design and landscaping to provide continuous pedestrian access and circulation along the length of the Swan Lake Corridor as identified in Schedule H.

Holding tanks are proposed to service the development until such time that a connection is available to the community sewer system for area. Interior Health (IH) comments received indicated that the use of holding tanks was not generally supported. However, IH indicated that they would consider an application for a holding tank if there are no other suitable options available for a site.

The location of the proposed development is currently part of the proposed service area for the North Okanagan Wastewater Recovery Project which would extend sanitary sewer service to the subject property. To address the policies of the OCP, the Planning Department recommends that the applicant be required to register a covenant against the title of the property that would require the property to be connected to the community sewer system once the sewer lines associated with the system have been extended to the subject property, to limit the total flow on a temporary on-site sewage septic system to 1400 L/day or to the proposed holding tank system, and to prohibit subdivision of the property until it is connected to the community sewer system.

The NOWRP also proposes to establish a mainline sewer north-south along the western boundary of the subject property and other properties that adjoin the eastern side of the Highway 97 corridor. The establishment of this service requires that a Statutory Right of Way (SROW) be entered into by the property owner in order to facilitate the location and operation of this infrastructure within part of the subject property. Therefore it is recommended that prior to Final Adoption suitable arrangements have been made with the Regional District to establish this SROW.

It is recommended that a Development Permit which addresses the requirements of the Industrial and Riparian and Swan Lake Development Permit Areas be approved prior to Final Adoption of the rezoning. This will ensure that storm and wastewater will be appropriately addressed, that the form and character of the building is acceptable, and that setback, parking, loading, and landscaping requirements are satisfied in accordance with the requirements of the OCP and Zoning Bylaw.

Public Hearing

On November 25, 2021, Bill 26 received Royal Assent. This brought changes to the *Local Government Act* which state that:

- a local government is not required to hold a Public Hearing on a zoning amendment bylaw if the bylaw is consistent with an official community plan; and
- if a local government decides not to hold a Public Hearing, it must provide notice of the proposed date of the First Reading of the applicable zoning amendment bylaw.

In keeping with the above and as the subject bylaw is consistent with the policies and land use designation of the Electoral Areas “B” and “C” Official Community Plan, a notice will be posted in accordance with the provisions of Section 467 of the *Local Government Act* to advise the public that the Board of Directors will consider giving First Reading to Zoning Amendment Bylaw No. 3007 at a future meeting once the applicant has posted a development notice sign in accordance with the Development Application Procedures and Administrative Fees Bylaw No. 2677.

Should the Board of Directors wish to hold a Public Hearing for Bylaw No. 3007, a resolution could be passed to forward the Bylaw to a Public Hearing after Second Reading has been given. Notice of the Public Hearing would be provided in accordance with the provisions of 466 of the *Local Government Act* and the Hearing would be held prior to considering Third Reading.

ZONING BYLAW:

The subject property is zoned Country Residential (C.R). The minimum parcel size for a lot created by subdivision in the C.R zone is 2 ha. Uses permitted in the C.R zone include single and two family dwellings, secondary dwellings, manufactured homes, secondary suites, farm retail sales, agricultural use, agri-tourism accommodation, assembly, civic and public service uses, public parks and playgrounds, bed and breakfast, boarding house, minor day cares and minor group homes, home occupation uses, alcohol production facilities, veterinary clinics, cannabis production facilities, and limited resource use.

The application proposes to rezone the property to the Light Industrial (I.1) zone. Uses permitted in the I.1 zone include food services, retail sales (including building supplies and farm equipment), manufacturing and processing, service and repair (including tools and small equipment, automobiles, recreation vehicles and boats), warehousing (wholesale and distribution), trade contractors offices and storage, transportation facilities; and an owner/operator dwelling unit.

All permitted uses in the I.1 zone must be housed completely within an enclosed building, except for outdoor display, rental, sale or storage yards, parking and loading facilities.

Lots proposed to be subdivided in the I.1 zone must have an area of not less than 560 m² where the lot is serviced by a community sewer system, and 1 ha where the lot is serviced by an on-site septic system. The height of buildings in the I.1 zone may not exceed 12 m. Lot coverage may not be greater than 60%.

Buildings on the subject property must be setback 6.0 m from the east, south and west lot lines. There are no setback requirements for the north lot line.

Any industrial development that abuts a highway is required to provide a landscaped buffer with a minimum width of 3.0 m. Any industrial development that abuts a controlled access highway is required to provide a landscaped buffer with a minimum width of 7.5 m. Outdoor storage areas must be screened by a fence or hedge having a minimum height of 2.5 m and 2.0 m respectively.

Where a specific industrial use is not specified, parking must be provided at a rate of 1.5 parking spaces per 100 m² of gross floor area. A total of 3 loading spaces must be provided for industrial buildings having a gross floor area greater than 4,600 m².

Retaining walls within setback areas must not exceed a height of 1.2 m and must be constructed so that multiple retaining walls are spaced to provide at least a 1.2 m horizontal separation between them. Retaining walls outside the setback area must not exceed a height of 2.4 m and must be constructed so that multiple retaining walls are spaced to provide at least a 1.2 m horizontal separation between them.

HOLDING TANK BYLAW:

Any development intending to rely on holding tanks as a means of sewage servicing are governed by the requirements of the RDNO Holding Tank Sewage Disposal Bylaw 671, 1985, and requirements under the Building Bylaw 2670, 2015, as well as provincial requirements administered by Interior Health. Under Section 301, the Holding Tank Bylaw applies *“to all public buildings, recreational, commercial and industrial development within Electoral Areas “A”, “B”, “C”, “D”, “E” and “F” of the Regional District where a community sewer system is not available and a sewage disposal permit cannot be obtained pursuant to the Sewage Disposal Regulations.”*

With regard to Policy 7.1.11 of the Electoral Areas “B” and “C” OCP, which directs that the Regional District may consider a rezoning where the applicant has submitted all information outlined in the Holding Tank Bylaw, there are no information submission requirements per se. However, the applicant must have obtained a holding tank permit from the ‘Public Health’ Inspector prior to installing a holding tank.

OFFICIAL COMMUNITY PLAN:

The Electoral Areas “B” and “C” Official Community Plan designates the land use of the subject property as Mixed Commercial / Light Industrial. The following OCP Policies are applicable to the application:

Mixed Commercial/Light Industrial

1. Direct Commercial and Light Industrial uses to areas designated as Mixed Commercial/Light Industrial on the General Land Use Map.
2. Extend community sewer infrastructure servicing along the Highway 97 Mixed Commercial and Light Industrial Corridor.
3. Encourage property owners of underutilized Mixed Commercial and Light Industrial designated parcels in the Highway Corridor to redevelop, increase densities, and make more effective use of the land base if community sewer services are extended to this area.
4. Consider potential increases to traffic when reviewing new commercial development opportunities and encourage the Ministry of Transportation and Infrastructure to minimize any such impacts through the use of traffic calming measures.

5. The Swan Lake Corridor with its mixed commercial and light industrial designation is to provide much needed light industrial, service commercial and large format commercial uses for the region that cannot be accommodated in other areas.

Swan Lake Commercial District Policies

1. The Regional District will consider zoning changes within the Swan Lake Commercial District consistent with the policies of this Plan including:
 - a. Because of the sensitive environmental conditions that exist within the Swan Lake Commercial District due to the proximity to Swan Lake as well as the problematic soil and hydrological conditions, the Regional District recognizes two options for an on-site sewage disposal and stormwater management system as follows:
 - i. Where the proposed land use generates a maximum daily sewage flow of 1400 litres or less, then the Regional District will consider an application based on the design recommendations of an engineer on the condition that a Covenant be registered to not permit a land use that exceeds this maximum; or
 - ii. Where the proposed land use generates a maximum daily sewage flow in excess of 1400 litres, the Regional District will consider an application based on a review of the proposed on-site sewage disposal and stormwater management system that includes:
 - a. a hydrological assessment that reviews the local groundwater and surface water conditions with consideration of possible contamination of Swan Lake;
 - b. a geotechnical evaluation from a geotechnical engineer that reviews local soil conditions with the identification of a primary and separate backup drainfield which areas would be protected by a covenant;
 - c. a design for a sewage disposal and stormwater management system prepared by a civil engineer.
2. The Regional District may consider a rezoning application based on a holding tank where the applicant has submitted all information as outlined in the "Holding Tank Bylaw."
3. The Regional District will consider a rezoning application based on a sewage connection to a community sewer system.
4. As a condition precedent for the approval of a rezoning bylaw, the Regional District will generally request that a Covenant be registered to prohibit the subdivision of land until a community sewer system is available.

Gateway Policies

1. Within the north gateway (Swan Lake Corridor), encourage a mixture of Commercial and Industrial uses east of the highway with a form and character that respects the importance of the gateway location and is consistent with the area's unique character.
2. Use site planning, building design, and landscaping to reduce negative visual impacts of development, particularly as seen from Highway 97.
3. Limit direct access on to and off of Highway 97.

Utility Policies

1. The Regional District supports the provision of sewer services for health and environmental purposes specifically in areas where on-site sewage disposal is problematic.
2. Require applicants for new development to pay for any new or expanded water infrastructure that is needed.

3. Extend the community sewage collection system in a phased manner in accordance with the wastewater recover project.

Transportation Policies

1. The function of Highway 97 as a Provincial Highway serving inter-regional travel will be maintained with the designation of sufficient right-of-way width; by controlling access points; and by ensuring that development of adjacent land does not adversely affect the function of the highway.
2. Where the Regional District is involved in planning for future roads and subdivisions or plans for improvements to existing roads, consideration will be given to the needs of public transit, school buses, pedestrian walkways and bicycle routes.
3. Encourage the Ministry of Transportation and Infrastructure to widen road shoulders to improve safety and encourage pedestrian activity on all roads with a priority on Pleasant Valley and L&A Road.

Riparian and Swan Lake Development Permit Area

The objective of the Riparian and Swan Lake Development Permit Area designation is to regulate development activities and their riparian areas in order to preserve natural features, functions and conditions that support natural processes. Unless a Development Permit exemption applies, development on lands within a Riparian Assessment Area and on lands within the Swan Lake Commercial Area which are zoned Industrial or Commercial will require a Riparian and Swan Lake Development Permit prior to subdivision, land alteration or the issuance of a Building Permit.

Industrial Development Permit Area

The Regional District has an objective of ensuring that the form and character of commercial and industrial developments are appropriately integrated into the rural setting and coordinated with existing developments in these areas. All properties that are designated or become zoned for Commercial uses will require a Development Permit for form and character. Unless a Development Permit exemption applies, all development on lands zoned Commercial will require a Development Permit prior to subdivision and issuance of a Building Permit.

The Swan Lake Commercial Corridor Development Permit Guidelines recommend the “use site planning, building design and landscaping to provide continuous pedestrian access and circulation along the length of the Swan Lake Corridor as identified in Schedule H”. Attached to this report is a copy of Schedule H.

REFERRAL COMMENTS:

The application was referred for comments to the following:

1. **Building Inspection Department**
2. **RDNO Utilities Department**
3. **RDNO Parks Department**
4. **RDNO Community Services**
5. **RDNO Rural Services**
6. **BX Swan Lake Fire Department**

7. Interior Health Authority

From a healthy community development perspective, we have no comments.

From an environmental public health perspective - By nature of requiring pump and haul of 100% of the raw sewerage inflow on an ongoing basis throughout its operation and associated costs and inconveniences, the risk of a health hazard occurring with a holding tank is generally higher than other methods of waste disposal / treatment. As such, it is usually only considered when other more sustainable options have been explored and ruled out for a site. A permit to construct a holding tank is required prior to construction of a holding tank and they are evaluated on a case by case basis.

8. Ministry of Transportation and Infrastructure

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act, subject to the following conditions:

- Submission of a Traffic Impact Study, completed by a Professional Traffic Engineer registered to practice in British Columbia, identifying the impact and mitigation of all traffic that could be generated from this development. The developer's Traffic Engineer must contact the Development Officer listed below to schedule a Scope Development Meeting prior to preparing the report. Additional requirements may result from this study including but not limited to restrictive covenants and offsite intersection improvements.
- Submission of a suitable Stormwater Management Plan, completed by a Professional Engineer registered to practice in British Columbia, showing how all additional runoff created by this development will be handled onsite and not discharged into MoTI ditches. The Engineer is to use Sec 1000 of the BC Supplement to TAC Geometric Design Guide for guidance. Additional requirements may result from this study including but not limited to restrictive covenants and offsite intersection improvements.

9. Greater Vernon Water

Properties located in the Greater Vernon Water service area are subject to all applicable RDNO Bylaws, Policies and Procedures. Design drawings to be submitted to Greater Vernon Water. Water meters are required to be located in approved water meter pits or kiosks at property line if the length of water service within the property is to be greater than 20 m before entering the building. Subsequent development will require offsite waterworks upgrades, as per Hydraulic Model Inquiry Results dated November 30, 2023. Develop to GVW standards.

Submitted by:



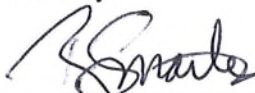
Heather Shannon
Planner

Reviewed by:



Greg Routley
Deputy Planning Manager

Endorsed by:



Rob Smalles, RPP, MCIP
General Manager, Planning and Building

Approved for Inclusion:



David Sewell
Chief Administrative Officer



**REGIONAL DISTRICT OF
NORTH OKANAGAN**

**ELECTORAL AREAS B & C
OFFICIAL COMMUNITY PLAN**

Schedule H
Swan Lake Corridor

To Accompany Official Community
Plan Bylaw No. 2626, 2014.

LEGEND

— Pedestrian access / circulation

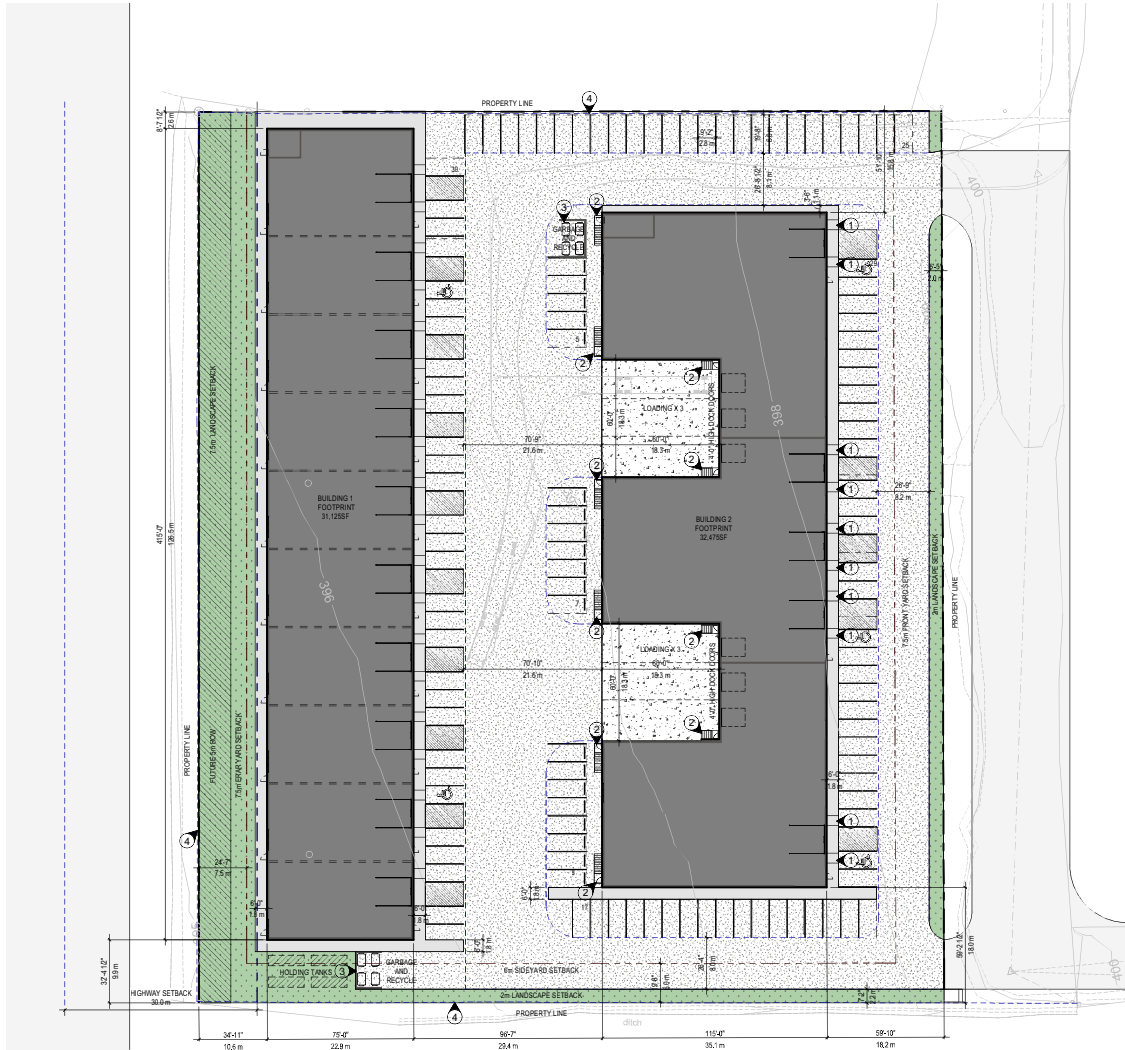


Schedule "H" to accompany Regional District of North Okanagan "Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014"

I hereby certify the foregoing to be a true and correct copy of Schedule "H" attached to and forming part of Bylaw No. 2626, 2014 cited as "Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014" as ADOPTED the Board of Directors on the 3rd day of September, 2014.

Dated at Coldstream, BC this 8th day of September, 2014.

[Signature]
Corporate Officer



1 SITE PLAN

CURRENT ZONE = C-R COUNTRY RESIDENTIAL
 PROPOSED ZONE = I-1 LIGHT INDUSTRIAL
 SITE AREA = 173,764.89 SF / 1,6143.27 m² / 4 acres
 BUILDING SITE COVERAGE = 46% MAX
 BUILDING COVERAGE = 63.600% / 5,938 m² (23%)
 PARKING = INDUSTRIAL
 = 1.5 / 100 m² GROSS LEASABLE AREA
 = 89 STALLS REQUIRED
 = 27 PROVIDED
 LOADING = COMMERCIAL / BUSINESS / INDUSTRY
 = 4 REQUIRED
 = 6 PROVIDED
 HEIGHT
 MAX HEIGHT: 12m
 SETBACKS
 MIN. FRONT YARD: 6.0m
 MIN. SIDE YARD (EXTERIOR): 6.0m
 MIN. SIDE YARD (INTERIOR FLANKING COMMERCIAL): 3.0m
 MIN. SIDE YARD (INTERIOR FLANKING RESIDENTIAL): 6.0m
 MIN. REAR YARD: 7.5m

BUILDING CODE ANALYSIS
 BUILDING AREA (FOOTPRINT):
 BLDG 1 - 31,125 SF
 BLDG 2 - 32,475 SF
 MAJOR OCCUPANCY: F2 (MEDIUM HAZARD INDUSTRIAL)
 NUMBER OF STOREYS: 2
 MEZZANINE: YES
 BUILDING CLASSIFICATION: 3.2.2.77 GROUP F, DIVISION 2, UP TO 4 STOREYS (H.800M2 MAX IF 2 STOREYS); SPRINKLERED
 TYPE OF CONSTRUCTION: NON COMBUSTIBLE
 SPRINKLER SYSTEM: YES
 FIRE ALARM REQUIRED: YES
 FLOOR RATING: 45MIN
 MEZZANINE RATING: 45MIN
 HYDRANT LOCATION: WITHIN 45M OF FIRE DEPARTMENT CONNECTION

SITE LEGEND

- BUILDING
- CONCRETE PAD
- LANDSCAPING
- ASPHALT PAVING
- CONCRETE SIDEWALK

- ARCHITECTURAL LEVEL
GEODEIC ELEVATION
- WORK POINT
- BOLLARD SEE DETAIL THIS SHEET

GENERAL NOTES

1. REFER TO CIVIL, MECHANICAL & ELECTRICAL DRAWINGS FOR SITE DETAILS. COORDINATE AS REQUIRED
2. CONFIRM ALL FINAL GRADES ON SITE. REFER TO CIVIL DRAWINGS.
3. PROVIDE IRRIGATION TO ALL LANDSCAPED AREAS. REFER TO MECHANICAL.
4. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAILS. COORDINATE AS REQUIRED

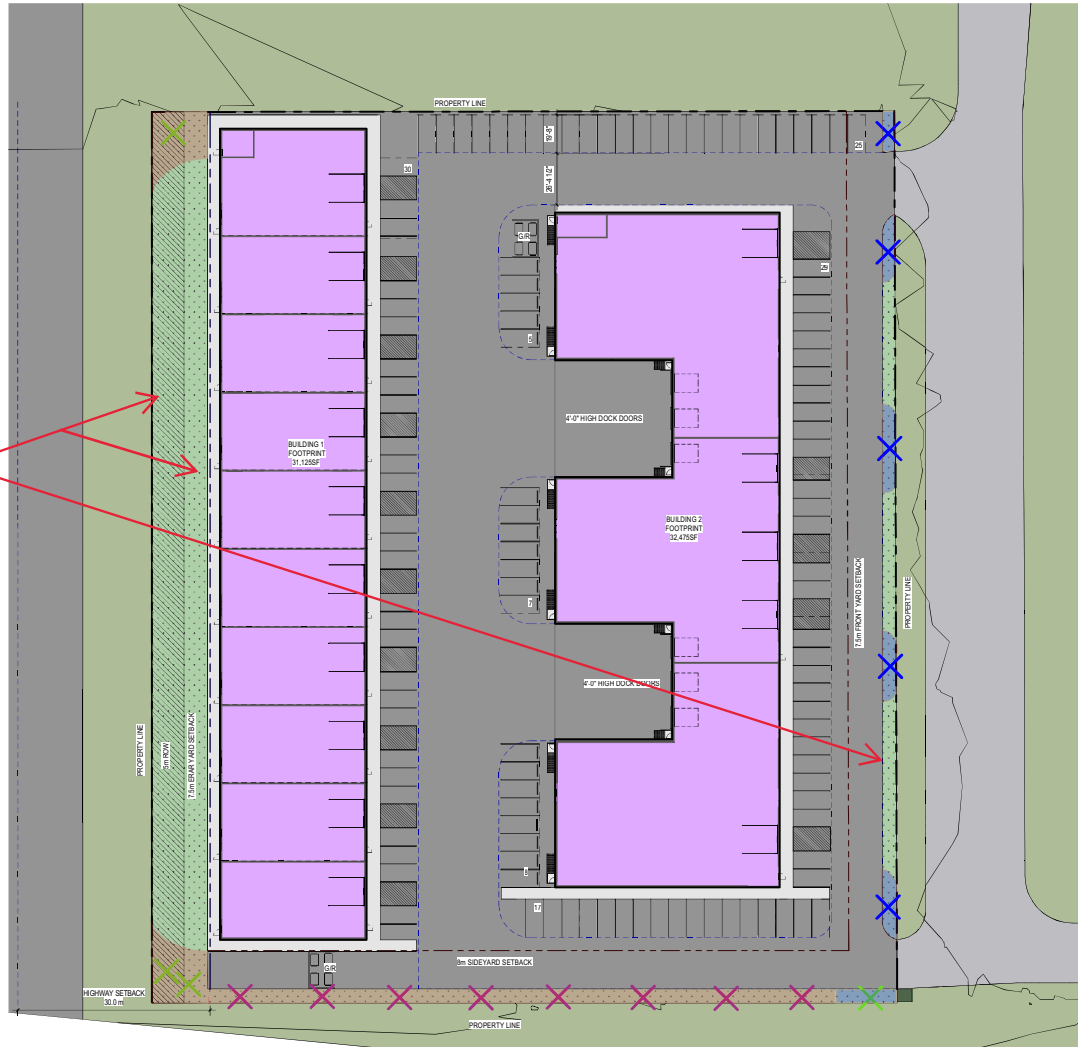
CONSTRUCTION NOTES

- ① DROPPED CURB (TYP)
- ② METAL STAIR
- ③ WASTE ENCLOSURE
- ④ EXISTING CHAIN LINK FENCE. TO BE REMOVED AND REINSTALLED



Proposed Landscape Design

by: Timmermans Landscaping Ltd. Drawn by: DW Date: Nov. 9, 2023



Lawns in Turf, typical front and back.

CURRENT ZONE = C.R COUNTRY RESIDENTIAL
 PROPOSED ZONE = C.4 SERVICE COMMERCIAL

SITE AREA = 173,764.69 ft² / 1,6143.27 m² / 4 acre
 BUILDING SITE COVERAGE = 50% MAX

BUILDING COVERAGE = 63,600ft² / 5,908 m² (37%)

PARKING = INDUSTRIAL
 = 1.5 / 100 m² GROSS LEASABLE AREA
 = 89 STALLS REQUIRED
 = 121 PROVIDED

LOADING = COMMERCIAL / BUSINESS / INDUSTRY
 = 4 REQUIRED
 = 6 PROVIDED

Legend:

Coniferous Trees: 4

- × - Picea pungens, Colorado Blue Spruce, 2.0m Ht, Quantity: 4

Deciduous Trees: 13

- × -Carpinus betulus, European Hornbeam, 6cm Cal./1.8m Std., Quantity: 8
- × -Syringa reticulata 'Ivory Silk', Ivory Silk Lilac Tree, 5cm Cal./1.2m Std. Quantity: 5

Planting bed Type 1 (378 sq.m.); Total: 252 shrubs

- Cornus sericea, #2 pot, Quantity: 42
- Juniperus horizontalis 'Blue', #2, Quantity: 42
- Juniperus horizontalis 'Wiltonii', #2 pot, Quantity: 42
- Pinus Mugo, #2 pot, Quantity: 42
- Rosa Rugosa (pink), #2 pot, Quantity: 42
- Spirea nipponica 'Snowmound', #2 pot, Quantity: 2

Planting bed Type 2 (129 sq.m.); Total: 227 shrubs (total perennials: 69)

- Hemerocallis 'Stella do Oro', #1 pot, Quantity: 23
- Juniperus horizontalis 'Blue', #2, Quantity: 52
- Juniperus horizontalis 'Wiltonii', #2 pot, Quantity: 52
- Rosa Rugosa (pink), #2 pot, Quantity: 52
- Salvia nemorosa, #1 pot, Quantity: 23
- Sedum 'Herbsfreude' (Autumn Joy), #1 pot, Quantity: 23

Planting Notes:

- Topsoil to be locally sourced at a depth of 450mm
- Planting Beds to be topped with 75mm of 25mm locally sourced decorative round rock on landscape fabric
- All beds to be drip line irrigated

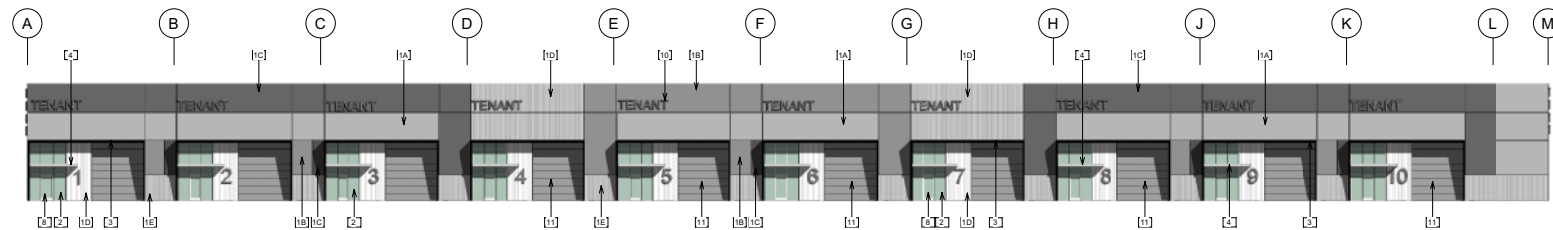
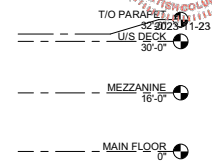
Lawn Notes: (1250 sq.m.)

- Topsoil to be locally sourced and a depth of 150mm
- All onsite lawns to be irrigated

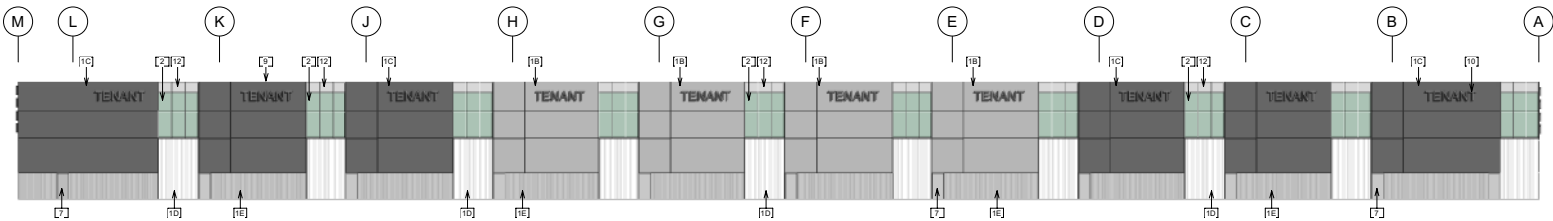
Perimeter fences by owner if required

1 SITE PLAN

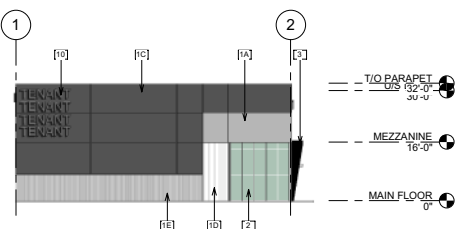
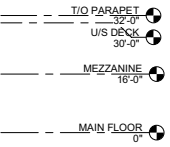
I confirmed



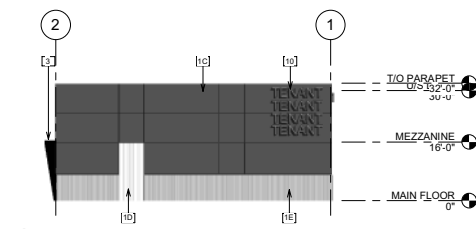
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



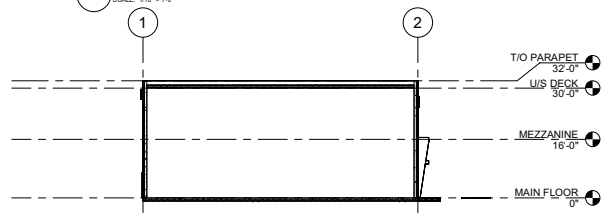
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



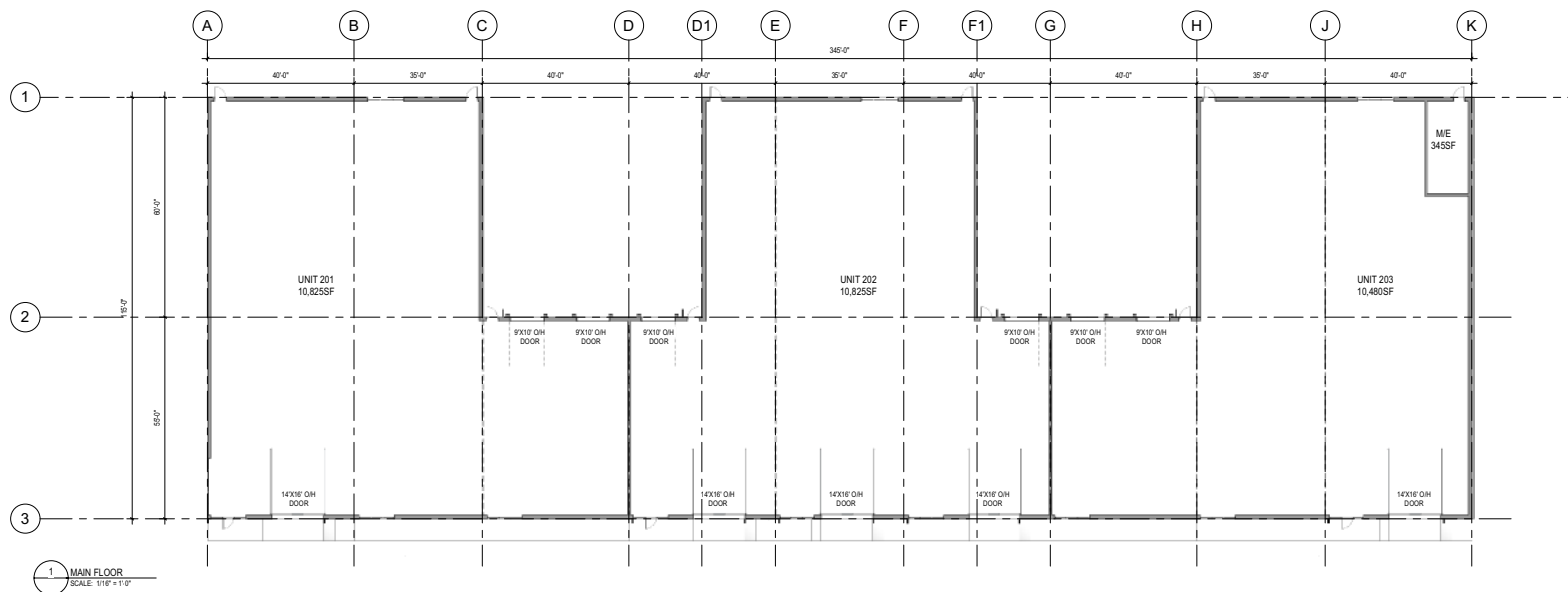
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



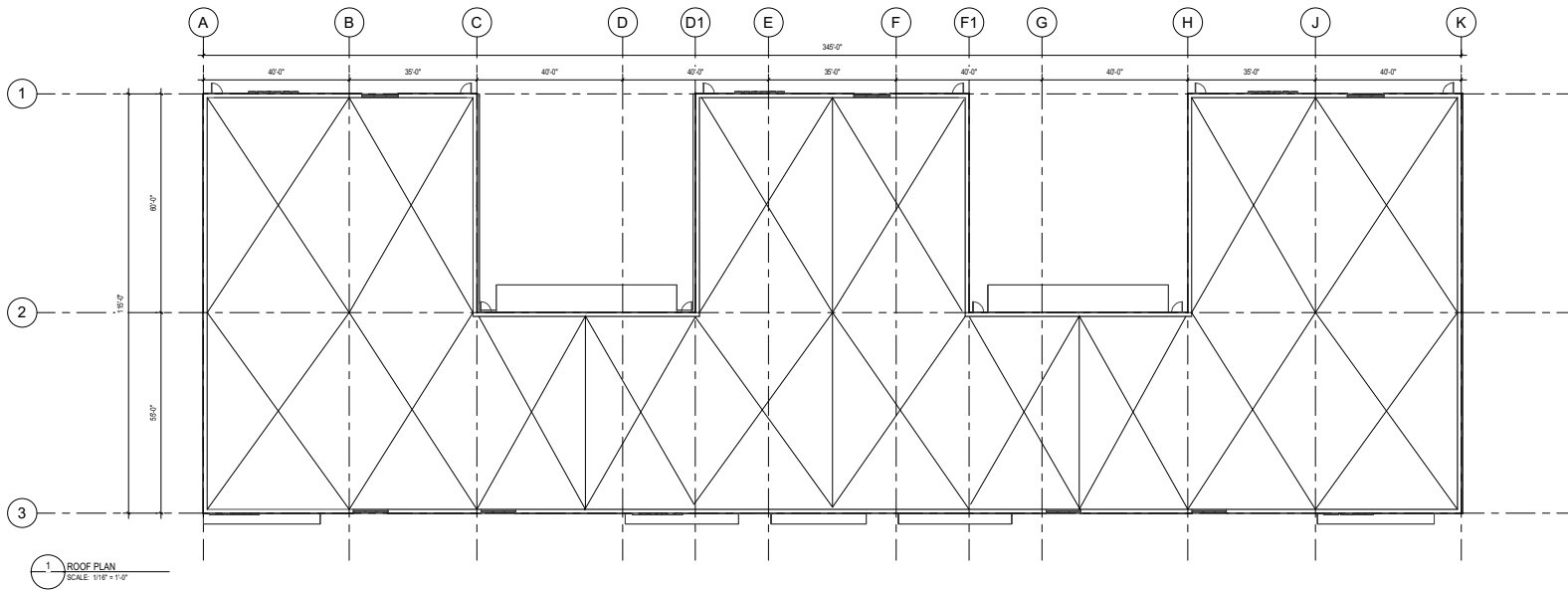
5 BUILDING SECTION
SCALE: 1/8" = 1'-0"

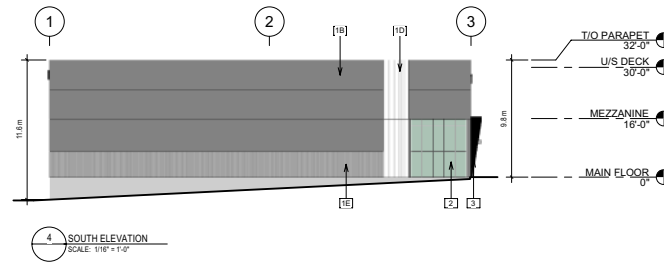
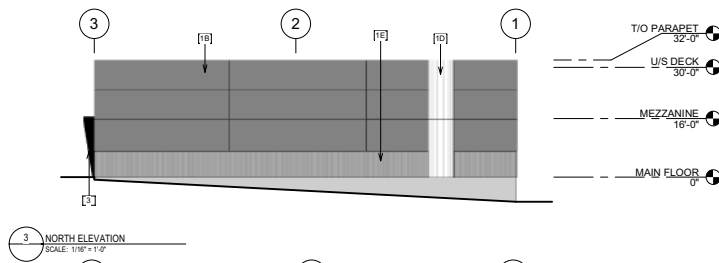
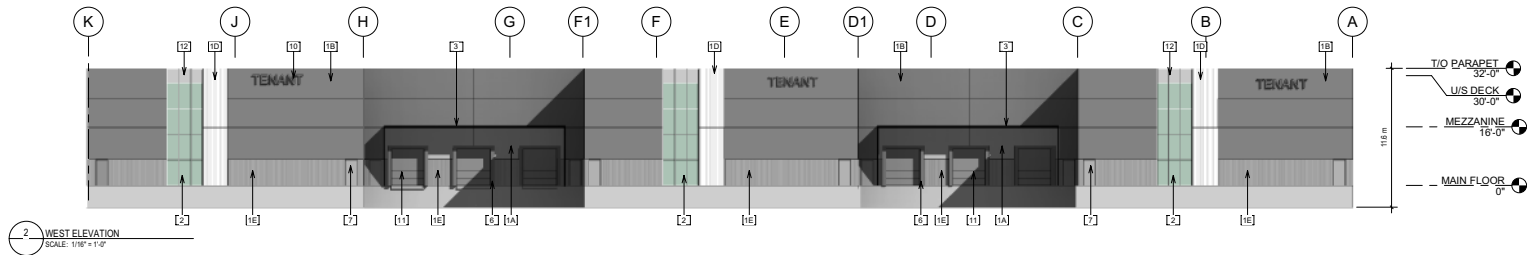
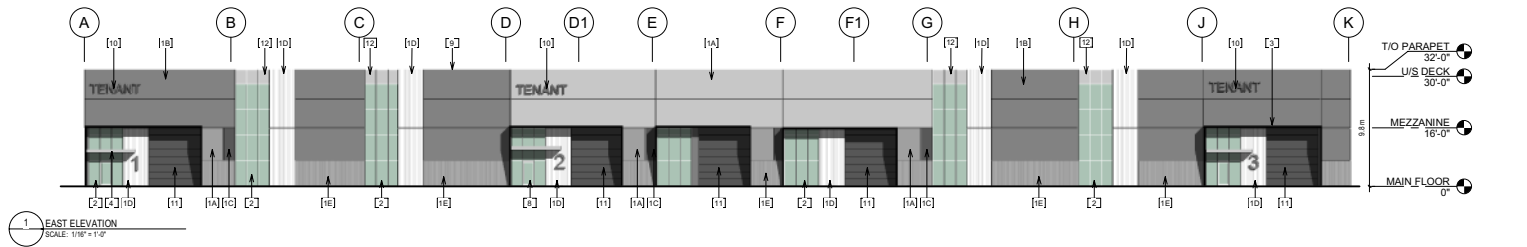
ELEVATION KEYNOTES	
1A	CONCRETE PANEL COLOUR LIGHT GREY PROFILE: SMOOTH
1B	CONCRETE PANEL COLOUR GREY PROFILE: SMOOTH
1C	CONCRETE PANEL COLOUR DARK GREY PROFILE: SMOOTH
1D	CONCRETE PANEL COLOUR WHITE PROFILE: RIBBED
1E	CONCRETE PANEL COLOUR LIGHT GREY PROFILE: RIBBED
2	CLEAR ANODIZED ALUMINUM GLAZING FRAME c/w CLEAR GLAZING
3	BLACK METAL SHROUD
4	CANOPY c/w ALUMINUM SOFFIT
5	EXTERIOR STAIRS PAINTED BLACK.
6	DOCK DOOR BUMPER AND SEAL
7	INSULATED METAL DOOR PAINTED TO MATCH ADJACENT WALL
8	CLEAR ANODIZED ALUMINUM STORE FRONT DOOR
9	PREFINISHED METAL FLASHING COLOUR: TO MATCH ADJACENT FINISH
10	SIGNAGE BY TENANT
11	INSULATED OVERHEAD DOOR
12	INSULATED BACK PAINTED SPANDREL GLAZING PANEL COLOUR LIGHT GREY

I confirmed

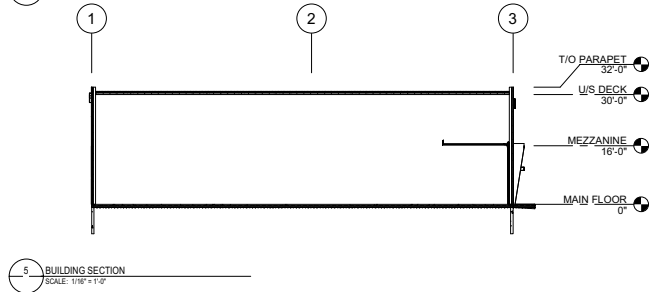


I confirmed

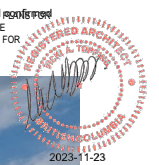




ELEVATION KEYNOTES	
1A	CONCRETE PANEL/COLOUR LIGHT GREY PROFILE: SMOOTH
1B	CONCRETE PANEL/COLOUR GREY PROFILE: SMOOTH
1C	CONCRETE PANEL/COLOUR DARK GREY PROFILE: SMOOTH
1D	CONCRETE PANEL/COLOUR WHITE PROFILE: RIBBED
1E	CONCRETE PANEL/COLOUR LIGHT GREY PROFILE: RIBBED
2	CLEAR ANODIZED ALUMINUM GLAZING FRAME c/w CLEAR GLAZING
3	BLACK METAL SHROUD
4	CANOPY c/w ALUMINUM SOFFIT
5	EXTERIOR STAIRS PAINTED BLACK.
6	DOCK DOOR BUMPER AND SEAL
7	INSULATED METAL DOOR (PAINTED TO MATCH ADJACENT WALL)
8	CLEAR ANODIZED ALUMINUM STORE FRONT DOOR
9	PREFINISHED METAL FLASHING/COLOUR: TO MATCH ADJACENT FINISH
10	SIGNAGE BY TENANT
11	INSULATED OVERHEAD DOOR
12	INSULATED BACK PAINTED SPANDREL GLAZING PANEL /COLOUR LIGHT GREY



NOTE:
 REFER TO LANDSCAPE ARCHITECTURE
 PROPOSED LANDSCAPE
 REFER TO CIVIL PLANS FOR
 PROPOSED GRADING



BUILDING 1



BUILDING 1



BUILDING 2



BUILDING 2



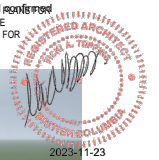
BUILDING 1/2



SITE



NOTE:
 REFER TO LANDSCAPE ARCHITECTURE
 PROPOSED LANDSCAPE ARCHITECTURE
 REFER TO CIVIL PLANS FOR
 PROPOSED GRADING



SITE



SITE



MQR ARCHITECTS 1100 25TH STREET, SUITE 100, VERNON, BC V1A 1S2
 TEL: 250-253-2279 FAX: 250-253-2280
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REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3007

A bylaw to rezone lands and amend the Zoning Map attached to the Regional District of North Okanagan Zoning Bylaw No. 3000, 2023 to change a zone designation.

WHEREAS pursuant to Section 479 [Zoning bylaws] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, divide the whole or part of the Regional District into zones, name each zone, establish boundaries for the zones and regulate uses within those zones;

AND WHEREAS the Board has created zones, named each zone, established boundaries for these zones and regulated uses within those zones by Bylaw No. 3000, being the “*Regional District of North Okanagan Zoning Bylaw No. 3000, 2023*” as amended;

AND WHEREAS, pursuant to Section 460 [*Development approval procedures*] of the *Local Government Act*, the Board must, by bylaw, define procedures under which an owner of land may apply for an amendment to a Zoning Bylaw and must consider every application for an amendment to the bylaw;

AND WHEREAS the Board has enacted the “*Regional District of North Okanagan Development Application Procedures and Administrative Fees Bylaw No. 2677, 2018*” as amended to establish procedures to amend an Official Community Plan, a Zoning Bylaw, or a Rural Land Use Bylaw, or to issue a Permit:

AND WHEREAS the Board has received an application to rezone property;

NOW THEREFORE, the Board of the Regional District of North Okanagan in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited as “**Zoning Amendment Bylaw No. 3007, 2024**”.

AMENDMENTS

2. The zoning of the property legally described as That Part of Lot 2, Block 5, Lying East of the Road Shown on Plan H433, Sec 23, Twp 8, ODYD, Plan 749, Except Plans 33945 & H16713 and located at Highway 97, Electoral Area “B” is hereby changed on Schedule “A” of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* from the **Country Residential (C.R) zone** to the **Service Commercial (C.4) zone**.

Advertised on	this	day of	, 2024
	this	day of	, 2024
Read a First and Second Time	this	day of	, 2024
Read a Third Time	this	day of	, 2024
Approved by Minister of Transportation and Infrastructure (<i>Transportation Act s. 52(3)</i>)	this	day of	, 2024

ADOPTED

this

day of

, 2024

Chair

Deputy Corporate Officer