



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG

VILLAGE OF LUMBY

CITY OF ENDERBY

CITY OF VERNON

DISTRICT OF COLDSTREAM

TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:

"B" – SWAN LAKE

"E" – CHERRYVILLE

"C" – BX DISTRICT

"F" – ENDERBY (RURAL)

"D" – LUMBY (RURAL)

OFFICE OF: PLANNING DEPARTMENT

OUR FILE No.: 23-1115-B-RZ
PID No.: 008-220-522

May 10, 2024

«Owner_Company»
«AddressBlock»

Dear «Owner_Company»:

Re: Rezoning Application for 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"

Notice is hereby given that the Board of Directors of the Regional District of North Okanagan will consider giving First Reading to Zoning Amendment Bylaw No. 3007, 2024 at their Regular Meeting to be held on *Wednesday, May 22, 2024 at 4:00 p.m.*

Bylaw No. 3007 proposes to rezone the above described property 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.

A Public Hearing for this Bylaw is not required as the Bylaw is consistent with the Electoral Areas "B" & "C" Official Community Plan Bylaw No. 2626.

Zoning Amendment Bylaw No. 3007, 2024 can be viewed on the Our Communities->RDNO News->Public Notice section of the RDNO website at www.rdno.ca. The Bylaw can also be viewed at the RDNO office (see address below) between 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays. You may also request a copy of the Bylaw by emailing planning@rdno.ca.

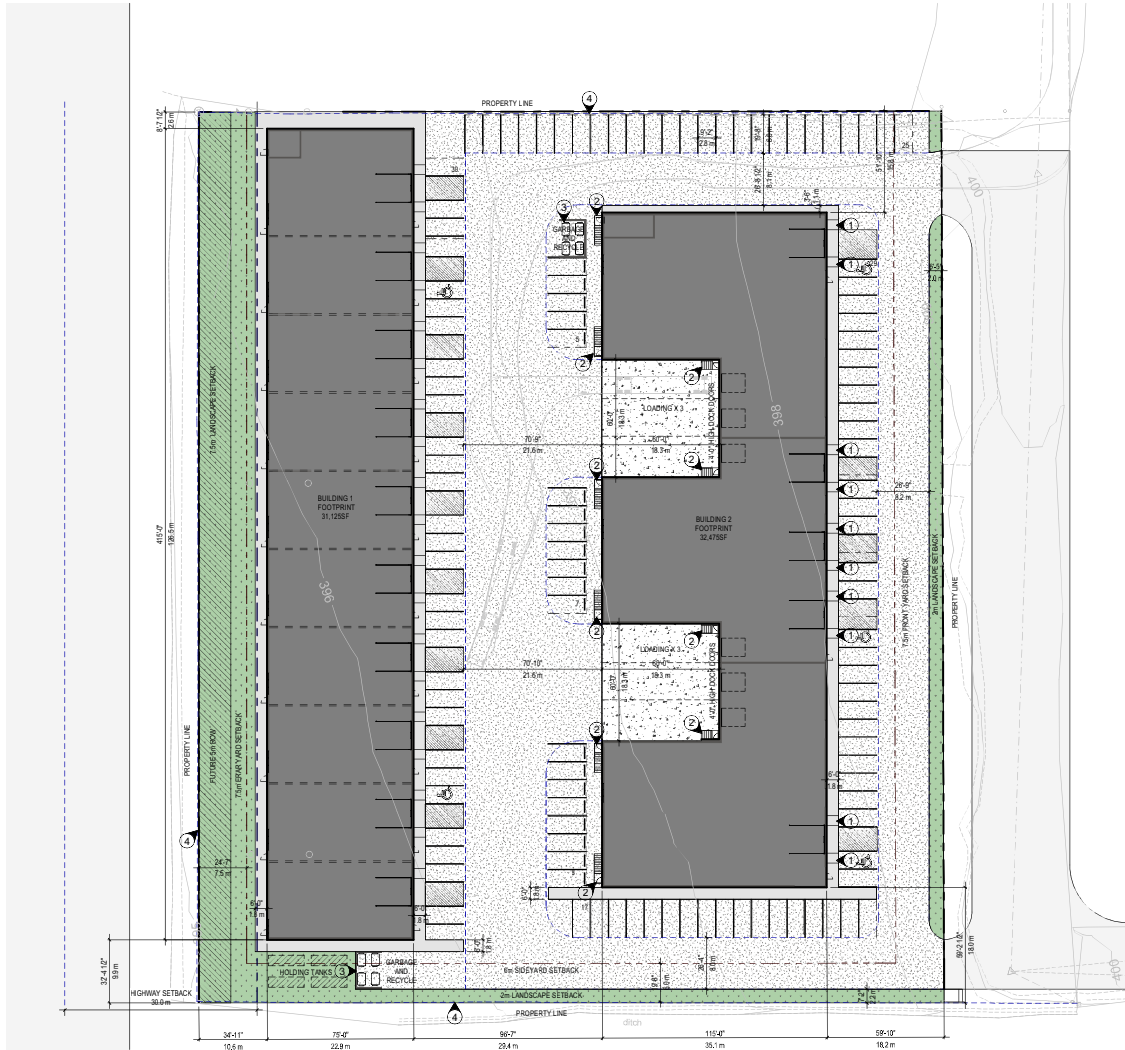
If you have any questions or require any further information, please contact Heather Shannon of the Planning Department at (250) 550-3750 or by email at heather.shannon@rdno.ca. If you are currently renting or leasing your property, please provide your tenants with a copy of this letter and attachments.

Sincerely,

Heather Shannon
Planner

/dk
Enc.

cc: MQN Architects
Director Fleming



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 - 31,126SF
 BLDG 2 - 32,476SF
 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

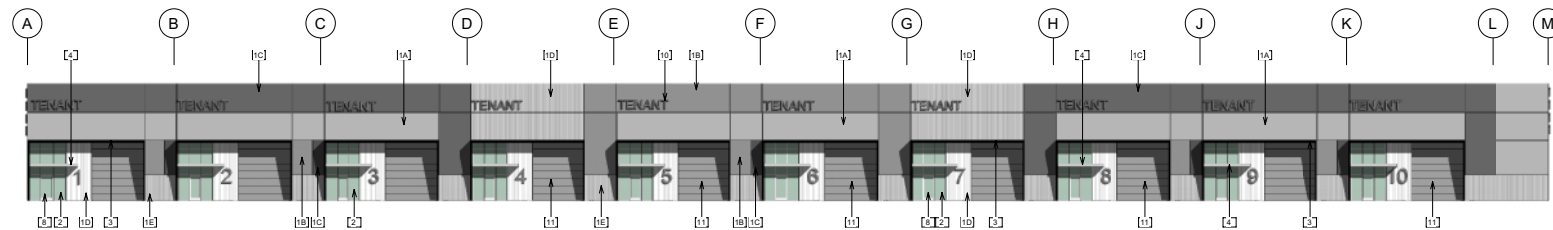
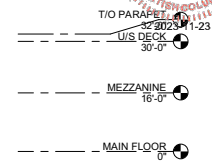
CONSTRUCTION NOTES

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

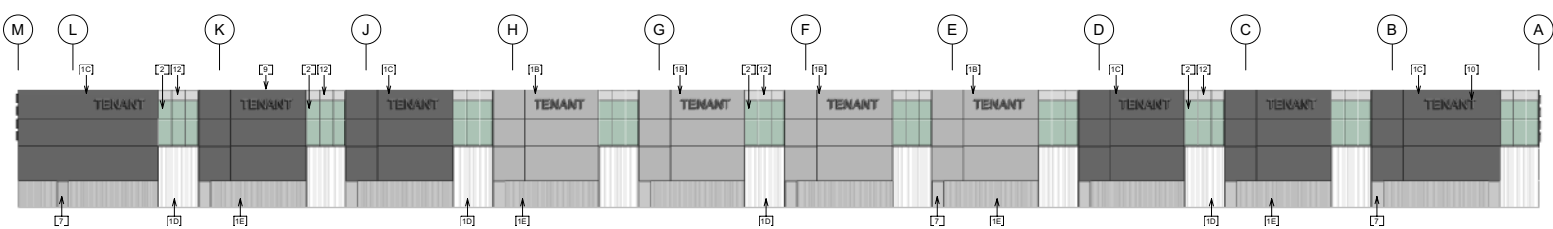
1 SITE PLAN



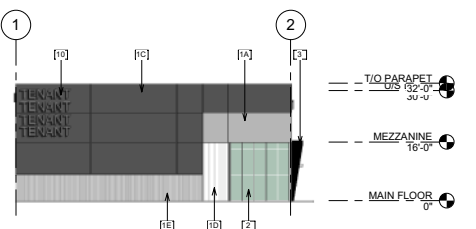
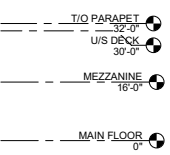
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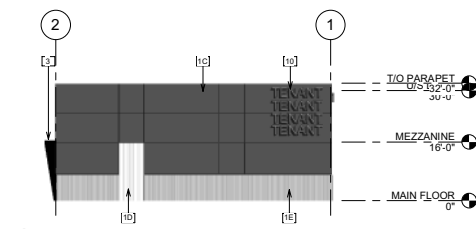
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



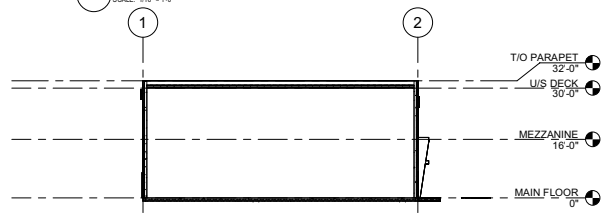
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

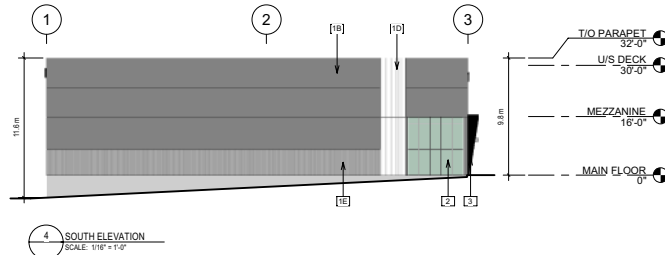
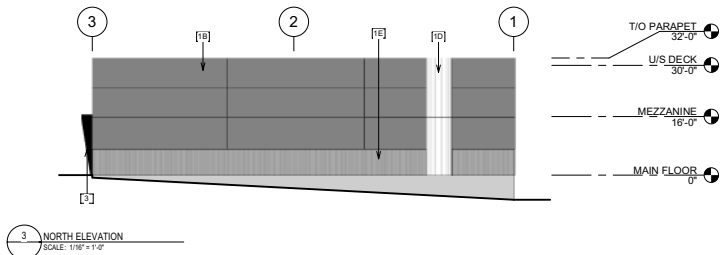
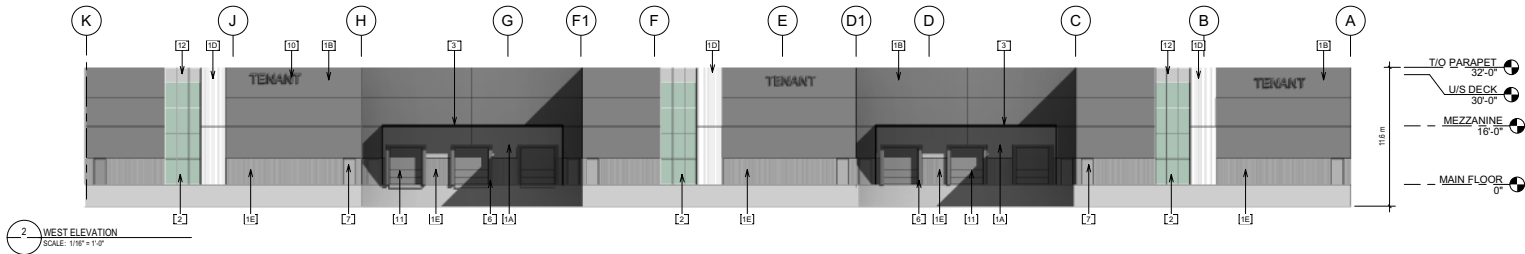
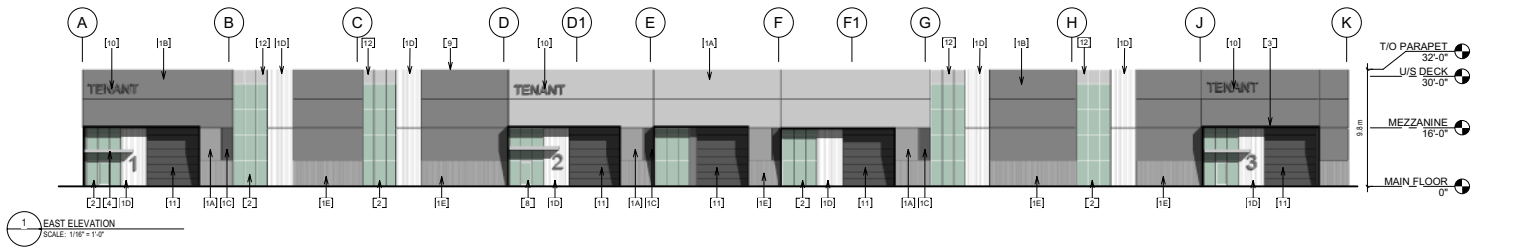


4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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)

