

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3043

A bylaw to amend the text of Zoning Bylaw No. 3000, 2023.

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 amend Zoning Bylaw No. 3000;

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 Text Amendment Bylaw No. 3043, 2025**".

AMENDMENTS

2. The following is hereby added to the Regional District of North Okanagan Zoning Bylaw No. 3000, 2023 as Section 16.2.5 and the following sections are hereby renumbered accordingly:

Notwithstanding the above, an unenclosed parking area containing 85 parking spaces is permitted on the property legally described as That Part of Lot 1, Lying E. of the Road Shown on Plan H433; Block 5, Sec 23, Twp 8, ODYD, Plan 749, Except Plan H16713 and located at 7040 Pleasant Valley Road, Electoral Area "B" as an accessory use to the elementary and secondary schools located on the properties legally described as Lot A, Sec 14, Twp 8, ODYD, Plan KAP78298 AND Lot 4, Block 6, Plan 749, Sec 14, Twp 8, ODYD, Except Plan 22057, Pt of Lot Lying East of Road Shown on Plan H433 and located at 6920 Pleasant Valley Road AND 6890 Pleasant Valley Road, Electoral Area "B"

Read a First and Second Time	this	16th	day of	July, 2025
Advertised on	this	28th	day of	August, 2025
	this	2nd	day of	September, 2025
Delegated Public Hearing Held	this	11th	day of	September, 2025

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, July 16, 2025

Bylaw 3043 - Zoning Text Amendment

**VERNON CHRISTIAN SCHOOL SOCIETY c/o HART, J. [File No. 25-0197-B-TA]
7040 Pleasant Valley Road, Electoral Area "B"**

Moved and seconded

That Zoning Text Amendment Bylaw No. 3043, 2025, which proposes to amend the text of the Country Residential (C.R) zone of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* to permit an unenclosed parking area on the property legally described as That Part of Lot 1, Lying E. of the Road Shown on Plan H433; Block 5, Sec 23, Twp 8, ODYD, Plan 749, Except Plan H16713 and located at 7040 Pleasant Valley Road, Electoral Area "B" as an accessory use to the elementary and secondary schools located on the properties legally described as Lot A, Sec 14, Twp 8, ODYD, Plan KAP78298 AND Lot 4, Block 6, Plan 749, Sec 14, Twp 8, ODYD, Except Plan 22057, Pt of Lot Lying East of Road Shown on Plan H433 and located at 6920 Pleasant Valley Road AND 6890 Pleasant Valley Road, Electoral Area "B" be given First and Second Readings and be forwarded to a Public Hearing.

CARRIED

Moved and seconded

That the Public Hearing for Zoning Text Amendment Bylaw No. 3043, 2025 be delegated to the Electoral Area Advisory Committee under Section 231 of the *Local Government*.

CARRIED

Moved and seconded

That Adoption of Zoning Text Amendment Bylaw No. 3043, 2025 be withheld until:

1. the owner has provided a letter of undertaking to register a covenant on the title of the property that would require the property to be connected to a community sewer system once the sewer lines associated with the system have been extended to the property;
2. the applicant has made arrangements with the Regional District to secure a Statutory Right of Way for infrastructure related services associated with Greater Vernon Water and the North Okanagan Wastewater Recovery Project;
3. the applicant has made arrangements with the Regional District and the Ministry of Transportation and Transit to provide for the dedication of a frontage road along the west side of the subject property which would meet the roadway and pedestrian corridor requirements of the Regional District and the Ministry; and
4. a Development Permit that satisfies the requirements of the Riparian and Swan Lake Development Permit Area under the Electoral Areas "B" and "C" Official Community Plan has been approved for the proposed development.

CARRIED



PLANNING DEPARTMENT INFORMATION REPORT

ZONING TEXT AMENDMENT APPLICATION

DATE:	June 16, 2025
FILE NO.:	25-0197-B-TA
OWNER/APPLICANT:	Vernon Christian School Society c/o Jordan Hart
LEGAL DESCRIPTION:	That Part of Lot 1, Lying E. of the Road Shown on Plan H433; Block 5, Sec 23, Twp 8, ODYD, Plan 749, Except Plan H16713
P.I.D.#:	012-110-817
CIVIC ADDRESS:	7040 Pleasant Valley Road
PROPERTY SIZE:	3.03 ha
SERVICING:	Greater Vernon Water Utility and on-site septic
PRESENT ZONING:	Country Residential
O.C.P. DESIGNATION:	Mixed Commercial / Light Industrial
PROPOSAL:	Site specific zoning amendment to permit an unenclosed parking area on the subject property as an accessory use to two schools located on properties to the south.

PLANNING DEPARTMENT RECOMMENDATION:

That Zoning Text Amendment Bylaw No. 3043, 2025, which proposes to amend the text of the Country Residential (C.R) zone of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* to permit an unenclosed parking area on the property legally described as That Part of Lot 1, Lying E. of the Road Shown on Plan H433; Block 5, Sec 23, Twp 8, ODYD, Plan 749, Except Plan H16713 and located at 7040 Pleasant Valley Road, Electoral Area "B" as an accessory use to the elementary and secondary schools located on the properties legally described as Lot A, Sec 14, Twp 8, ODYD, Plan KAP78298 AND Lot 4, Block 6, Plan 749, Sec 14, Twp 8, ODYD, Except Plan 22057, Pt of Lot Lying East of Road Shown on Plan H433 and located at 6920 Pleasant Valley Road AND 6890 Pleasant Valley Road, Electoral Area "B" be given First and Second Readings and be forwarded to a Public Hearing; and further,

That the Public Hearing for Zoning Text Amendment Bylaw No. 3043, 2025 be delegated to the Electoral Area Advisory Committee under Section 231 of the *Local Government Act*; and further,

That Adoption of Zoning Text Amendment Bylaw No. 3043, 2025 be withheld until:

1. the owner has provided a letter of undertaking to register a covenant on the title of the property that would require the property to be connected to a community sewer system once the sewer lines associated with the system have been extended to the property;
2. the applicant has made arrangements with the Regional District to secure a Statutory Right of Way for infrastructure related services associated with Greater Vernon Water and the North Okanagan Wastewater Recovery Project;
3. the applicant has made arrangements with the Regional District and the Ministry of Transportation and Transit to provide for the dedication of a frontage road along the west side of the subject property which would meet the roadway and pedestrian corridor requirements of the Regional District and the Ministry; and
4. a Development Permit that satisfies the requirements of the Riparian and Swan Lake 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 for a zoning text amendment to permit an unenclosed parking area on the property located at 7040 Pleasant Valley Road as an accessory use to two properties to the south, which are used for school purposes. Vernon Christian School Society owns the subject property and the two properties to the south. The amendment would be specific to the subject property.

The Planning Department recommends that the application be supported in principle as the proposed use of the property is associated with an established assembly use located on the properties to the south and owned by the same society. Staff recommend that the associated Zoning Text Amendment Bylaw be given First and Second Readings and be referred to a Delegated Public Hearing. Staff also recommend that Adoption of the Bylaw be withheld until:

- the owner has provided a letter of undertaking to register a covenant on the title of the property that would require the property to be connected to a community sewer system once the sewer lines associated with the system have been extended to the property;
- the applicant has made arrangements with the Regional District to secure a Statutory Right of Way for infrastructure related services associated with the Greater Vernon Water and the North Okanagan Wastewater Recovery Project;
- the applicant has made arrangements with the Regional District and the Ministry of Transportation and Transit to provide for the dedication of a frontage road along the west side of the subject property which would meet the roadway and pedestrian corridor of the Regional District and the Ministry; and
- a Riparian and Swan Lake Development Permit has been approved for the proposed development.

BACKGROUND:

Site Context and Proposal

The subject property is located on the west side of Pleasant Valley Road and the east side of Highway 97A. The property is currently vacant. The property slopes down from Pleasant Valley Road and is flat adjacent to Highway 97A.

The applicant is proposing a site specific zoning text amendment to permit an unenclosed parking area on the subject property. The proposed parking area would be associated with the schools (elementary and secondary) located on the two properties to the south. Vernon Christian School Society owns the subject property and the two properties to the south.

The proposed parking area would be accessed from Pleasant Valley Road. The parking area would contain a looped access driveway which would connect near the north property line and south property line. The driveway would also connect to the existing parking area located on the property to the south. The parking area would be gravel and would contain 85 parking spaces. The applicant has indicated that the dimensions of the proposed parking spaces and associated drive aisles would comply with the Zoning Bylaw requirements.

The proposed parking area is not necessary to comply with the Zoning Bylaw requirements for parking on the associated properties located to the south. Both the elementary school and secondary school currently meet the Zoning Bylaw requirements for the number of parking spaces. The applicant has indicated that additional parking is proposed so that the schools could potentially host larger school events including regional and provincial school sports tournaments and other assembly uses hosted at the schools.

The property is within the first phase of the North Okanagan Wastewater Recovery Project Service Area.

The subject property is designated Mixed Commercial /Light Industrial in the Electoral Areas “B” and “C” Official Community Plan. The property is also designated as being within the Riparian / Swan Lake Development Permit Area. The subject property is zoned Country Residential (C.R). The attached maps show the zoning and OCP land use designations of the subject and surrounding properties. The attached orthophoto of the subject and surrounding properties was taken in 2022.

PLANNING ANALYSIS:

The Planning Department recommends that the subject application be supported for the following reasons:

- The proposed parking use of the property is associated with an established assembly use located on the properties to the south, which are owned by the same society. If the subject property and adjacent properties were consolidated, the subject text amendment application would not be required as a parking lot would be permitted as a secondary use. Further, if a school were to be constructed on the subject property, the subject text amendment application would not be required as the parking lot would be a permitted accessory use to the school.
- No formal complaints have been received in relation to parking for the existing school properties. Also, the proposed parking areas exceed the amount of parking spaces required by the Zoning Bylaw for the existing schools. The applicant has indicated that additional parking is proposed so that the schools could potentially host larger school events including regional and provincial school sports tournaments and other assembly uses hosted at the schools. The proposed parking lot would allow overflow parking for persons to park nearby the event to avoid overflow parking from taking place on Pleasant Valley Road.

- The Ministry of Transportation and Transit has not indicated any concerns with the proposed parking lot and have issued an access permit. Staff acknowledge that endorsement from the Ministry is required for Bylaw No. 3043. The Ministry has indicated that the applicant is required to survey and dedicate a 20 m wide road dedication (frontage road) within the subject property, connecting to the road dedication on adjacent parcels to the north and south.
- The proposed parking area does not require any variances as the applicant has indicated that the parking spaces will be constructed to conform to the requirements of the Zoning Bylaw. Staff acknowledge that the applicant has indicated that the parking area is proposed to be surfaced with gravel and the Zoning Bylaw permits parking spaces to be surfaced with gravel and without curbs within Rural zones.

The location of the proposed development is currently part of the proposed service area for the North Okanagan Wastewater Recovery Project (NOWRP) 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.

The NOWRP also proposes to establish a sewer main through the subject property. GVW also proposes water services through the property. The establishment of these services may require that a Statutory Right of Way (SROW) be entered into by the property owner to facilitate the location and operation of the infrastructure within part of the subject property. To address this, it is recommended that prior to Adoption of the subject Bylaw, suitable arrangements be made with the Regional District to establish this SROW on the property.

Schedule E of the OCP indicates a Pedestrian Corridor/Swan Lake Service Road through the west half of the property. To address this, it is recommended that prior to Adoption of the subject Bylaw, the applicant be required to make suitable arrangements with the Regional District and the Ministry of Transportation and Transit to provide for the dedication of a frontage road along the west side of the property which would meet the roadway and pedestrian corridor requirements of the Regional District and the Ministry. This would be consistent with OCP Transportation and Trails Policies and the Ministry's requirement for a frontage road.

It is recommended that a Development Permit which addresses the requirements of the Riparian and Swan Lake Development Permit Area be approved prior to Adoption of the subject Bylaw. This will ensure that stormwater will be addressed in accordance with the requirements of the OCP. The applicant has already provided a stormwater management plan which has been designed by an engineer and would satisfy the requirements for the Development Permit.

Public Hearing

The *Local Government Act* states 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. It also states that 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.

Staff note that a Public Hearing is permitted but not required for the subject Bylaw. Staff recommend that Zoning Text Amendment Bylaw No. 3043 be given First and Second Readings and be forwarded to a delegated Public Hearing. The Public Hearing would allow the public and

area property owners to make representations to the Board respecting matters related to the proposed use of the property. Notice of the Public Hearing would be provided in accordance with the provisions of Section 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). Principal uses permitted in the C.R zone include: single and two family dwellings; manufactured homes; agricultural use; assembly, civic and public service uses; public parks and playgrounds; alcohol production facilities; agricultural cannabis production facilities; and limited resource use.

Accessory uses permitted in the C.R zone include: accessory buildings and structures including modular storage containers; farm retail sales; agri-tourism accommodation; secondary dwellings; secondary suites; bed and breakfast; boarding house; minor day cares and minor group homes; home occupation; temporary residence during the period of construction; and unenclosed parking and storage.

Definitions

The Zoning Bylaw states that assembly use means a use provided by a not for profit corporation providing for the assembly of persons for religious, charitable, philanthropic, cultural, or educational purposes; limited to places of worship and a manse accessory to a place of worship, auditoriums, youth centres, social halls, schools, kindergartens, play schools, day nurseries, and day care schools. The Zoning Bylaw states that assembly, civic and public service uses are permitted within all commercial, industrial and rural zones.

The Zoning Bylaw states that accessory use means a use which is customarily associated with and incidental to a principal use on the same lot.

Parking and Loading

Section 8.1.1 of the Zoning Bylaw states that the size of all parking spaces must be at least 6 m in length, 2.8 m in width, and 2.2 m in height.

Section 8.1.2 of the Zoning Bylaw states that ingress and egress to and from all parking spaces must be by means of unobstructed aisles of not less than: 8 m for two way aisles that provide access to parking spaces and one way aisles that provide access to parking spaces with angles between 61°-90°; 6 m for one way aisles that provide access to parking spaces with angles between 46°-60° and for two-way aisles with no parking on either side; 4 m for one way aisles that provide access to parking spaces with angles up to 45°; 3 m for one-way aisles with no parking on either side.

Section 8.1.4 of the Zoning Bylaw states every parking area must be curbed with raised asphalt or concrete to prevent vehicles from travelling beyond the boundaries of the parking area; graded to provide an even surface; drained so that no surface water accumulates thereon, runs off onto any sidewalk or runs off onto any road if the area is not paved; be surfaced with asphalt having a minimum thickness of 6 cm or reinforced concrete having a minimum thickness of 10 cm. Section 8.1.4.e of the Zoning Bylaw states notwithstanding Sections 8.1.4.a and 8.1.4.d, parking spaces

may be surfaced with gravel and without curbs within the Residential, Rural and Special Use zones provided that the parking area is kept free of weeds and is treated to suppress dust; and no more than three parking spaces are required for the use in a Residential zone.

Section 8.1.5 of the Zoning Bylaw states that any lighting used to illuminate any parking area must be so arranged that all direct rays of light are reflected upon the parking area and not on any adjoining business, residence or property, and be designed to prevent light from spilling into the sky.

Section 8.1.6 of the Zoning Bylaw states that where a use requires parking, the parking spaces must be provided on the same lot.

Section 8.1.18 of the Zoning Bylaw states that where parking facilities are provided when not required, the location, design, and operation of such facilities must comply with the regulations of this section.

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:

Institutional Uses

- Utility, assembly and civic uses shall be allowed in all locations in Electoral Areas “B” and “C” except as restricted by the “Zoning Bylaw” or by the “Agricultural Land Commission Act”.

Mixed Commercial/Light Industrial

- Direct Commercial and Light Industrial uses to areas designated as Mixed Commercial/Light Industrial on the General Land Use Map.
- Extend community sewer infrastructure servicing along the Highway 97 Mixed Commercial and Light Industrial Corridor.
- 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.
- 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.
- 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

- The Regional District will consider a rezoning application based on a sewage connection to a community sewer system.

- 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.

Transportation Policies

- 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.
- 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 with a priority on Pleasant Valley and L&A Road.
- The Regional District requests the Ministry of Transportation and Infrastructure (MoTI) approving officer participate in the acquisition and or dedication of linear trail corridors as outlined in Schedule E – Electoral Areas B & C Parks and Trails of this plan during subdivision approvals and or the creation of new roads and upgrading of existing roads.
- Schedule E indicates a Pedestrian Corridor/Swan Lake Service Road through the west half of the property.

Trails Policies

- The Regional District supports the expansion of various trail networks as outlined in Schedule “E” - Electoral Areas B & C Parks and Trails and the expansion of community parks and natural spaces as outlined in the Greater Vernon Natural Space and Trails Master Plan and the Electoral Areas B and C Parks Master Plan.
- The Regional District has identified priorities for the acquisition and development of new trails in the Electoral Areas B and C Parks Master Plan. It is also recognized that when opportunities arise for the acquisition of a new trail segment as identified in Schedule “E” - Electoral Areas B & C Parks and Trails then prompt action is often necessary despite the outlined priorities.
- Schedule E indicates a Pedestrian Corridor/Swan Lake Service Road through the west half of the property.

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, Commercial or are developed for assembly, civic or public service uses will require a Riparian and Swan Lake Development Permit prior to subdivision, land alteration or the issuance of a Building Permit.

A Development Permit is required for the proposed development as the proposed parking area would involve land alteration. The applicant has already provided a storm water management plan which has been designed by an engineer and would satisfy the requirements for the Development Permit.

REFERRAL COMMENTS:

The application was referred for comments to the following:

- 1. Community Services Manager**
- 2. BX/Swan Lake Fire Department**
- 3. Greater Vernon Water Utility**

GVW requested that water servicing issues be addressed as condition of approval.

- 4. Rural Services Manager**
- 5. Ministry of Transportation and Transit**

The Ministry of Transportation and Transit (MoTT) has received and reviewed your referral received March 12, 2025 for a zoning bylaw text amendment to allow unenclosed parking as a principal use on the subject property noted above. The proposal falls within Section 52 of the *Transportation Act*.

MoTT is in support of the proposal, however, the following condition(s) must be satisfied prior to final approval and signature:

1. The subject lot fronts on a Controlled Access Highway. The future goal of MoTT, and in support of the Regional District of North Okanagan Official Community Plan, is for all industrial development to access a frontage/backage road in the vicinity of the proposed development. The developer is to survey and dedicate a 20m wide road dedication within the subject property, connecting to the road dedication on adjacent parcels to the north and south. The survey plan is to be prepared under Section 107 of the Land Title Act and submitted to this office for endorsement. Confirmation the Section 107 plan has been registered at the Land Title Office will be required prior to final approval of the bylaw. A conceptual site plan (attached) has been reviewed and appears acceptable to MoTT.

The Surveyor must confirm the additional dedication will accommodate a future public road constructed as per the British Columbia Supplement to Transportation Association of Canada Geometric Design Guide. There must be no drainage/infrastructure or utilities, within the proposed road dedication that would limit the ability to construct.

Submitted by:



Jennifer Miles, RPP, MCIP
Planner II

Reviewed by:



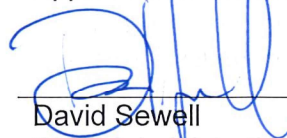
Greg Routley
Deputy Planning Manager

Endorsed by:



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

Approved for Inclusion:



David Sewell
Chief Administrative Officer

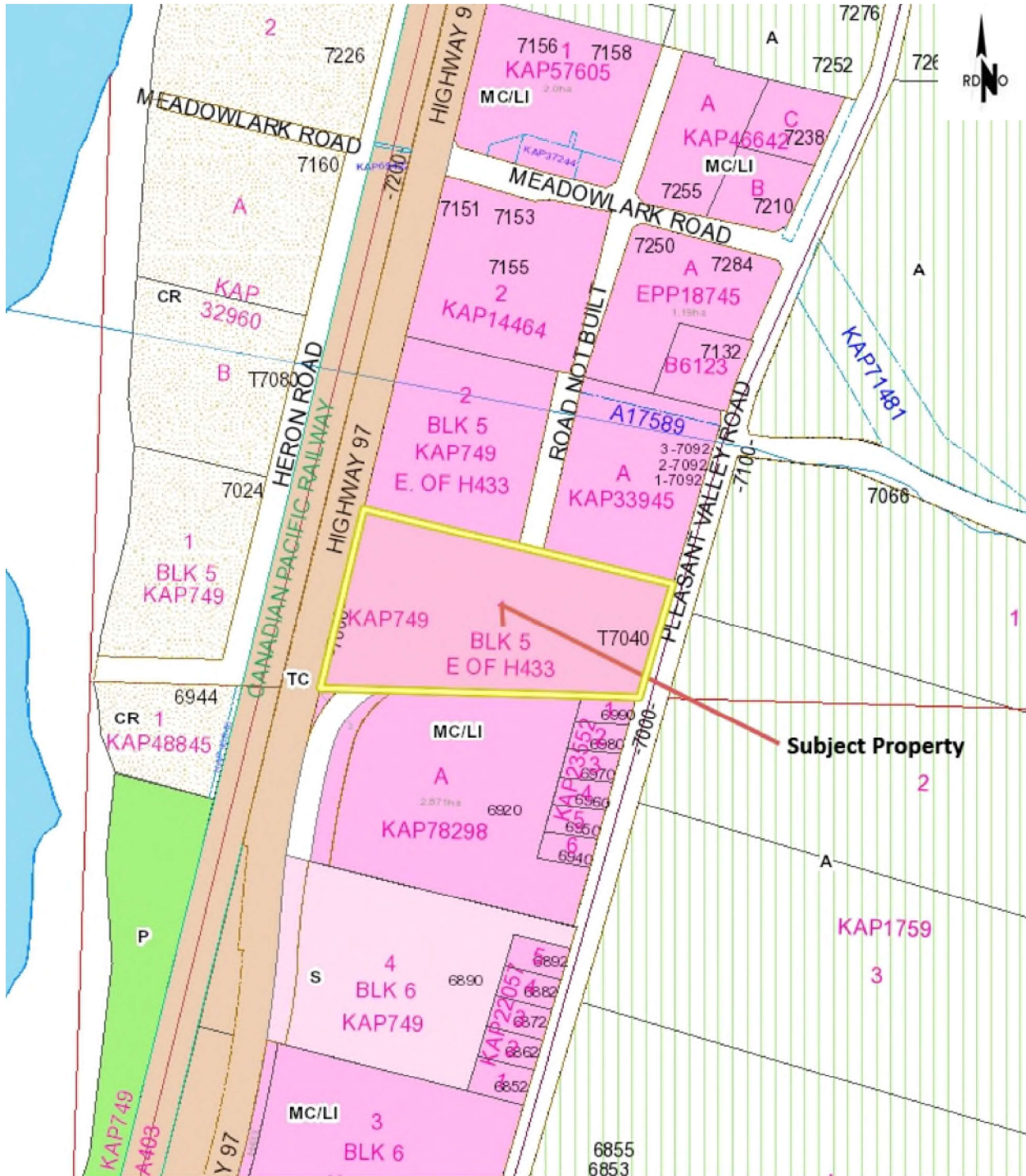
SUBJECT PROPERTY MAP TEXT AMEMDMENT APPLICATION ORTHOPHOTO

File: 25-0197-B-TA
Location: 7040 Pleasant Valley Road



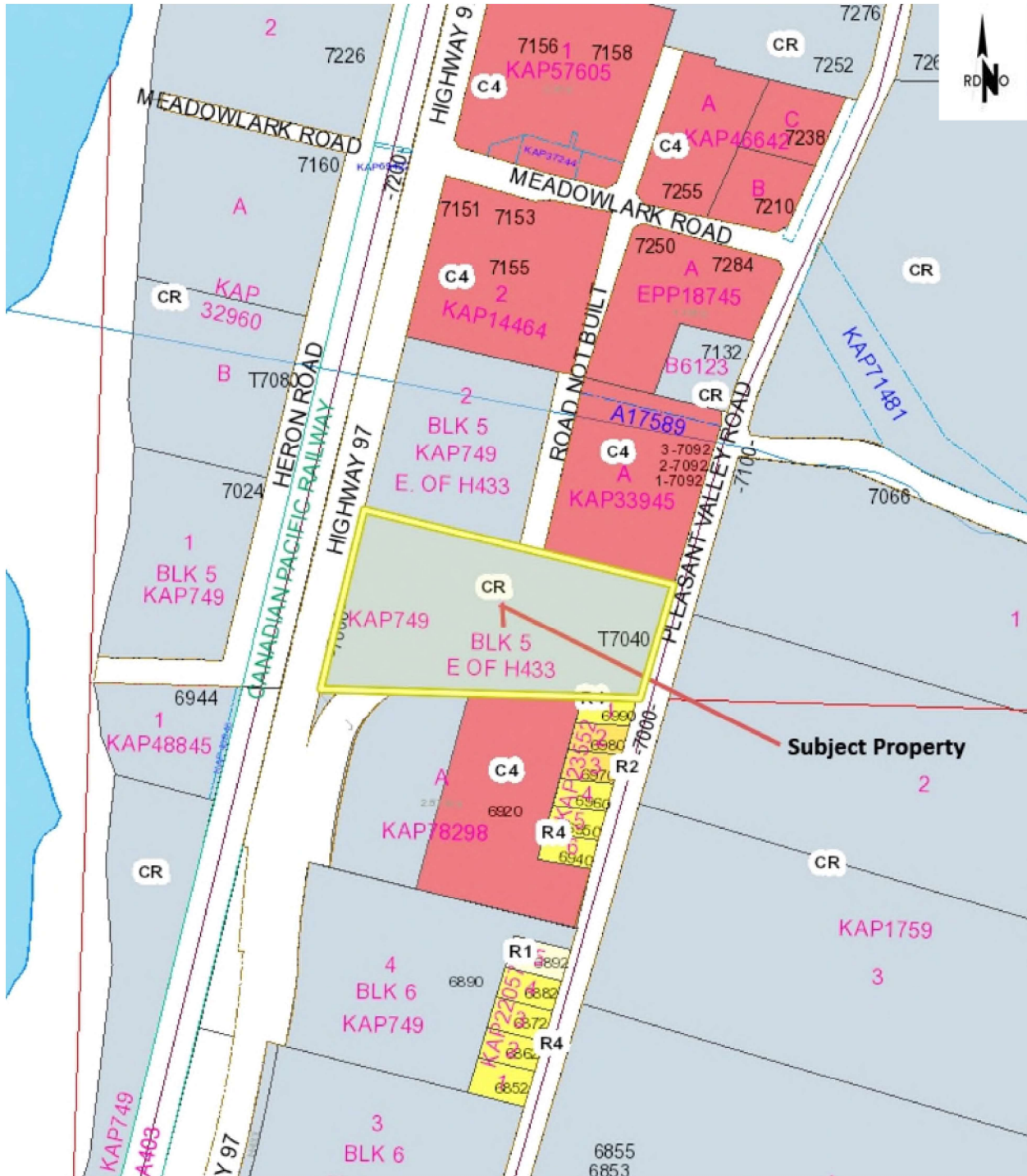
SUBJECT PROPERTY MAP TEXT AMEMDMENT APPLICATION OCP DESIGNATIONS

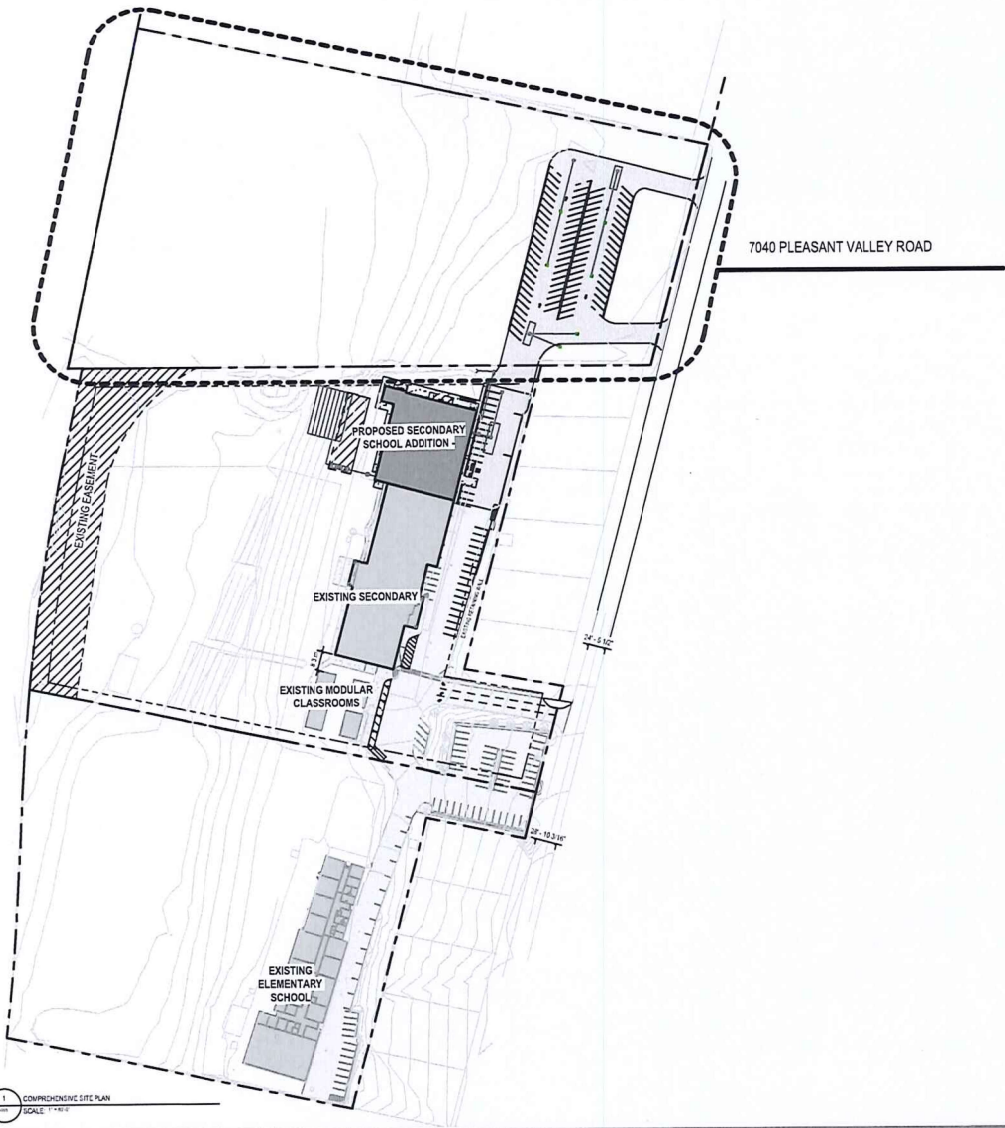
File: 25-0197-B-TA
Location: 7040 Pleasant Valley Road



SUBJECT PROPERTY MAP TEXT AMEMDMENT APPLICATION ZONING

File: 25-0197-B-TA
Location: 7040 Pleasant Valley Road





1 COMPREHENSIVE SITE PLAN
SCALE: 1"=10'

Property Information Management System Report



Legal Information:

Jurisdiction: Vernon Rural Legal Type: LAND
 Site Address: 7040 PLEASANT VALLEY RD
 Roll Number: 722-00870.000

Legal Description:
 LOT 1, BLOCK 3, PLAN KAP149, SECTION 23, TOWNSHIP 6, DISTRICT DIV OF YALE LAND DISTRICT, EXCEPT PLAN H18113, PT OF LOT LYING E OF RD SHOWN ON PL. 1423

Property ID:
 012-110-817

Land Use:

Description	Type	Size (ha)
ZONING DESIGNATION 1 (HA)	CR	3.03
ZONING DESIGNATION 2 (HA)	DPA	3.03
O.C.P. DESIGNATION 1 (HA)	INDLI	
O.C.P. DESIGNATION 2 (HA)	DPA	
O.C.P. DESIGNATION 3 (HA)	MR	

This data is for general information only and is provided on a "best-estimate" basis. The Regional District North Okanagan makes no warranty or representation, expressed or implied, with regard to the correctness, accuracy and/or reliability of the data received.



SITE PLAN

VERNON CHRISTIAN SCHOOL EXPANSION (NORTH)
 6500 PLEASANT VALLEY ROAD, VERNON BC V1B 1R6



DRAWING: D01

PROJECT: 2162
 SCALE: 1"=30'

