



**REGIONAL
DISTRICT
NORTH
OKANAGAN**

STAFF REPORT

TO: Board of Directors

FROM: Planning Department

SUBJECT: Zoning Amendment Bylaw No. 3006, 2024

File No: 23-1096-B-RZ

Date: October 31, 2025

RECOMMENDATION:

That Zoning Amendment Bylaw No. 3006, which proposes to rezone the property legally described as Lot 1, Sec 23, Twp 8, ODYD Plan 13884, Except Plan H17039 and located at 7615 Highway 97, Electoral Area "B" from the Residential Two Family (R.2) zone to the Light Industrial (I.1) zone, be given First, Second and Third Readings; and further,

That Final Adoption of Zoning Amendment Bylaw No. 3006, be withheld until the applicant has registered a covenant against the title of the subject property to restrict permitted uses on the subject property to those which would generate a maximum daily sewage flow of 1400 litres per day or less.

BACKGROUND:

This report relates to an application to rezone the property located at 7615 Highway 97 from the Residential Two Family (R.2) zone to the Light Industrial (I.1) zone. If successful in rezoning the property, the applicant is proposing to develop a light industrial manufacturing shop with associated indoor sales and office areas.

The application was considered by the Board of Directors at the Regular Meeting held on November 20, 2024. After considering the application, the Board resolved to consider the associated Zoning Amendment Bylaw No. 3006 for First Reading at a future meeting date. The Board further resolved that Second Reading of Bylaw No. 3006 be withheld until the applicant has provided an estimate from a qualified professional of the maximum daily sewage flow for the proposed use of the subject property.

The Board also resolved that Final Adoption of Zoning Amendment Bylaw No. 3006 be withheld until:

1. The applicant has registered a covenant against 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 subject property; and
2. The applicant has registered a covenant against the title of the property that would prohibit fee-simple or bareland strata subdivision until a community sewer system is available; and
3. Water servicing issues associated with the proposed development have been addressed to the satisfaction of the Regional District; and
4. 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; and

5. The applicant has made arrangements with the Regional District to provide a pedestrian corridor along the frontage road adjacent to the subject property.

DISCUSSION:

On September 12, 2025, the applicant provided a report from B4 Engineering Inc. dated August 28, 2025. The report was submitted to address the above noted condition of giving Second Reading to Zoning Amendment Bylaw No. 3006. The report states that based on a maximum of 11 full-time employees onsite and 7 visitors per day, the maximum daily sewage flow from the proposed use of the subject property will be 1,380 L/day. A sewage disposal system design was submitted to Interior Health (I.H) on August 28, 2025 and the filing was accepted by I.H on September 4, 2025.

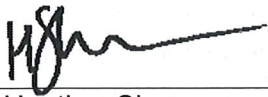
Policy 7.1.10.a.i of the Electoral Areas "B" and "C" Official Community Plan (OCP) states that where the proposed land use generates a maximum daily sewage flow of 1,400 L or less, the RDNO will consider a rezoning based on the recommendations of a consulting engineer and a covenant being registered on title to not permit a land use that exceeds this maximum of 1,400 L/day.

On October 31, 2025, the applicant confirmed that a Development Notice Sign has been installed on the property in accordance with the requirements of the Development Applications Procedures and Administrative Fees Bylaw No. 2677.

As the conditions of First and Second Readings have now been met, Zoning Amendment Bylaw No. 3006 can be given First, Second and Third Reading. In addition to the existing conditions of adopting Bylaw No. 3006 and to address the above noted OCP Policy, it is recommended that a further condition of adopting the Bylaw be included to require that a Covenant be registered against the title of the subject property to restrict uses on the property to those generating a daily sewage flow of 1,400 L/day or less.

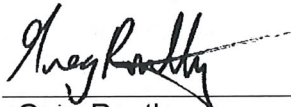
Bylaw No. 3006 can be adopted at a future meeting once the applicant has resolved the conditions of adoption and the Ministry of Transportation and Transit has signed the Bylaw.

Submitted by:



Heather Shannon
Planner

Reviewed by:



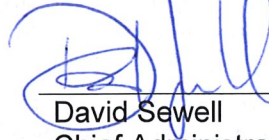
Greg Routley
Deputy Planning Manager

Endorsed by:

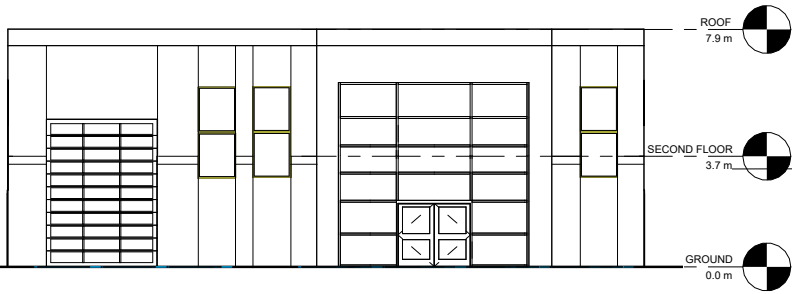


Rob Smiles, RPP, MCIP
General Manager, Planning and Building

Approved for Inclusion:



David Sewell
Chief Administrative Officer



NOTE:
FOR LIGHT INDUSTRIAL
(I.1) ZONE THE HEIGHT
OF BUILDINGS AND
STRUCTURES MUST
NOT EXCEED 12 m. THE
PROPOSED BUILDING
HEIGHT OF 7.9 m

NOTE:
THE PROPOSED LOADING AREA MUST MEET 2 SPACES A PERRDNO ZONING BYLAW
8.2.1, THE TOTAL GFA OF 450 m² TO 2,300 m² MUST MEET 2 SPACES REQUIRED. AT LEAST 9
m IN LENGHT, 2.4m IN WIDTH, AND 3.7m IN HEIGHT

PROPOSED OUTDOOR LOADING BAYS
ACCES FROM ELMWOOD ROAD



1 WEST ELEVATION
1 : 250

NOTE:
25% OF THE TOTAL NUMBER OF REQUIRED
PARKING SPACES MAY BE MADE UP OF SMALL
CAR PARKING SPACES THAT MUST BE AT LEAST
5.2 M IN LENGTH, 2.3 M IN WIDTH, AND 2.2 M IN
HEIGHT.

ALL SMALL CAR PARKING AREAS IDENTIFIED BY A
SIGN INDICATING "SMALL CAR PARKING ONLY".

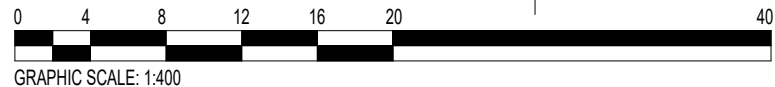
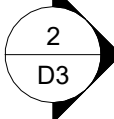
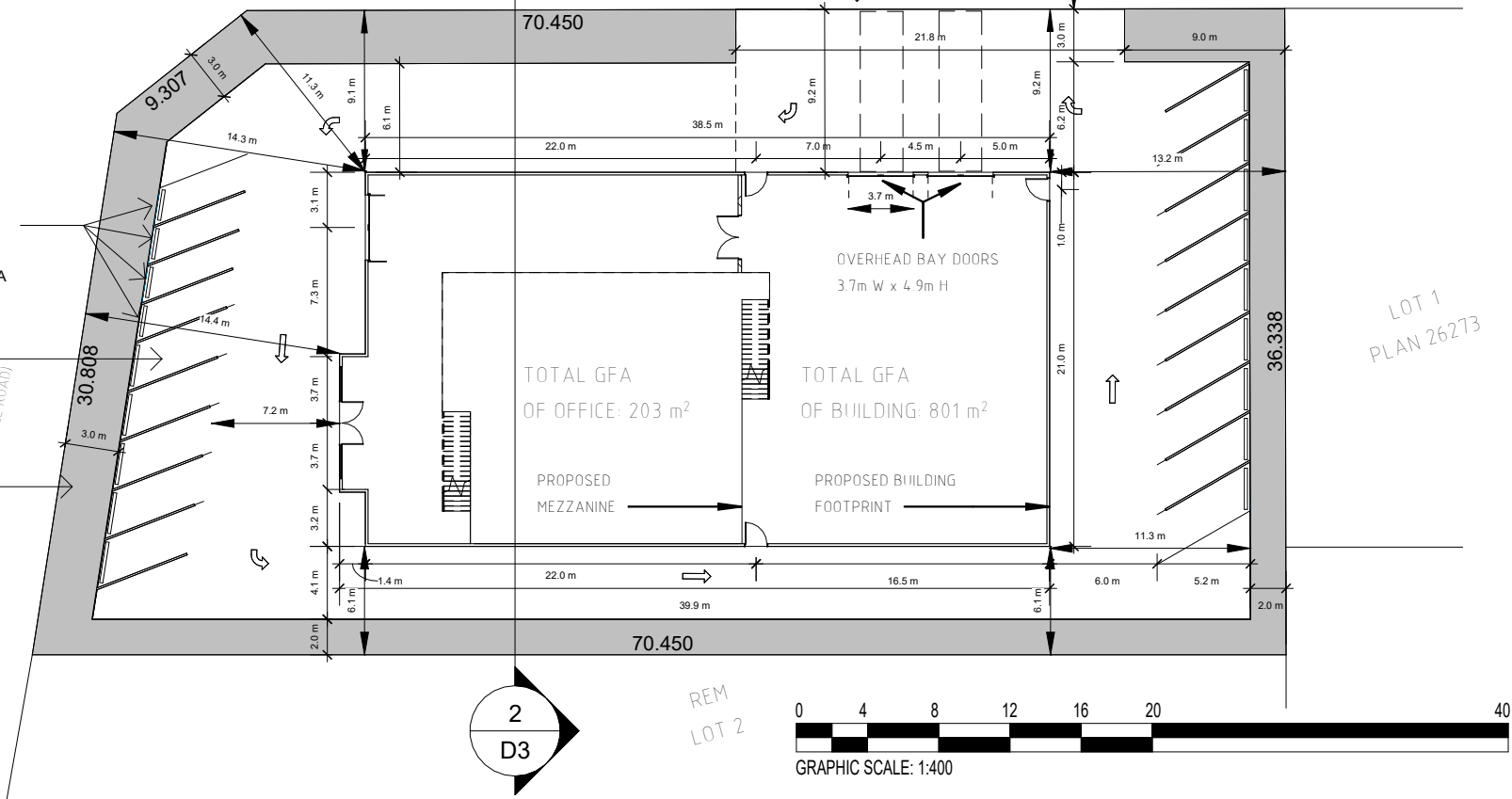
6 m x 2.8 m, 60° PARKING LOTS
CURBED WITH RAISED ASPHALT
DIRECTIONAL SIGNAGE

PROPOSED LANDSCAPING

NOTE:
2 m, WHERE THE PROPERTY
ABUTS A LOT IN A RESIDENTIAL
ZONE.

3 m, WHERE THE PROPERTY
ABUTS ANY OTHER ROAD.

2 SITE PLAN
1 : 400



Lot Coverage Calculation

Lot Area = 2434 m²
Proposed Building Area = 801 m²
Lot Coverage = 33% (Allowable is 60%)

Parking lots Calculations

Proposed Gross Building Area = 801 m² 1.5p / 100m² gfa
Proposed Office = 203 m² 2.8p / 100m² gfa
Parking lots = 17.69 = 18 Lots 25% small = 4 Lots

SITE PLAN &
ELEVATIONS

PROPOSED BUILDING ON REM LOT 1, PLAN
138884, SEC 23, TP 8, ODYD FOR REZONING
APPLICATION PURPOSES

PROJECT

7615 HIGHWAY 97

Date	Project Number	Scale (@ A4)	REV
2023/11/01	7615	As indicated	
Drawn by	DRAWING NUMBER		
CRN Studio	D2		
Checked by	n/a		

CRN Studio

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3006

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. 3006, 2024**”.

AMENDMENTS

2. The zoning of the property legally described as Lot 1, Sec 23, Twp 8, ODYD, Plan 13884 Except Plan H17039 and located at 7615 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 **Residential Two Family (R.2) zone** to the **Light Industrial (I.1) zone**.

Advertised on	this	7th	day of	November, 2025
	this	10th	day of	November, 2025
Read a First and Second Time	this		day of	, 2025
Read a Third Time	this		day of	, 2025
Approved by Minister of Transportation and Infrastructure (<i>Transportation Act s. 52(3)</i>)	this		day of	, 2025

ADOPTED

this

day of

, 2025

Chair

Deputy Corporate Officer