REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3063

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. 3063, 2026***".

AMENDMENTS

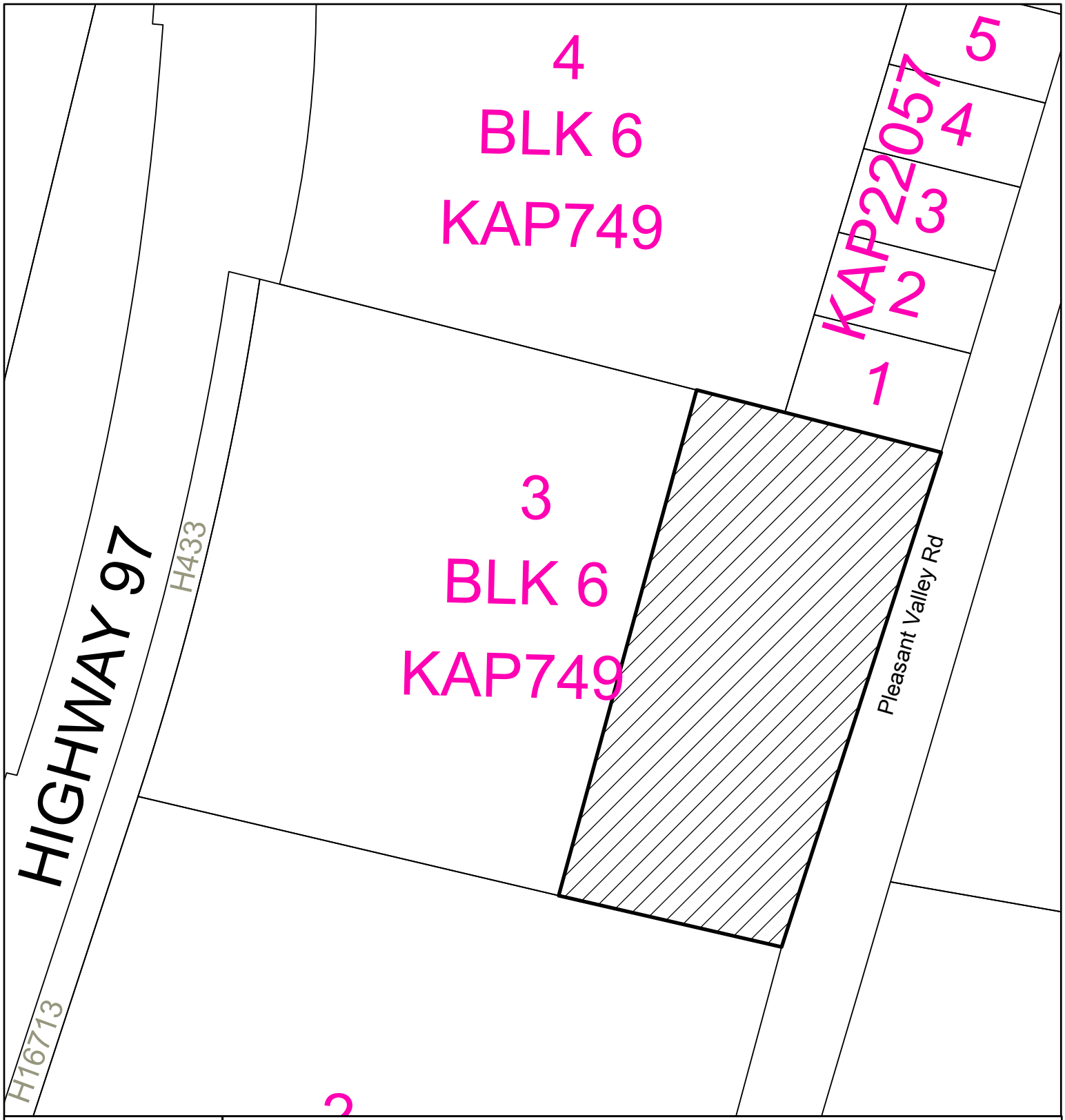
2. The zoning of a 1.05 ha portion of the property legally described as That Part of Lot 3 Shown on Plan H433; Blk 6, Sec 14, Twp 8, ODYD, Plan 749, Except Plan H16713 and located at 6776 Pleasant Valley Road, Electoral Area "B" is hereby changed on Schedule "A" of the Regional District of North Okanagan Zoning Bylaw No. 3000, 2023 from the **Country Residential (C.R)** zone to the **Light Industrial (I.1)** zone as shown on Schedule "A" attached to and forming part of this Bylaw.

Advertised on	this	6th	day of	November, 2026
	this	10th	day of	November, 2026
Read a First, Second and Third Time	this		day of	, 2026
Approved by Minister of Transportation and Transit (Transportation Act s. 52(3))	this		day of	, 2026

ADOPTED this day of , 2026

Chair

Corporate Officer



REGIONAL DISTRICT NORTH OKANAGAN

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SCHEDULE "A" to accompany Zoning Amendment Bylaw No. 3063, 2026

Area rezoned from the Country Residential (C.R) zone to the Light Industrial (I.1) zone shown as...

I hereby certify this to be a true and correct copy of Schedule "A" attached to and forming part of Zoning Amendment Bylaw No. 3063, 2026.

Dated at Coldstream, BC this _____ day of _____ , 2026

_____
Corporate Officer

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, September 23, 2026

Bylaw 3063 - Zoning Amendment
HACHE, M. [File No. 25-1039-B-RZ]
6776 Pleasant Valley Road, Electoral Area "B"

Moved and seconded
That notice be given in accordance with Section 467 of the *Local Government Act* that Zoning Amendment Bylaw No. 3063, which proposes to rezone a 1.05 ha portion of the property legally described as That Part of Lot 3 Shown on Plan H433; Blk 6, Sec 14, Twp 8, ODYD, Plan 749, Except Plan H16713 and located at 6776 Pleasant Valley Road, 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. 3063 be withheld until:

1. 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
2. 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
3. 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
4. Water servicing issues associated with the proposed development have been addressed to the satisfaction of the Regional District; and
5. The applicant has made arrangements with the Regional District to provide a pedestrian corridor along the western boundary of the subject property; and
6. 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.
7. A covenant is registered against the title of the property that would restrict all on-site septic sewage disposal to a total design flow maximum of 1400 litres per day, and that any permitted industrial or commercial 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 connected to a community sewage collection and disposal system. It is further recommended that such a covenant include, as an alternative to a holding tank, provision for the applicant to provide:

1. a hydrological assessment from a hydrological engineer that reviews the local groundwater and surface water conditions with consideration of possible contamination of Swan Lake or a tributary watercourse or ditch; and
2. a geotechnical evaluation from a geotechnical engineer that reviews local soil conditions with the identification of a primary and separate backup drainfield location which areas would be protected by a covenant; and
3. a design for a sewage disposal and stormwater management system prepared by a civil engineer.

CARRIED

REGIONAL DISTRICT NORTH OKANAGAN

PLANNING DEPARTMENT INFORMATION REPORT

REZONING APPLICATION

DATE:	August 11, 2026
FILE NO.:	25-1039-B-RZ
APPLICANT:	Mike Hache
LEGAL DESCRIPTION:	That Part of Lot 3 Shown on Plan H433; Blk 6, Sec 14, Twp 8, ODYD, Plan 749, Except Plan H16713
P.I.D.#:	012-111-350
CIVIC ADDRESS:	6776 Pleasant Valley Road
PROPERTY SIZE:	3.01 ha
SERVICING:	Greater Vernon Water and On-site Septic Disposal
PRESENT ZONING:	Country Residential (C.R)
PROPOSED ZONING:	Light Industrial (I.1) (1.05 ha)
O.C.P. DESIGNATION:	Mixed Commercial / Light Industrial
PROPOSED USE:	Recreation vehicle and domestic storage building

PLANNING DEPARTMENT RECOMMENDATION:

That notice be given in accordance with Section 467 of the *Local Government Act* that Zoning Amendment Bylaw No. 3063, which proposes to rezone a 1.05 ha portion of the property legally described as That Part of Lot 3 Shown on Plan H433; Blk 6, Sec 14, Twp 8, ODYD, Plan 749, Except Plan H16713 and located at 6776 Pleasant Valley Road, 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. 3063 be withheld until:

1. 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
2. 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

3. 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
4. Water servicing issues associated with the proposed development have been addressed to the satisfaction of the Regional District; and
5. The applicant has made arrangements with the Regional District to provide a pedestrian corridor along the western boundary of the subject property; and
6. 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.
7. A covenant is registered against the title of the property that would restrict all on-site septic sewage disposal to a total design flow maximum of 1400 litres per day, and that any permitted industrial or commercial 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 connected to a community sewage collection and disposal system. It is further recommended that such a covenant include, as an alternative to a holding tank, provision for the applicant to provide:
   a) a hydrological assessment from a hydrological engineer that reviews the local groundwater and surface water conditions with consideration of possible contamination of Swan Lake or a tributary watercourse or ditch; and
   b) a geotechnical evaluation from a geotechnical engineer that reviews local soil conditions with the identification of a primary and separate backup drainfield location which areas would be protected by a covenant; and
   c) a design for a sewage disposal and stormwater management system prepared by a civil engineer.

SUMMARY:

This report relates to an application to rezone the eastern 1.05 ha portion of the property located at 6776 Pleasant Valley 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 one building that would be used for light industrial purposes including storage and warehousing.

The Planning Department recommends that the application receive favourable consideration as it complies with the Electoral Areas "B" and "C" Official Community Plan (OCP) 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 and water servicing, the Swan Lake pedestrian corridor requirements and a Development Permit has been approved for the proposed development.

The Ministry of Transportation and Transit (MoTT) requires the applicant to obtain a commercial access permit(s), enter into a Covenant to restrict high traffic generating land uses without further assessment, and provide additional road dedication for a frontage road. As the property is within 800 m of an intersection with a controlled highway, MoTT requires these items be addressed prior to providing their endorsement of the Bylaw.

BACKGROUND:

Site Context

The subject property is located on the east side of Highway 97 and the west side of Pleasant Valley Road. There is an existing driveway from Pleasant Valley Road near the southeast corner of the property that gives access to an existing manufactured home and accessory buildings. The property has no current driveway access on the west side of the property. The land slopes down east to west, with a fall in elevation of approximately 20 m over a 200 m distance.

Plan H16173 shows an approximately 9 m wide road right-of-way (ROW) that runs along the west boundary of the subject property. The ROW extends southwards to connect to an existing 20 m wide frontage road, which is currently constructed and terminates at the north-western corner of 6525 Highway 97. The ROW does not currently contain a constructed road or driveway.

The following orthophoto of the subject and surrounding properties was taken in 2025:



There is a school located on the adjoining property to the north, which is zoned C.R and designated School in the Electoral Areas "B" and "C" Official Community Plan (OCP). There are smaller (around 1,200 m^2) Residential Manufactured Home Subdivision (R.4) zoned properties to the northeast, on the west side of Pleasant Valley Road. These properties are also designated Mixed Commercial / Light Industrial. Land parcels to the east on the opposite side of Pleasant Valley Road are zoned Country Residential (C.R), designated Agricultural, and are located within the ALR, containing established orchards. Highway 97, the CP Rail line and Swan Lake. The property to the south of the subject site shares the same C.R zoning and designation as the subject property and is vacant.

The Proposal

The applicant originally requested to rezone the whole property and to establish a cold storage building on the west side of the subject property. The proposal has since been amended to exclude this building and to only rezone 1.05 ha at the eastern end of the subject property to the I.1 zone, with the rest of the property to remain zoned C.R.

The building proposed on the east side of the lot is indicated to have a gross floor area of 11,453 m^2 over two storeys, with the ground floor to be used for RV storage, and the upper floor to be used for self-storage. With site grading it is proposed that the ground floor will be accessed at the southern end of the building, and the self-storage on the upper floor will also have access at grade at the north end of the building. The building is indicated to have a maximum height of 11.53 m. A parking and loading area is shown at the north-eastern corner of the building containing 10 parking and four loading spaces.

Landscaping trees are shown on the site plan to the eastern, southern and western boundaries. Access to the remainder of the property is shown to the southern end of the proposed building.

The applicant has indicated that sewage generated by the development will have a total daily flow of 447 L/day. Stormwater is proposed to be stored in a retention tank on the southern side of the proposed building.

PLANNING ANALYSIS:

The Planning Department recommends that 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 (OCP). The development proposal is for light industrial uses that comply 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 uses would be compatible with the proposed future land uses of the surrounding area, which are designated Mixed Commercial / Light Industrial. Adjoining properties to the north and south are zoned C.R, with the property to the north containing a school and the property to the south being vacant. Therefore, the change from a rural zoning to an industrial zoning will have less of an impact on these properties. Required landscaping, setbacks and Pleasant Valley Road itself will provide a buffer for industrial activities on the subject property from agricultural properties to the east across Pleasant Valley Road.

Several R.4 zoned lots are located to the north of the subject property. These properties are elevated above the majority of the subject property, and only the property at 6852 Pleasant Valley Road directly adjoins the subject property. If the required setback of 6 m can be achieved, coupled with required landscaping and screening, then the proposed development may not be incompatible with adjacent land uses at this location. It is noted that these R.4 zoned properties are also designated Mixed Commercial/Light Industrial.

The Swan Lake Commercial Corridor Guidelines state that site planning and landscaping should be used to provide continuous pedestrian access and circulation along the length of the Swan Lake Corridor as identified in Schedule E (see attached). It is recommended that Final Adoption of the Bylaw be withheld until the applicant has made arrangements for the provision of this corridor. This would be consistent with the Transportation Policies of the OCP.

The Swan Lake Commercial District Policies of the OCP state that, due to the sensitive environmental conditions within the Swan Lake Corridor as well as problematic soil and hydrological conditions, consideration of zoning changes will be based on the maximum daily sewage flow from the use of the subject property. Where the proposed land use generates a maximum daily sewage flow of less than 1400 L per day, 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 that maximum. Where the proposed land use generates more than 1400 L per day, the RDNO will consider a rezoning based on a hydrological assessment from a hydrological engineer to review the local groundwater and surface water conditions with respect to Swan Lake or a tributary ditch or watercourse, a geotechnical evaluation from a geotechnical engineer that reviews local soil conditions with the identification of a primary and separate backup drainfield location which areas would be protected by a covenant, and a design for sewage disposal and stormwater management system prepared by a civil engineer. The applicant has indicated that the proposed building would have a daily sewage flow of less than 1400 L/day (447 L/day) but has not provided a plan showing septic disposal design.

The location of the proposed development is part of the proposed service area for the North Okanagan Wastewater Recovery Project (NOWRP) which would extend sanitary sewer service to the subject property. 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 property. This would help support the development and operation of the proposed 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 (SRW) be entered into by the property owner 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 be made with the Regional District to establish this SRW.

OCP Policy for the Swan Lake Commercial District states that “as a condition precedent for the approval of a rezoning bylaw, the Regional District will generally request that a covenant be registered to prohibit subdivision of land until a community sewer system is available.” It is recommended that a covenant be registered against the title of the properties that would prohibit fee-simple or bareland strata subdivision of the property until community sewer is available.

It is recommended that a Development Permit which addresses the requirements of the Industrial Development Permit Area and Riparian and Swan Lake Development Permit Area 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 buildings will be acceptable, and that parking, loading, and landscaping requirements are satisfied in accordance with the requirements of the OCP and Zoning Bylaw, or a Development Variance Permit where necessary.

The number of parking spaces shown for the proposed building are less than the amount specified in the Zoning Bylaw for a warehouse use. A Development Variance Permit (DVP) would need to be sought for a reduction in parking spaces. Regarding parking spaces, 10 are shown for the proposed building, which is a reduction of 48 parking spaces from the number required for the proposed floor area for a warehouse use under the Zoning Bylaw. The length of parking spaces shown on the plans provided as part of the application is 5.5 m, which is less than the 6 m specified in the Zoning Bylaw. If more than 25% of parking spaces are shown on 5.5 m in length, a variance would also be required for the reduced size of parking spaces.

OCP Policy 10.1.3 of the Swan Lake Commercial Area and Neighbourhood Plan requires that applicants for new development pay for any new or expanded water infrastructure that is needed to support that development. The application has been referred to Greater Vernon Water for comment on water infrastructure required for the proposed development. It is recommended that a condition be included to ensure that any water servicing issues that could arise are dealt with to the satisfaction of the RDNO Utilities Department.

As outlined in the policies of the OCP, the Swan Lake Corridor is intended to provide light industrial, service commercial and large format commercial uses that cannot be accommodated in other areas of the region. The Service Commercial (C.4) and Light Industrial (I.1) zones allow for food services and retail sales. During the development of the Swan Lake Commercial Area and Neighbourhood Plan, it was acknowledged that the corridor was intended to provide employment lands and not uses that would draw highway traffic into the area for food services and retail sales. Should the Board wish to place further limitations on the establishment of food services and retail sales within the area, they could direct staff to review the uses permitted in these zones.

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, 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. 3063 at a future meeting.

Should the Board of Directors wish to hold a Public Hearing for Bylaw No. 3063, a resolution could be passed to give First and Second Reading to Bylaw No. 3063 and forward the Bylaw to a Public Hearing. 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 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 applicant is proposing to rezone a portion of the property to the Light Industrial (I.1) zone. Uses permitted in the I.1 zone include accessory buildings and structures, an owner/operator dwelling unit, food service, restricted agricultural use, retail sales, storage, service and repair (including manufacturing and processing), warehousing and transportation facilities. 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 m^2 where the lot is serviced by a community sewer system and 1 ha where the lot is serviced by an on-site septic system. Lot coverage may not be greater than 60%. Buildings must be setback 6 m from the front and exterior side lot lines and 0 m from interior side and rear lot lines except where a lot abuts a lot in a Residential or Rural zone, buildings must be setback 6 m from that interior side lot line, and 9 m from that rear lot line. The height of buildings and structures in the I.1 zone may not exceed 12 m.

Any industrial development that abuts a highway within the I.1 zone is required to provide a landscaped buffer with a minimum width of 7.5 m where the property abuts a controlled access highway, 3 m where a property abuts any other road, and 2 m where the property abuts a lot in a Residential zone. Outdoor storage areas must be screened by a fence or hedge having a minimum height of 2.5 m and 2 m respectively where they abut a residential use.

Parking for the proposed warehouse use must be provided at a rate of 0.5 parking spaces per 100 m^2 of gross floor area. The gross floor area of the proposed building is 11,453 m^2, which would require 58 parking spaces to be provided.

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 except that in Industrial zones, 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 must be identified by a sign indicating "Small Car Parking Only".

A total of 2 loading spaces must be provided for industrial buildings having a gross floor area between 450 m^2 and 2,300 m^2. A total of 3 loading spaces must be provided for industrial buildings having a gross floor area greater than 4,600 m^2, with one additional loading space for each additional 4,600 m^2 or each fraction thereof in excess of 2,300 m^2. All loading spaces must be at least 9 m in length, 2.4 m in width, and 3.7 m in height. For the size of the proposed building, four loading spaces are required to be shown.

Retaining walls within required setback areas must not exceed a height of 1.2 m. Retaining walls outside of required setback areas must not exceed a height of 2.4 m. Multiple retaining walls must be constructed so that they are spaced to provide at least a 1.2 m horizontal separation in between. A retaining wall may be higher than 1.2 m measured from grade, where the natural grade of the subject property is lower than the abutting property.

HOLDING TANK BYLAW:

Any development intending to rely on holding tanks as a means of sewage servicing is 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:

<u>Swan Lake Commercial District Policies</u>

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 a rezoning application based on the design recommendations of a consulting 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, then the Regional District will consider a rezoning application based on a review of the proposed on-site sewage disposal and stormwater management system that includes:
            a) a hydrological assessment from a hydrological engineer that reviews the local groundwater and surface water conditions with consideration of possible contamination of Swan Lake or a tributary watercourse or ditch;

   b) a geotechnical evaluation from a geotechnical engineer that reviews local soil conditions with the identification of a primary and separate backup drainfield location which areas would be protected by Covenant; and
   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.

Mixed Commercial / Light Industrial Policies

1. Direct Commercial and Light Industrial uses to areas designated as Mixed Commercial and Light Industrial.
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.
6. Consider amending the Zoning Bylaw to create a new light industrial zone that removes uses that may negatively impact nearby and surrounding environmental features.

Light Industrial Policies

1. Consider potential environmental and health impacts of proposed light industrial uses.
2. Ensure compatibility between light industrial uses and existing adjacent and nearby uses.
3. Extend community sewer servicing along Highway 97 to service light industrial lands.
4. Encourage more intensive and effective use of existing light industrial lands that have been identified as underutilized.

Utility Policies

1. The Regional District supports the provision of sewer services for health and environmental purposes specifically in residential and commercial 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. Construct a wastewater recovery plant and community sewer collection system that will provide sanitary services to developed portions of the plan area (Swan Lake), including properties with commercial, industrial, and residential land use designations.

4. Extend the community sewage collection system in a phased manner in accordance with the wastewater recovery project.

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.

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 primary 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 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 industrial uses will require a Development Permit for form and character. Unless a Development Permit exemption applies, all development on lands zoned industrial will require a Development Permit prior to subdivision or issuance of a Building Permit.

The Swan Lake Commercial Corridor Development Permit Guidelines recommend the "use of 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 "E". Attached to this report is a copy of Schedule "E".

REFERRAL COMMENTS:

The application was referred for comments to the following:

1. Ministry of Transportation and Transit

The Ministry of Transportation and Transit (Ministry) has received and reviewed your updated referral May 25, 2026 to rezone a portion of the property from Country Residential (C.R) to Light Industrial (I.1) for the purpose of warehouse and storage. The proposal falls within Section 52(3)(a) of the Transportation Act and will require formal Ministry endorsement.

The Ministry is in support of the proposal; however, the following conditions must be satisfied prior to final approval and signature:

1. Provision of a suitably worded covenant restricting:
   - development that would generate more than 100 trips/hr during peak hours; and
   - development of drive-thru services or fuel stations.

   The covenant to be registerable under Section 219 of the Land Title Act in favour of His Majesty The King in right of the Province of British Columbia as represented by the Minister of Transportation and Transit, Parliament Buildings, Victoria, BC, V8V 1X4, Canada. Covenant to be registered with priority over any financial charges. It is recommended you submit a draft version of the document to the Ministry before obtaining signatures from landowners and affected charge holders to ensure suitability of the documents.

   If the landowner does not wish to enter a restrictive covenant, a Traffic Impact Analysis will be required to review the highest density and highest generated traffic land use in the proposed zoning.
2. No storm drainage shall be directed towards Ministry Road dedication. This would include but is not limited to collection/run-off of the internal road system or development run-off. All surface and subsurface drainage/storm water from the development is to be dealt with onsite.
3. The owner shall provide additional road dedication to create 20m in total width (including Plan KAP16713H) along the entire west boundary of THAT PART OF LOT 3 LYING TO THE EAST OF THE ROAD AS SAID ROAD IS SHOWN ON PLAN H433; BLOCK 6 SECTION 14 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT PLAN 749 EXCEPT PLAN H16713 to match Plan KAP78958. Landowner to submit a reference plan of road (pursuant to Section 107 of the Land Title Act) to the Ministry for review and endorsement.
4. Direct access to Highway 97 will not be permitted. Owner to apply for a 'Commercial Access' permit for access to Pleasant Valley Road prior to zoning approval. The permit can be applied for at the following link: www.gov.bc.ca/highway-use-permits.

Note: The Transportation Act (or Provincial Public Undertakings Regulation 513/2004) applies. Please ensure that no landscaping is within the sight triangle (6m corner cutoffs) from access to Pleasant Valley Road that will impact sight lines.

2. Interior Health Authority

I have no objections to the proposed Warehouse operation (RV storage and mini-storage).

Please note that some of the principal allowable uses in the L1 zone may be detrimental to groundwater and eventually Swan Lake, if they were to be developed in the future if the current proposal does not come to fruition. For example, uses that store hazardous substances (e.g. gasoline sales, petroleum distribution, service stations) and other uses that produce a lot of wastewater (eg car wash and cannabis production). It may be prudent to enter into an agreement that restricts such uses as a condition of re-zoning.

3. **RDNO Utilities Department**
   Properties located in the Greater Vernon Water service area are subject to all applicable RDNO Bylaws, Policies and Procedures.
   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 meters before entering the building.
   Applicant will be required to submit GVW Hydraulic Model Application to determine the anticipated off-site waterworks upgrades at subsequent development stage. Develop to GVW standards.
4. **RDNO Building Inspection Department**
   I don't have any issues with this, however, it will have an affect on traffic in the area. It is also a Part 3 building and will require an architect.
5. **RDNO Parks Department**
   In the interest of the "pedestrian corridor" identified in Schedule E of the EA B&C OCP, can you please ensure that a 6m wide SRW is registered in favor of the RDNO for this purpose on the west side of the subject parcel. Based on the conceptual drawing, the green space between the proposed new road and the cold storage building would be an appropriate location. Additionally, to remain consistent with previous applications, we should collect $70 per linear meter cash-in-lieu for future construction of the pedestrian corridor.
6. **RDNO Community Services**
7. **RDNO Rural Services**
8. **BX Swan Lake Fire Department**

Submitted by:

Heather Shannon
Planner

Reviewed by:

Greg Routley
Planning Manager

Endorsed by:

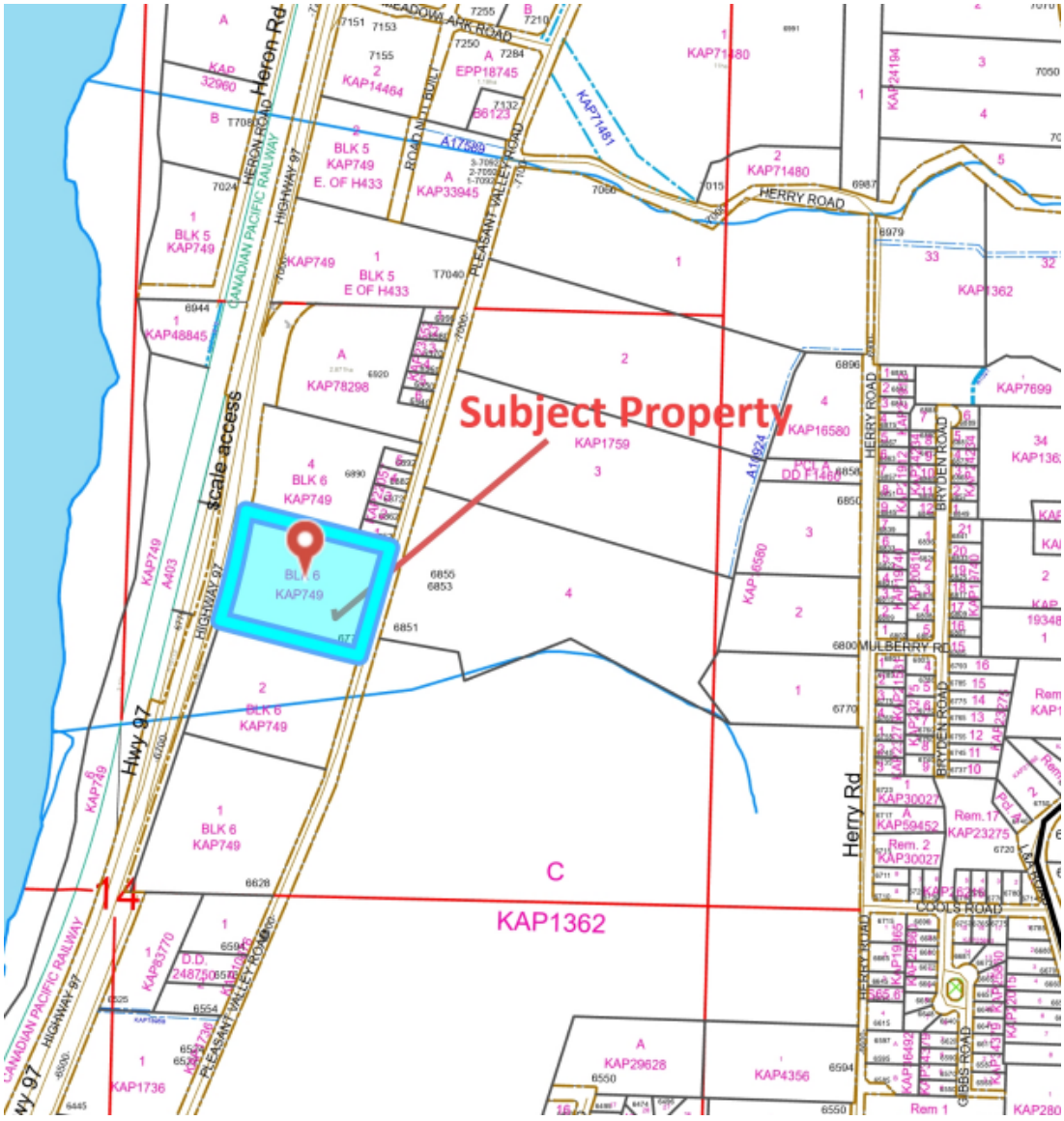
Rob Smailes, RPP, MCIP
General Manager, Planning and Building

Approved for Inclusion:

David Sewell
Chief Administrative Officer

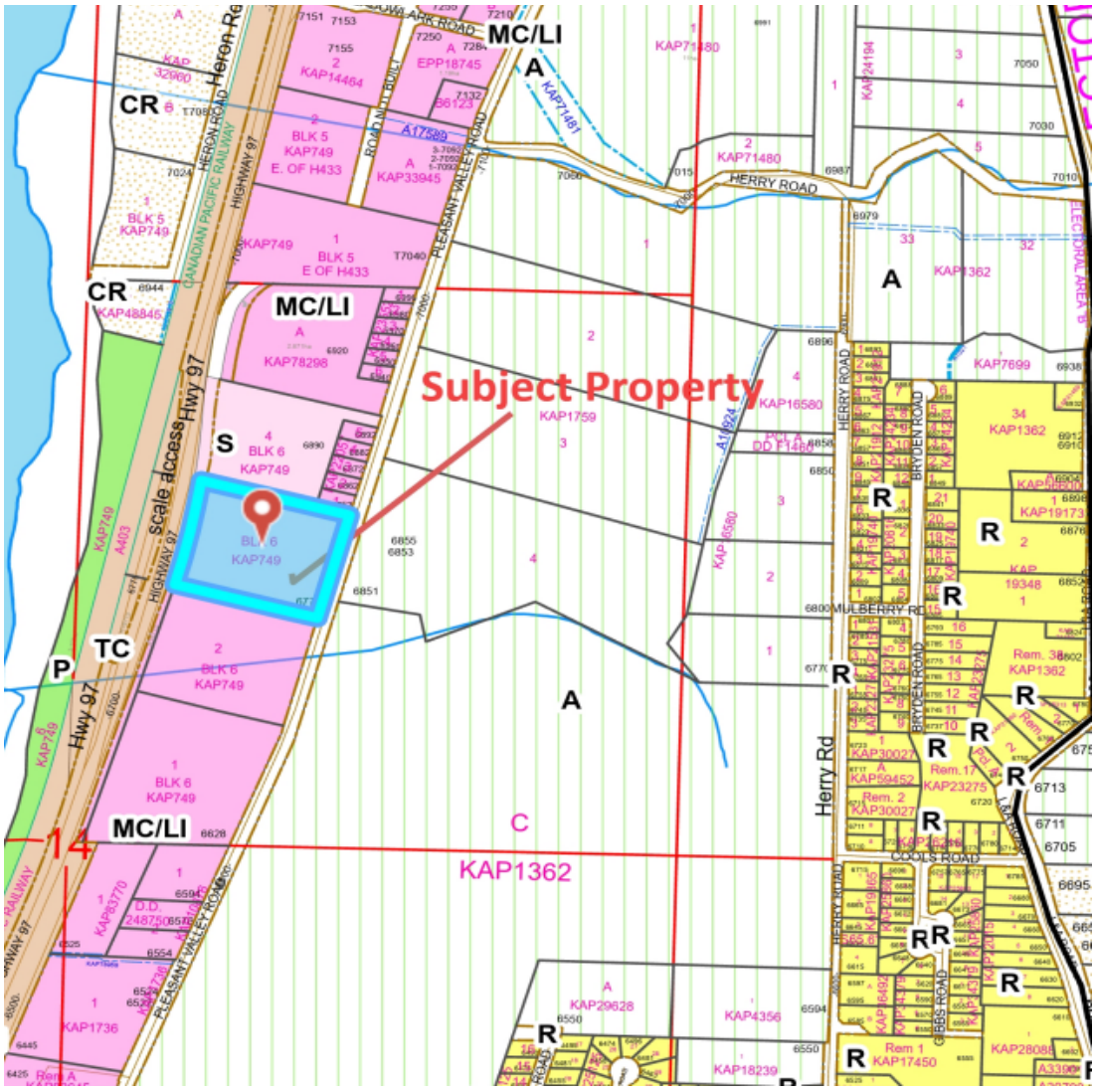
SUBJECT PROPERTY MAP
ZONING AMENDMENT

File: **25-1039-B-RZ**
Location: **6776 Pleasant Valley Road**



SUBJECT PROPERTY MAP
ZONING AMENDMENT
OCP BOUNDARIES

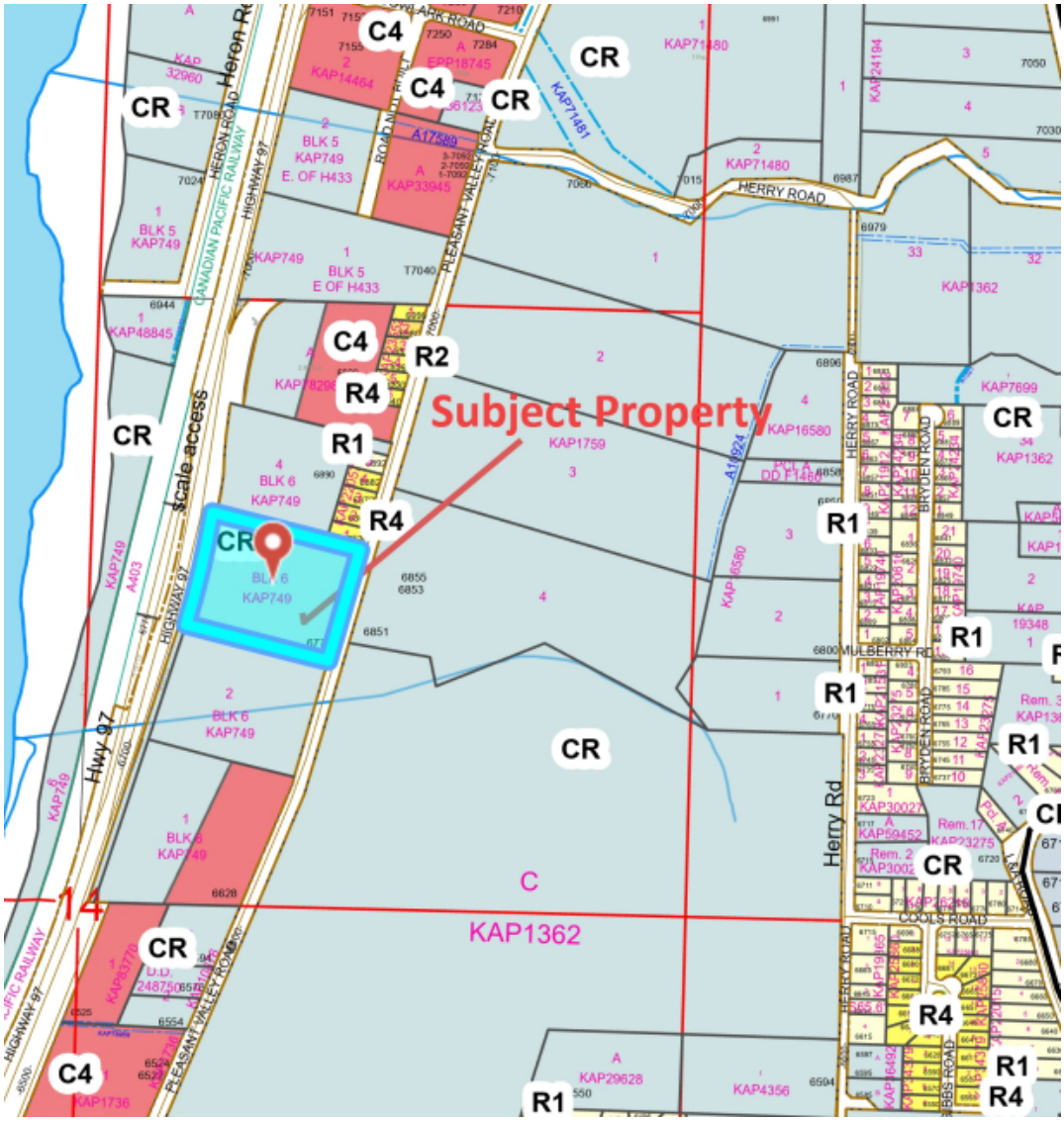
File: **25-1039-B-RZ**
Location: **6776 Pleasant Valley Road**



A – Agricultural
CR – Country Residential
MC/LI – Mixed Commercial / Light Industrial
R – Residential
S – School?

SUBJECT PROPERTY MAP
ZONING AMENDMENT
ZONING BOUNDARIES

File: 25-1039-B-RZ
Location: 6776 Pleasant Valley Road



C.4 – Service Commercial
C.R – Country Residential
R.1 – Residential Single Family
R.2 – Residential Two Family
R.4 – Residential Manufactured Home Subdivision

Township of Spallumcheen

Electoral Area B

Swan Lake

City of Vernon

Electoral Area C

District of Coldstream

Electoral Area B

Electoral Area D

Okanagan Lake

Kalamalka Lake

This map was compiled by the RDNO, using data believed to be accurate; however, a margin of error is inherent in all maps.

REGIONAL DISTRICT NORTH OKANAGAN

One Region, One Future

REGIONAL DISTRICT OF NORTH OKANAGAN

ELECTORAL AREA B & C OFFICIAL COMMUNITY PLAN

Schedule E

To Accompany Official Community Plan Bylaw No. 2626, 2014

LEGEND

- Pedestrian Corridor/ Swan Lake Service Rd
- Trails
- Rail Line
- Greater Vernon Natural Spaces
- Electoral Area B & C Parks
- Future Community Park Areas
- Provincial Parks
- RDNO Jurisdiction Boundary
- First Nation Reserves

All trails depicted on this OCP map have either been constructed or reflect the conceptual alignment. The conceptual trail locations have not been confirmed by a field survey. All required land manager approvals and regulatory requirements will be obtained prior to any trail development.

Schedule E to accompany Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 2999, 2024.

I hereby certify this to be a true and correct copy of Schedule E attached to and forming part of Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2999, 2024.

Dated at Coldstream, BC this ____day of _____. 2024.

_____

Corporate Officer

N W E S

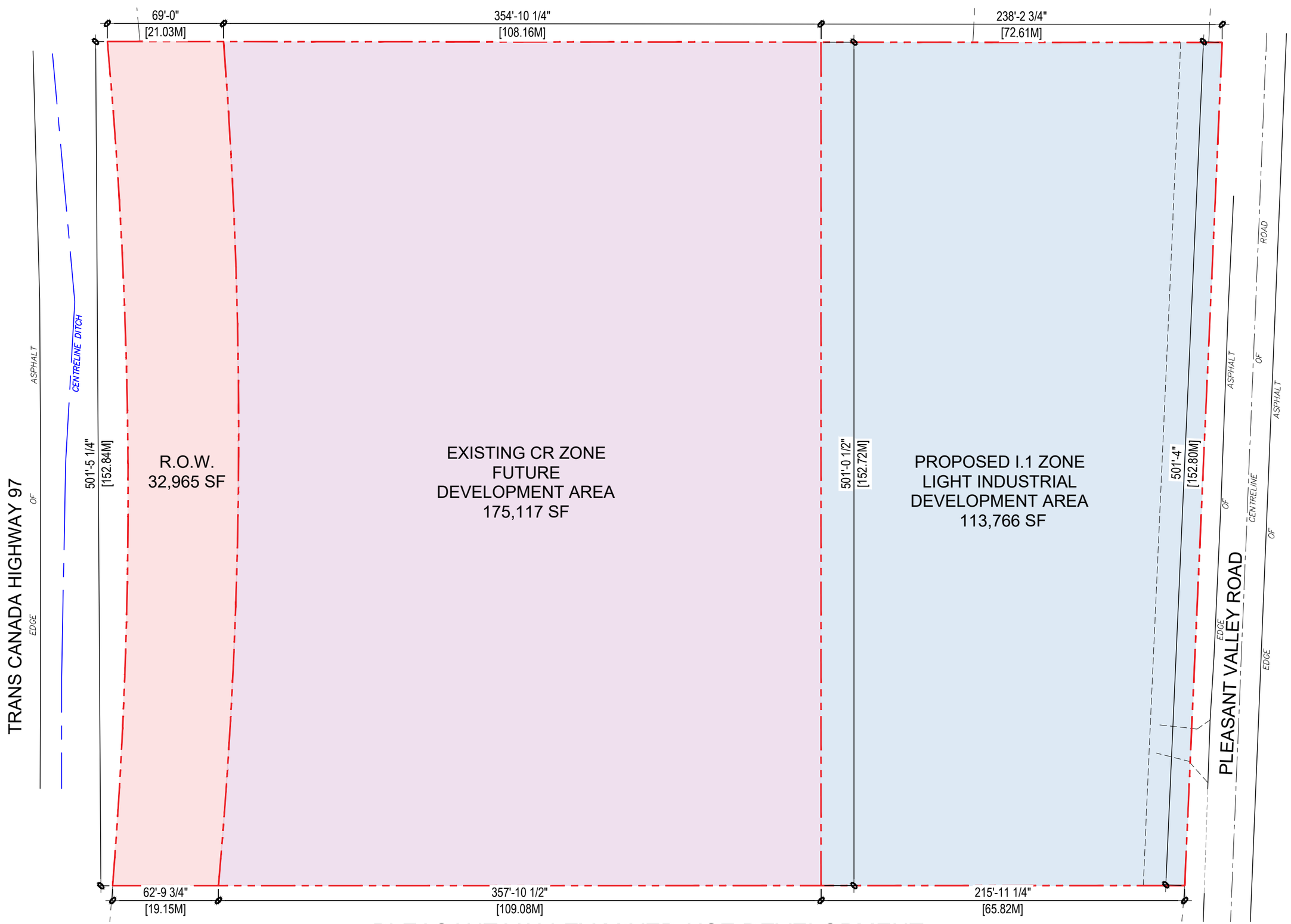
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Last Update: Feb 14, 2025

Map Produced : Feb 14, 2025

Folder: H:\GIS\GIS\Tech\ArcGIS_Pro_Maps\PROJECTS\Parks\GreaterVernonParks_OCP\



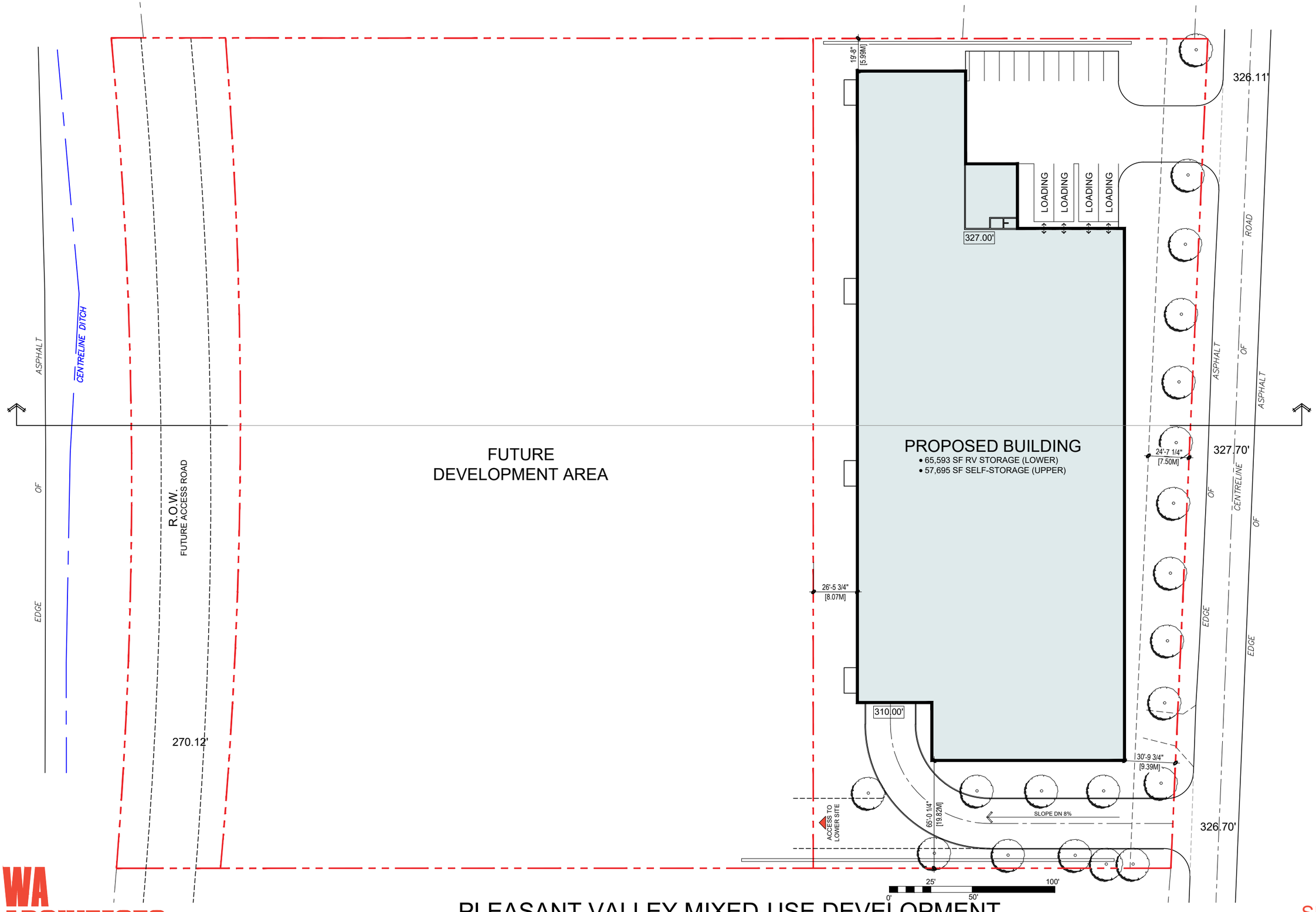
WA ARCHITECTS

PLEASANT VALLEY MIXED-USE DEVELOPMENT

6776 PLEASENT VALLEY ROAD, VERNON B.C.

PARCEL PLAN

MAY 15, 2026



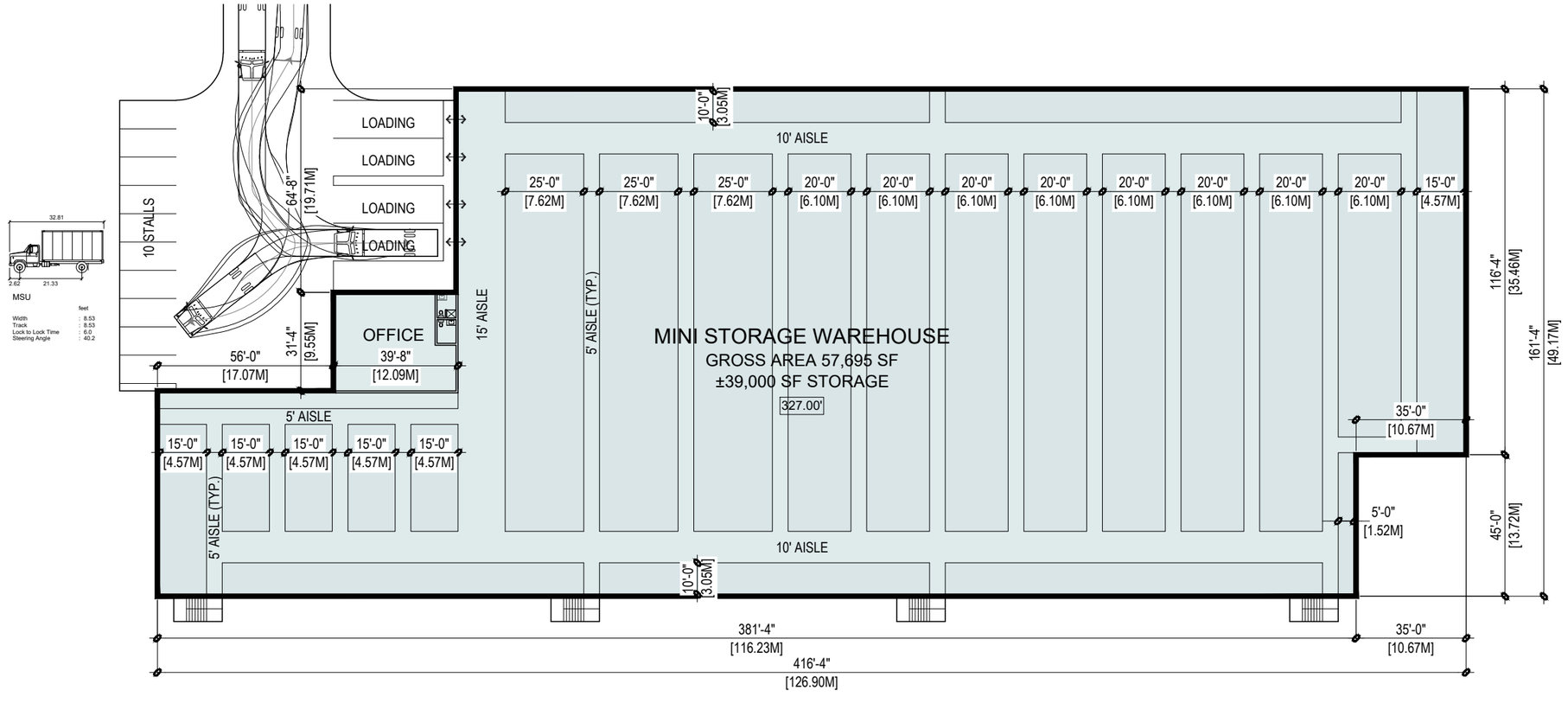
WA ARCHITECTS

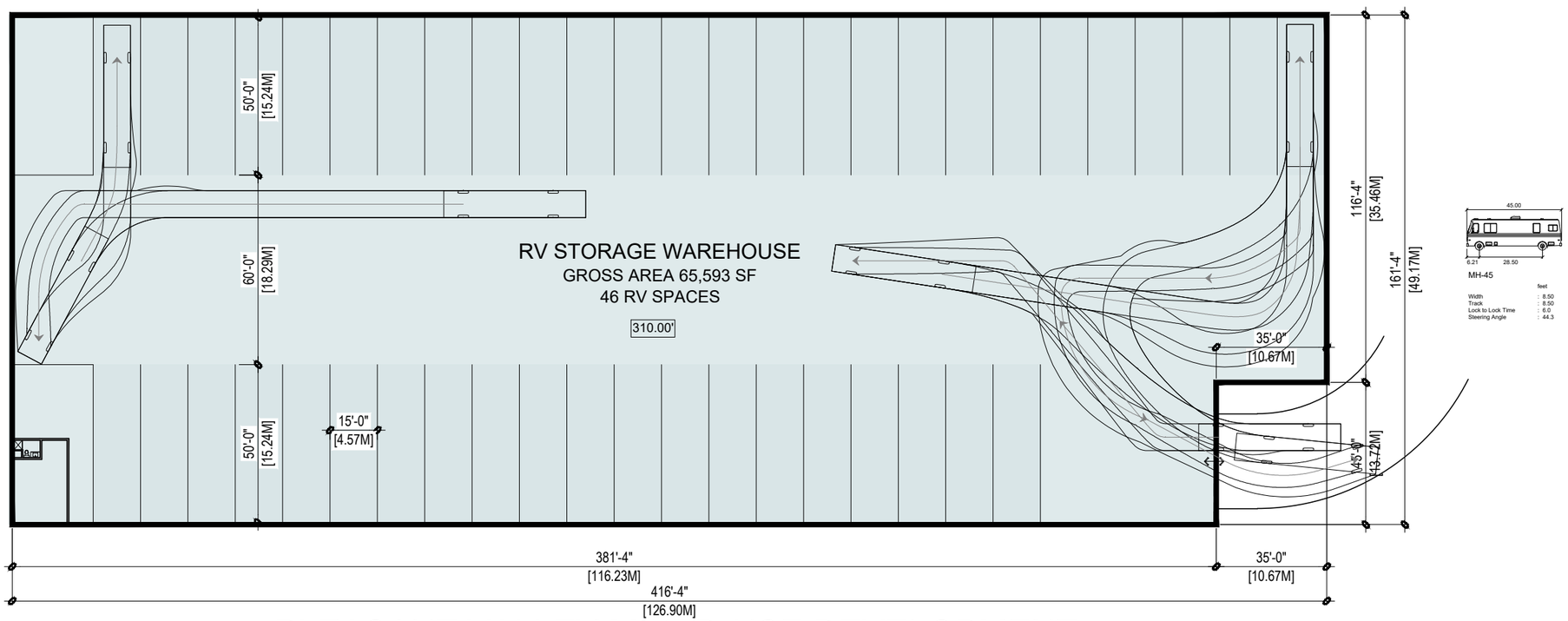
PLEASANT VALLEY MIXED-USE DEVELOPMENT

6776 PLEASENT VALLEY ROAD, VERNON B.C.

SITE PLANS

MAY 8, 2026





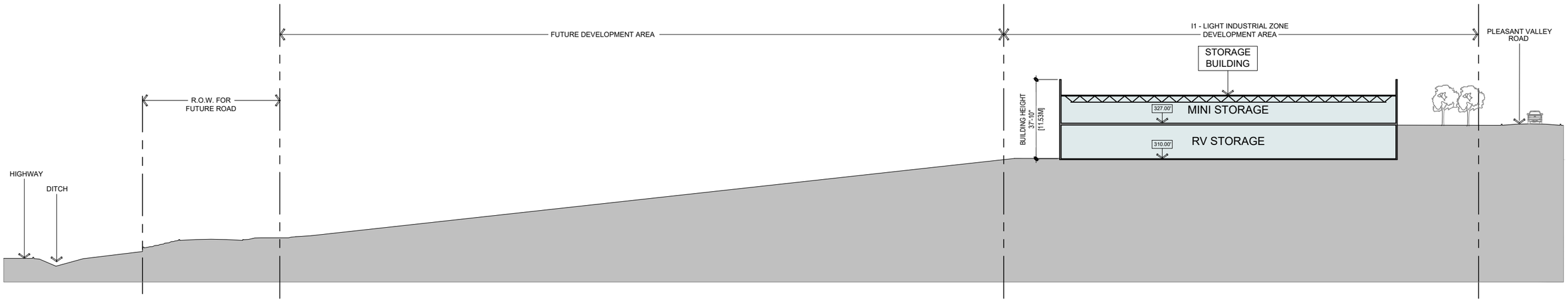
WA ARCHITECTS

PLEASANT VALLEY MIXED-USE DEVELOPMENT

PROPOSED BUILDING FLOOR PLANS

6776 PLEASENT VALLEY ROAD, VERNON B.C.

MAY 8, 2026



WA ARCHITECTS

PLEASANT VALLEY MIXED-USE DEVELOPMENT

6776 PLEASENT VALLEY ROAD, VERNON B.C.

SITE SECTION

MAY 8, 2026





WA ARCHITECTS

PLEASANT VALLEY WARHOUSES

6776 PLEASENT VALLEY ROAD, VERNON B.C.

CONCEPT RENDERINGS

JANUARY 27, 2026