



REGIONAL
DISTRICT
NORTH
OKANAGAN

PLANNING DEPARTMENT INFORMATION REPORT

REZONING APPLICATION

DATE:	December 21, 2021
FILE NO.:	21-1021-B-RZ
OWNER/APPLICANT:	LCT Investments Inc. c/o Dwell Design Studio
LEGAL DESCRIPTION:	Parcel A (DD 149241F) of Lot 1, Sec 14, Twp 8, ODYD, Plan 3484, Except Plan 19762
P.I.D.#:	010-841-971
CIVIC ADDRESS:	6295 Pleasant Valley Road
PROPERTY SIZE:	0.22 ha
SERVICING:	Greater Vernon Water and Holding Tank for sewage
PRESENT ZONING:	Residential Single Family (R.1)
PROPOSED ZONING:	Light Industrial (I.1)
O.C.P. DESIGNATION:	Light Industrial
PROPOSED USE:	Sales of building supplies, with associated storage, administration and owner/operator accommodation

PLANNING DEPARTMENT RECOMMENDATION:

That in accordance with the changes to the *Local Government Act* which were brought into effect by the granting of Royal Assent to Bill 26, notice be given in accordance with Section 467 of the *Local Government Act* that Zoning Amendment Bylaw No. 2922, 2021, which proposes to rezone the property legally described as Parcel A (DD 149241F) of Lot 1, Sec 14, Twp 8, ODYD, Plan 3484, Except Plan 19762 and located at 6295 Pleasant Valley Road, Electoral Area "B" from the Residential Single Family (R.1) zone to the Light Industrial (I.1) zone, will be considered for First Reading at a future meeting; and,

That Final Adoption of Zoning Amendment Bylaw No. 2922, 2021 be withheld until:

1. The applicant registers 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 registers 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. 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. 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 property located at 6295 Pleasant Valley Road. The applicant is proposing to rezone the site to Light Industrial in order to use the site for sales of building supplies, with associated storage, administration and owner/operator accommodation.

The Planning Department recommends that the application receive favourable consideration as it complies with the Electoral Areas “B” and “C” Official Community Plan land use designation of the subject property, and the applicable policies in the OCP.

Staff recommend that Final Adoption of the Zoning Amendment Bylaw be withheld until the applicant has addressed the sewer conditions outlined above, including a condition to allow for either interim use of holding tanks if approved by IH or for on-site sewage disposal to be provided. Approval of a Development Permit for the proposed development is also required prior to final adoption.

The Ministry of Transportation and Infrastructure (MoTI) have asked that the road dedication be provided to widen Pleasant Valley Road. MoTI also require the applicant to obtain a commercial access permit, and to register a covenant to restrict the use of the site for any food service business without prior written approval from MoTI. As the property is within 800m of an intersection with a controlled highway, MoTI will require these items to be addressed prior to providing their endorsement of the Bylaw.

A Development Variance Permit will need to be sought for setbacks under the I.1 zone once the Zoning Amendment Bylaw is adopted in order to facilitate the development as proposed.

BACKGROUND:

Site Context

The subject property is located on the eastern side of Pleasant Valley Road directly opposite the intersection with Stickle Road. The site slopes gently down from east to west towards the road, and contains an existing single family dwelling and accessory residential buildings. A building permit was issued in June 2021 to demolish the dwelling and garage. A final inspection has not yet been requested for this building permit. The site accesses Pleasant Valley Road at the south-western corner of the lot. The following orthophoto of the subject and surrounding properties was taken in 2018:



The site is zoned Residential Single Family (R.1) and designated Light Industrial in the Electoral Area “B” and “C” Official Community Plan (OCP). The property to the rear of the subject site is zoned Country Residential (C.R) and designated Agricultural under the OCP. Similar sized properties to the north and south share the same zoning and OCP designation.

The property north of the subject site at 6303 Pleasant Valley Road contains a home-based business undertaking auto-detailing of motor vehicles on the site. In 2017, the owners applied for a change to OCP designation from Agricultural to Commercial, and to rezone the property from R.1 to Service Commercial (C.4). This application was not supported by the Board, who instead at the Board meeting on September 20, 2017 directed staff to prepare a text amendment that would allow for the existing use of the site. The associated Text Amendment was given third reading on February 7, 2018.

On the other side of Pleasant Valley Road, to the west, properties south of Stickle Road are zoned Light Industrial (I.1), and designated Light Industrial. The property immediately north of the Stickle Road intersection (north-west of the subject site) is zoned Neighbourhood Commercial (C.3), and has an OCP designation of Mixed Commercial/Light Industrial.

The site is located within the Agricultural Land Reserve (ALR). However, written confirmation was received from the Agricultural Land Commission (ALC) on November 30, 2021 that the parcel is exempt from requirements of the ALC regulations as the parcel is under 2 acres in size, and was established prior to December 1972.

The Proposal

The application seeks to rezone the site from Residential Single Family to Light Industrial in order to establish a building supply operation on the site. Proposed buildings include two high bay storage units of 235 m² each located towards the front of the site, and a two storey building towards the rear containing an office/sales building alongside a garage with a 2-bedroom dwelling unit above. These buildings do not meet the required setbacks under the I.1 zone where the site adjoins an agricultural site to the north and east requiring a setback of 6.0 m and 9.0 m respectively. Reduced setbacks of 2.0 m and 3.1 m are indicated instead at the north and east boundary respectively. Therefore, a Development Variance Permit will also need to be obtained after adoption of the Zoning Bylaw Amendment in order to establish the development as proposed.

Landscaping buffers are to be provided along all boundaries, with 3.0 m indicated at the road boundary, and 2.0 m along all other boundaries. Additional road dedication is being proposed along the front boundary with Pleasant Valley Road, ranging from a depth of 2.743 m at the south-western corner, down to 2.58 m at the north-western corner of the site. This will align with the road boundary on the adjoining property to the south.

Access to the site is proposed towards the south-western corner, in the same location as the existing driveway. Fifteen parking stalls, and two loading bays are shown.

The proposed development would be connected to the Greater Vernon Water, and be serviced with a sewage holding tank until a connection to a community sewer system is available. The daily flow has been calculated as 1,900 L, and two 7,000 L tanks are proposed to allow for seven times the daily flow, being 13,300 L. This has been based on a 2-bedroom dwelling unit, and a maximum of 12 staff on any day.

The proposed development is intended to provide offices/retail space for a building supply company, where products are constructed and stored at a separate location. The two high bay units are intended to be leased to separate trade contractors. The 2-bedroom dwelling unit above the garage will be a caretaker suite.

PLANNING ANALYSIS:

The Planning Department recommends that the subject rezoning application be supported as it complies with the Light Industrial land use designation of the subject property and the applicable policies of the Electoral Areas "B" and "C" Official Community Plan.

The development proposal is for a building supplies business, being a light industrial use that is considered to comply with the OCP Policies because:

- The development provides for a light industrial use of the site that is compatible with surrounding uses, particularly those existing uses to the west, and those that are designated for light industrial use to the north and south.
- With the exception of building setbacks, the applicant has demonstrated that the development can be appropriately located, and serviced in terms of sewage, water, and parking and loading requirements.

Overall, the proposed use would be compatible with the current and future land use of the surrounding area. Light industrial uses already operate on sites to the west, and an existing home occupation industrial use is being formalised to the north. The design of the proposed development including the layout of buildings and parking areas on-site, and landscaping screening, provides a buffer to sites presently used for residential and agricultural purposes to the east and south.

A reduced setback of 3.1 m is proposed to the east compared, with the 9.0 m that Light Industrial zoning would require. However, this part of the site is intended to contain the dwelling unit above a garage, and the administration/office building for the building supplies business. Therefore, it is considered that these uses act as a buffer to the majority of the parking area, and warehousing/storage and loading areas towards the front of the site. It is also noted that a Development Variance Permit will need to be sought for any reduction in setbacks, and this application process will allow for input from adjacent land owners.

The subject property also slopes away from the rear (east), down towards the road boundary. There is approximately a 4.0 m difference in elevation across the site, which may help to offset the height impact of any buildings on the subject property to the adjoining rear site noting that the I.1 zoning allows for a maximum building height of 12.0 m versus the existing maximum height of 8.0 m for the R.1 zoning.

The proposed development shows the closest building as being setback 12.0 m to the site to the south. As this site is zoned residential, the proposed landscape buffer needs to consist of a screen which is at least 2.0 m in height. Specific requirements of the landscaping buffer will be dealt with as part of the Development Permit for the proposed development. Taking into account the building setback and the landscape buffer/screen, the proposed development of the site is not considered to be incompatible with the residential site to the south.

It is recommended that a Development Permit addressing 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 building is acceptable, and that setback, parking, loading, and landscaping requirements are satisfied in accordance with the requirements of the OCP and Zoning Bylaw.

A holding tank is proposed to service the development until such time that a connection is available to the community sewer system for Swan Lake. Interior Health (IH) comments received indicated that the use of holding tanks was not generally supported. However, IH indicated that they would consider an application for a holding tank more favourably if the applicant intends to connect to a community sewer system as soon as the opportunity becomes available.

The Planning Department recommends that Final Adoption be withheld until the applicant has registered covenants on the title requiring connection to a community sewer system as soon as it becomes available with no further subdivision of the site before this connection occurs, and for an appropriate temporary method of sewage disposal to be demonstrated, whether this be by way of holding tanks, or an on-site disposal system. The location of the proposed development is within the proposed service area for the North Okanagan Wastewater Recovery Project which would extend sanitary sewer service to the subject property. Also, 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.”

The application was referred to the Ministry of Transportation and Infrastructure on October 28, 2021. MoTI responded on October 29, 2021 requesting the following:

1. Pleasant Valley Road is to be dedicated 12.5m from the mean existing centreline or 3.0m beyond the back side of the ditch, or to align with the dedication to the south (as shown on the site plan), whichever is the greater.
2. The applicant is to obtain a Commercial Access Permit from the Ministry of Transport and Infrastructure office.
3. The applicant is to register a covenant in the name of Her Majesty the Queen in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure, to prohibit any food service business on the property without prior written approval from the Ministry of Transportation and Infrastructure.

MoTI noted in its response that there already exists a 25 m road width at this located which is considered acceptable for a collector road. However, the applicant has offered approximately an additional 2.7 m of road dedication along the western boundary which will align with the property boundary to the south. MoTI accepts this additional road dedication where it will allow additional space for future provision of an upgraded intersection at Stickle Road, where a dedicated left-turn lane would be likely form part of an intersection upgrade.

MoTI also noted the need for a Commercial Access Permit to be obtained, and is seeking a restriction on the use of the site for food service business without prior approval from MoTI. Given that the applicant needs to undertake a process with MoTI in order to obtain the Commercial Access Permit, these other matters can also be dealt with in direct correspondence with MoTI as part of this process.

Public Hearing

At the Regular Meeting held on April 22, 2020 and in accordance with the provisions outlined in the *Local Government Act*, the Board of Directors resolved to waive the holding of Public Hearings on zoning amendment bylaws if the bylaws are consistent with an applicable official community plan. Under such circumstances, notice was required to be given that the Public Hearing was being waived and such notice was required to be provided after First Reading and before Third Reading of an applicable zoning amendment bylaw.

On November 25, 2021, Bill 26 received Royal Assent. This brought changes to the *Local Government Act* which 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; and
- if a local government decides not to hold a Public Hearing, it must provide notice of the proposed date of the First Reading of the applicable zoning amendment bylaw.

In keeping with the above and as the subject bylaw is consistent with the policies and land use designation of the Electoral Areas “B” and “C” Official Community Plan, a notice will be posted in accordance with the new 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. 2922 at a future meeting once the applicant has posted a development notice sign in accordance with Section 6.1.7 of Development Application Procedures and Administrative Fees Bylaw No. 2677. At this meeting, Second and Third Reading may also be given.

Should the Board of Directors wish to hold a Public Hearing for Bylaw No. 2922, a resolution could be passed to give the First and Second Reading to the Bylaw and to 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 Residential Single Family Zone (R.1). The uses permitted in the R.1 zone include a single family dwelling, and two accessory residential buildings, only one of which can be a garage, carport, or swimming pool. Other permitted uses include boarding houses, community care facilities, home occupation uses, and restricted agricultural uses subject to further requirements within the Zoning Bylaw. Public parks and playground are also permitted within the R.1 zone.

The application seeks to rezone 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 (including building supplies), service and repair (including warehousing (wholesale and distribution)), and transportation facilities.

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

Buildings on the subject property must be setback 6.0 m from the front and side lot lines, and 9.0 m from the rear lot line. As Pleasant Valley Road is identified as a Major Road, a setback of not less 12.5 m from the center line of Pleasant Valley Road plus the required 6.0 m front yard setback must be provided.

For the proposed building supplies business, the following parking spaces must be provided: 1 parking space for every 2 employees associated with the warehouse/storage area, 2 spaces for the residential unit, and 2.8 spaces per 100 m² of office space. The application indicates the office space totals 302 m², and that there are 4 employees associated with the warehouse/storage area, which comes to a total of 15 parking spaces. On every site used as an industrial use, 2 loading spaces must be provided for between 450 m² to 2300 m² of gross floor area of all buildings.

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

The I.1 zone allows for a dwelling unit for the use of the owner, operator, or employee of the principal and permitted use. The dwelling unit must be located either at the second storey level or behind the industrial premises, while still being an integral part of the premises.

Any industrial development that abuts a highway is required to provide a landscaped buffer area with a minimum width of 3.0 m. Screening of 2.0 m in height is also required where an industrial development abuts a lot in a residential zone.

HOLDING TANK BYLAW:

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

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

REGIONAL GROWTH STRATEGY:

The North Okanagan Regional Growth Strategy Bylaw 2500, 2011 (RGS) identifies areas of future growth. At present, mapping contained within the RGS does not identify the subject property as being within a future growth area. However, subsequent planning work in the form of the Swan Lake Commercial Area and Neighbourhood Plan has formally designated the subject property Light Industrial. The property is also within the proposed service area for the North Okanagan Wastewater Recovery Project. Therefore, on the basis of these two aspects, the property will be included within the future growth area for the next RGS mapping amendment. For this reason no additional consideration of the Regional Growth Strategy is required.

OFFICIAL COMMUNITY PLAN:

The Official Community Plan (OCP) for areas “B” and “C” designates the land use of the subject property as Light Industrial. Pleasant Valley Road is identified as a Major Road. The following OCP Policies including those within the Swan Lake Commercial Area and Neighbourhood Plan are applicable to the application:

Agriculture Policies

Recognizing that under Section 23 of the *Agricultural Land Commission Act* the subject property is exempt from the ALC's restrictions, and recognizing the relatively small size and historic non-farm use of the property, most OCP Agricultural policies are not applicable to the current proposal. However, as the subject property is adjacent to land within the ALR, the following Agriculture policy is applicable:

1. Where a property is being developed adjacent to a property that is designated as Agricultural, an appropriate buffer strip will be established on the non-Agricultural property consistent with the "Landscaped Buffer Specifications" established by the Commission.

Swan Lake Commercial District Policies

1. The Regional District supports the exploration of partnership opportunities and creative approaches to the provision of sanitary sewer service to the Swan Lake Commercial District.
2. 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.
3. With due regard to Section 17.1.1 of this Plan, the Regional District may consider a rezoning application based on a holding tank where the applicant has submitted all information as outlined in the Regional District "Holding Tank Bylaw".
4. The Regional District will consider a rezoning application based on a sewage connection to a community sewer system.
5. 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.

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 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.

Transportation Policies

1. Some Major Roads are recognized in the Plan area where the minimum right-of-way is established at 25 meters where direct access will be limited and extra building setbacks will be provided in the "Zoning Bylaw". The existing Major Roads in the Plan area are as follows:
... d. Pleasant Valley Road ...
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 MoTI to widen road shoulders to improve safety and encourage pedestrian activity on all roads with a priority on Pleasant Valley and L&A Road.

Riparian and Swan Lake Development Permit Area

The objective of the Riparian and Swan Lake Development Permit Area designation is to regulate development activities in watercourses 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.

REFERRAL COMMENTS:

The application was referred for comments to the following:

1. RDNO Electoral Area Administration

This property is located within the proposed initial service area of the Wastewater Recovery System. This property is not on the list of parcels that will require a SROW for the Wastewater Project. The applicant should be made aware that a change in zoning from Residential to Light Industrial will impact the tax ratio. The proposed tax ratio for Residential is 1.00 and the proposed tax ratio for Light Industrial is 3.40.

2. Building Inspection Department

3. Community Services Department

4. Agricultural Land Commission

On November 30, 2021 the ALC confirmed that the site is not subject to the restrictions on the use of agricultural land contained in the *Agricultural Land Commission Act* and BC Regulation 30/2019 (Agricultural Land Reserve Use Regulation).

5. Greater Vernon Water

At subsequent development stages a water service connection application will be required as this property is not serviced by Greater Vernon Water. Develop to GVW standards.

6. Interior Health Authority

Interior Health responded on December 15, 2021 as follows:

"A file review has been conducted and we have no concerns from a planning perspective with regards to the rezoning to light Industrial for this parcel.

*As an aside to the rezoning application, we did notice a holding tank is proposed. Holding tanks are at elevated risks of a health hazard. By nature of requiring transportation of raw sewerage and the associated costs and inconveniences on an ongoing basis throughout its operation, the **risk of a health hazard being caused by a holding tank is generally higher than other methods of waste disposal/treatment.** As such, it is generally not accepted unless other methods are unavailable. It is recommended that the applicant consider more sustainable long term solutions for this property such as an on site treatment system or connection to community servicing. If their intention is to connect to community servicing as soon as the opportunity is available, we may be more favorable towards a holding tank application as a temporary measure."*

7. Ministry of Transportation and Infrastructure

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

1. Pleasant Valley Rd to be dedicated 12.5 m from mean existing centerline or 3.0 m beyond the back side of the ditch, or to align with the dedication to the south (as shown on site plan) whichever is greater.
2. Landowner to apply for and receive a Commercial Access Permit from this office.
3. Provision of a suitably worded covenant registrable under Sec 219 of the Land Title Act, in the name of Her Majesty the Queen in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure. Said covenant to prohibit any food service business on the property without prior written approval from the Ministry of Transportation and Infrastructure.

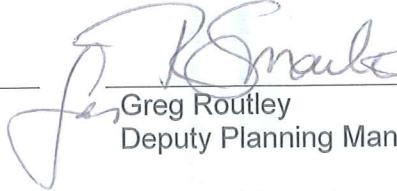
8. BX/Swan Lake Fire Department

Submitted by:



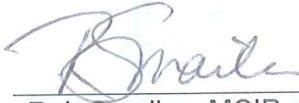
Heather Shannon
Planner

Reviewed by:



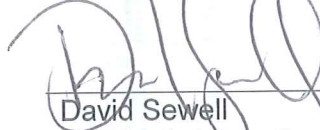
Greg Routley
Deputy Planning Manager

Endorsed by:



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

Approved for Inclusion:



David Sewell
Chief Administrative Officer

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 2922

A bylaw to rezone lands and amend the Zoning Map attached to the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 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. 1888, being the “*Regional District of North Okanagan Zoning Bylaw No. 1888, 2003*” 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. 2922, 2021**”.

AMENDMENTS

2. The zoning of the property legally described as Parcel A (DD 149241F) of Lot 1, Sec 14, Twp 8, ODYD, Plan 3484, Except Plan 19762 and located at 6295 Pleasant Valley Road, Electoral Area “B” is hereby changed on Schedule “A” of the *Regional District of North Okanagan Zoning Bylaw No. 1888, 2003* from the **Residential Single Family [R.1]** zone to the **Light Industrial [I.1]** zone.

Advertised on	this	day of	, 2022
	this	day of	, 2022
Read a First, Second and Third Time	this	day of	, 2022

**Approved by Minister of Transportation and
Infrastructure**
(Transportation Act s. 52(3))

this day of , 2022

ADOPTED

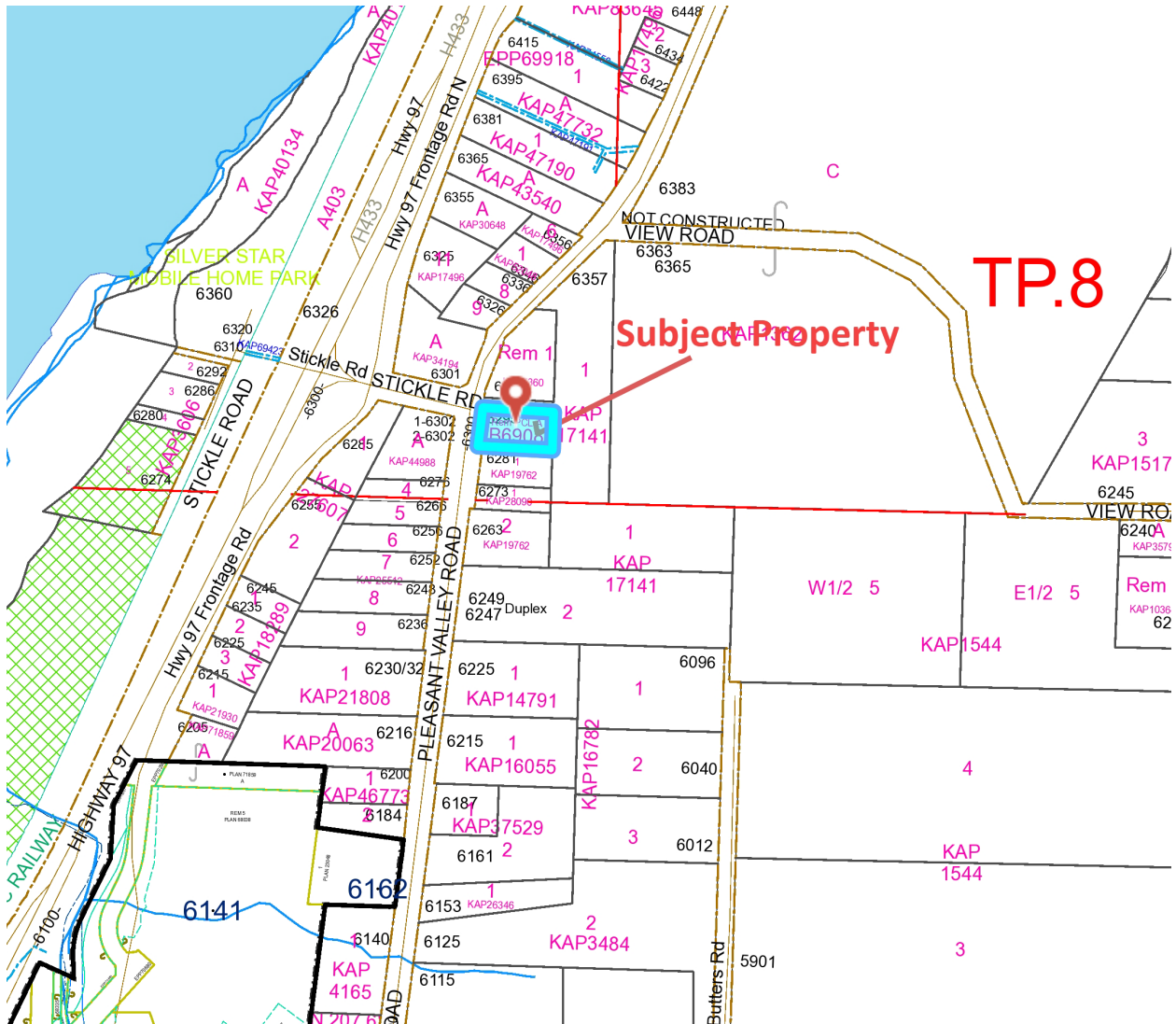
this day of , 2022

Chair

Deputy Corporate Officer

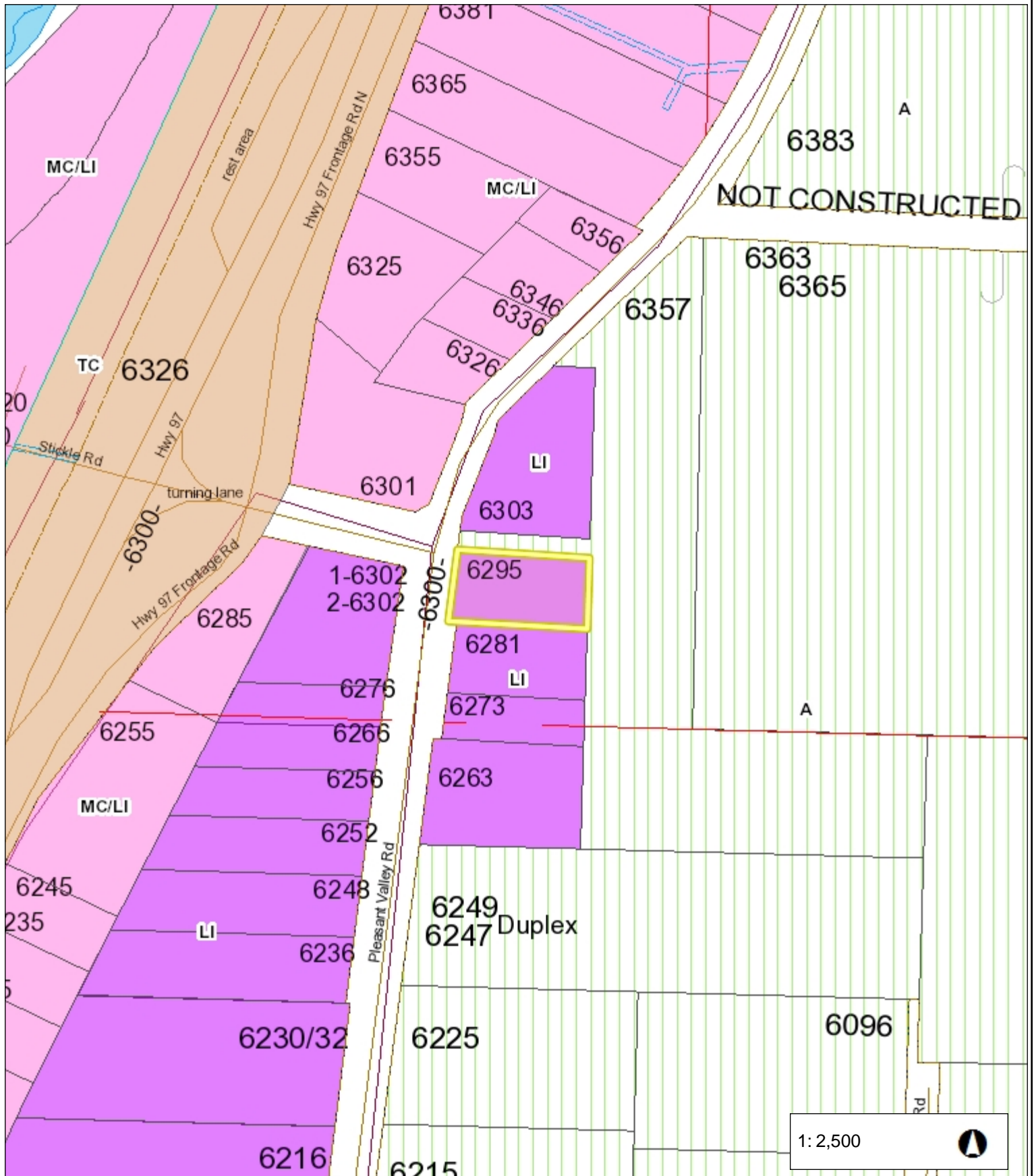
SUBJECT PROPERTY MAP REZONING

File: 21-1021-B-RZ
Location: 6295 Pleasant Valley Road





Official Community Plan Designation



127.0 0 63.50 127.0 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

NAD_1983_UTM_Zone_11N

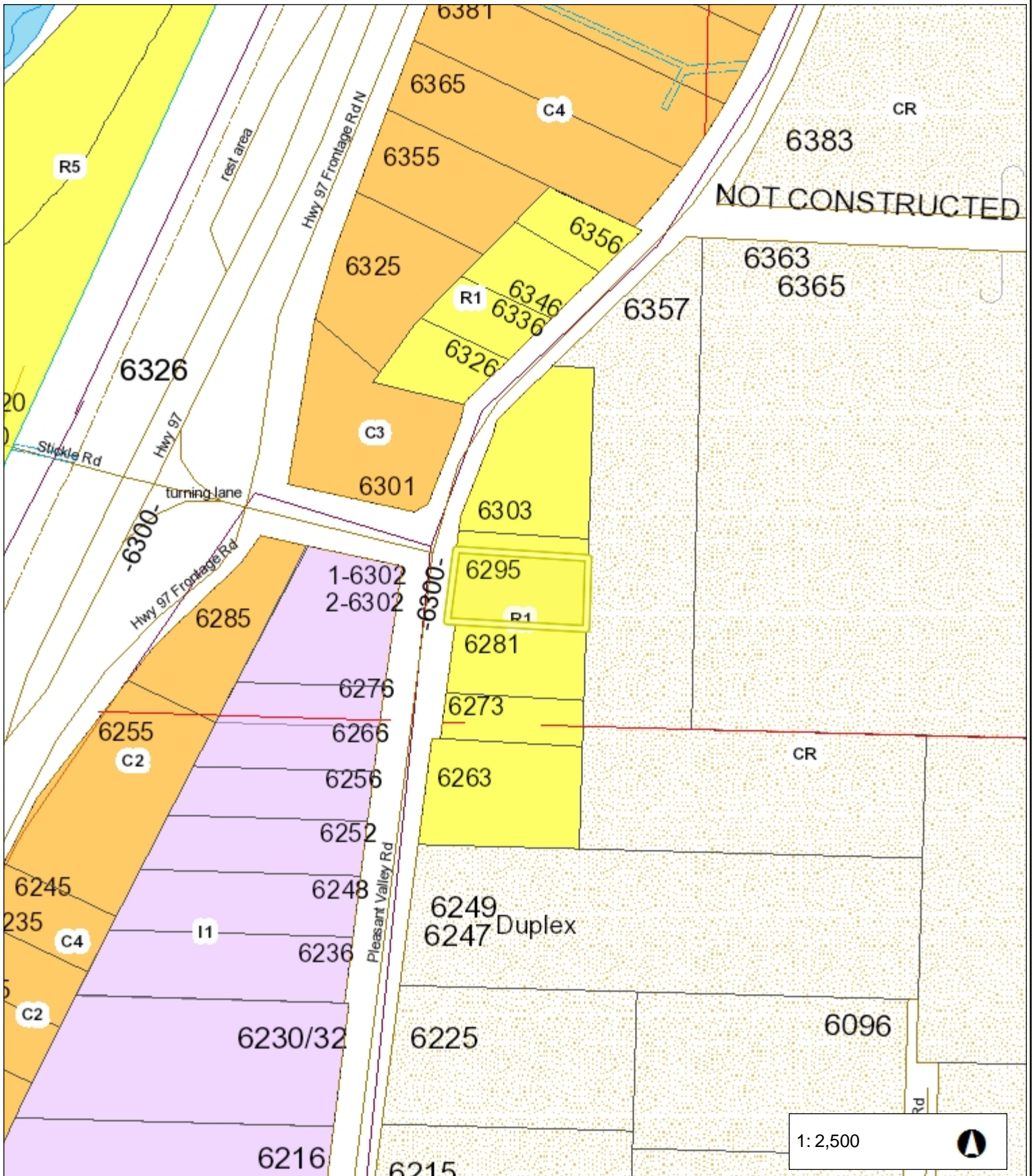
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Date and Time Printed: 10/28/2021 10:23 AM

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Zoning Map



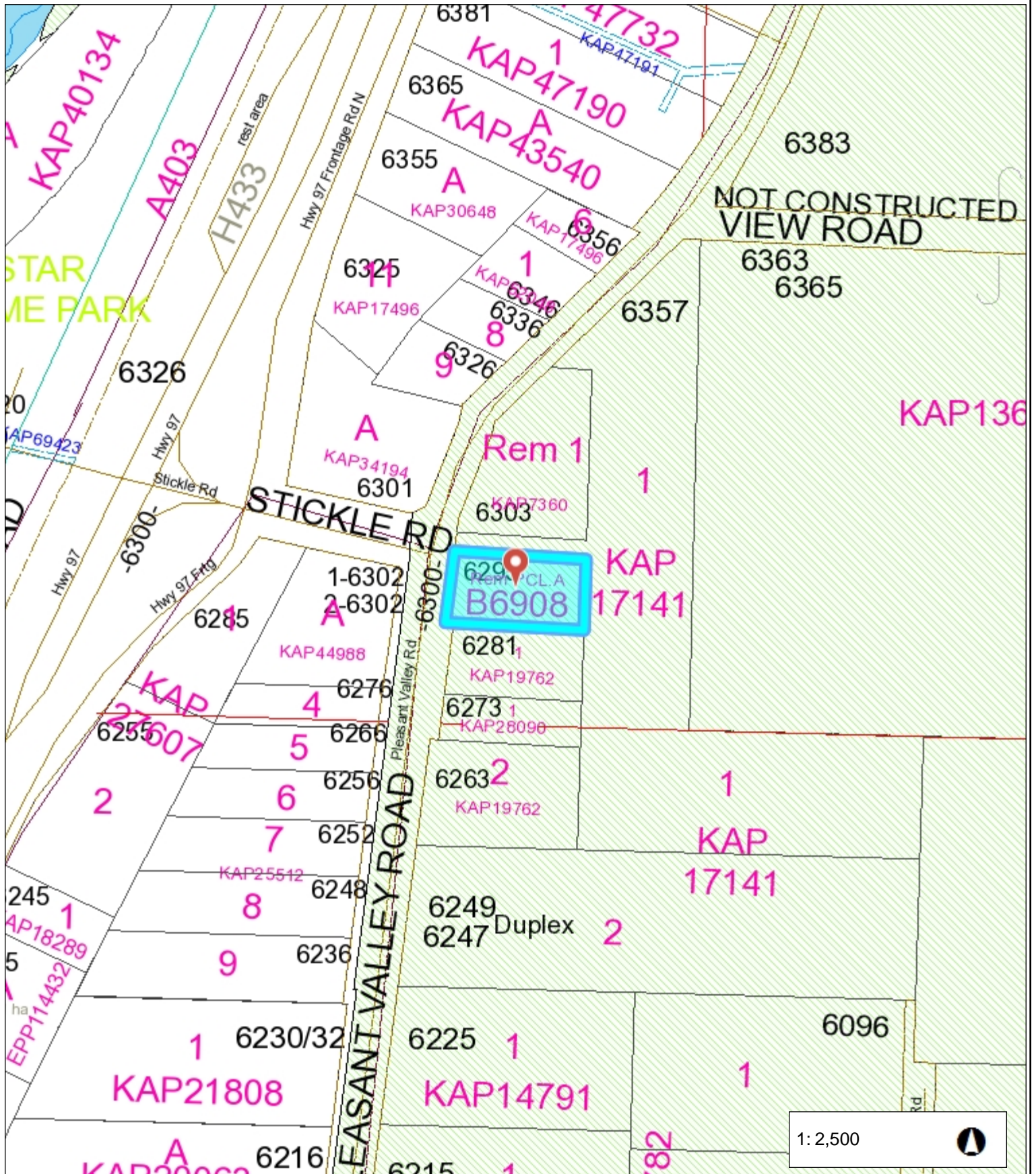
1:2,500


127.0 0 63.50 127.0 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



ALR Map



1: 2,500 

127.0 0 63.50 127.0 Meters

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