

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 3014

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. 3014, 2024**”.

AMENDMENTS

2. The zoning of the property legally described as Lot 1, Sec 23, Twp 8, ODYD, Plan 21405, Except Plan H17039 and located at 7415 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 **Country Residential (C.R) zone** to the **Light Industrial (I.1) zone**.

Advertised on	this	8th	day of	November, 2024
	this	12th	day of	November, 2024
Read a First Time	this		day of	, 2024
Read a Second and Third Time	this		day of	, 2024
Approved by Minister of Transportation and Infrastructure (Transportation Act s. 52(3))	this		day of	, 2024

ADOPTED

this day of , 2024

Chair

Deputy Corporate Officer

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, October 16, 2024

Zoning Amendment

**ROBB, C. c/o NEW TOWN SERVICES [File No. 24-0291-B-RZ]
7415 Highway 97, 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. 3014, 2024, which proposes to rezone the property legally described as Lot 1, Sec 23, Twp 8, ODYD, Plan 21405, Except Plan H17039 and located at 7415 Highway 97, 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. 3014, 2024 be withheld until:

1. Water servicing issues associated with the proposed development have been addressed to the satisfaction of the Regional District; and
2. The applicant has made arrangements with the Regional District to provide a pedestrian corridor along the frontage road adjacent to the subject property; and
3. 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
4. A covenant is registered against the title of the property that would prohibit fee-simple or strata subdivision of the property until a community sewer system is available; and
5. A covenant is registered 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 property; and
6. 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 light industrial 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. As an alternative to a holding tank, an on-site septic sewage disposal system may be installed provided the system is designed by a professional engineer. The design of the system must include:
 - a. a hydrological assessment 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 locations, which areas would be protected by a Covenant.

CARRIED



PLANNING DEPARTMENT INFORMATION REPORT

REZONING APPLICATION

DATE:	September 17, 2024
FILE NO.:	24-0291-B-RZ
OWNER/APPLICANT:	Charlotte Robb c/o New Town Services
LEGAL DESCRIPTION:	Lot 1, Sec 23, Twp 8, ODYD, Plan 21405, Except Plan H17039
P.I.D.#:	007-522-312
CIVIC ADDRESS:	7415 Highway 97
PROPERTY SIZE:	4.54 ha
SERVICING:	On-site septic disposal and Greater Vernon Water
PRESENT ZONING:	Country Residential (C.R)
PROPOSED ZONING:	Light Industrial (I.1)
O.C.P. DESIGNATION:	Mixed Commercial / Light Industrial
PROPOSAL:	Light industrial development with 24 individual tenancies over six buildings

PLANNING DEPARTMENT RECOMMENDATION:

That notice be given in accordance with Section 467 of the *Local Government Act* that Zoning Amendment Bylaw No. 3014, 2024, which proposes to rezone the property legally described as Lot 1, Sec 23, Twp 8, ODYD, Plan 21405, Except Plan H17039 and located at 7415 Highway 97, 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. 3014, 2024 be withheld until:

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

5. A covenant is registered 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 property; and
6. 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 light industrial 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. As an alternative to a holding tank, an on-site septic sewage disposal system may be installed provided the system is designed by a professional engineer. The design of the system must include:
 - a) a hydrological assessment 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 locations, which areas would be protected by a Covenant.

SUMMARY:

This report relates to an application to rezone a property located on the east side of Highway 97 near Elmwood 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 six buildings that would be divided into 24 separate tenancies used for light industrial purposes.

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 (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, and Swan Lake pedestrian corridor conditions and a Development Permit has been approved for the proposed development.

The Ministry of Transportation and Infrastructure (MoTI) requires the applicant to obtain a commercial access permit, and may require additional upgrades to highway infrastructure depending on the outcome of the requested Traffic Impact Study and stormwater water management plan. As the property is within 800m of an intersection with a controlled highway, MoTI 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 just south of the Highway 97 and Elmwood Road intersection. There is a frontage road on the western side of the subject property that provides access to Highway 97 to the north via Elmwood Road. A 20 m wide panhandle provides another access to Pleasant Valley Road to the east.

The subject property contains two dwellings and associated outbuildings with driveways to both the Highway 97 frontage road at the south-western corner of the lot, and to Pleasant Valley Road via the panhandle to the east. The subject property slopes gently down from east to west toward Highway 97. A watercourse is indicated on RDNO mapping running east-west towards the northern end of the subject property, however no obvious indication of a watercourse is visible on the recent aerial photo of the location.

The subject property is zoned Country Residential (C.R) and designated Mixed Commercial / Light Industrial. Properties to the north are zoned Residential Two Family (R.2). Properties directly east are zoned C.R and Residential Single Family (R.1), and R.5 to the south. These properties are all designated Mixed Commercial / Light Industrial. Properties to the east, on the opposite side of Pleasant Valley Road are located within the Agricultural Land Reserve, and designated Agricultural. These properties are zoned C.R or Small Holding (S.H). The property to the west, adjacent to Swan Lake is zoned C.R and designated Parks.

The following orthophoto of the subject and surrounding properties was taken in 2022:



Application History

There is an active subdivision application for the subject property seeking to create two lots. If the rezoning does not proceed then the applicant still wishes to retain the ability to complete the existing two-lot subdivision and as such is not seeking to cancel the application at this time.

The Proposal

The applicant is proposing to develop the property for light industrial purposes. The development would occur in stages with one of six buildings proposed to be constructed in the initial phase, located towards the north-western corner of the subject property. Each building would be replicated five more times laid out in two rows fronting towards Highway 97. The subject application seeks to rezone the whole property.

Each building would be two storeys with a maximum height of 10.4 m. The floor area of each building would be 1591 m². 48 parking spaces would be provided in front of each building, and three loading bays at the rear of each building. Landscaping would be proposed around the perimeter of the subject property, with additional areas of landscaping within parking areas and around the proposed buildings. No retaining walls are proposed.

The applicant indicates proposed uses in the initial phase could include food services (bakeries and coffee shops), retail sales (building supplies, tools and small equipment, irrigation equipment, products manufactured or processed on site), and service and repair uses (automobile body and paint shops, automobile service, bottling plants, cold storage plants, frozen food lockers, laboratories, machine shops, printing shops, sign shops, tire shops, tool and small equipment servicing and rental, trade contractors offices upholstery shops, warehousing and welding shops).

The proposed development is proposed to be connected to the Greater Vernon Water and to be serviced with sewage holding tanks until a connection to a community sewer system is available. The daily flow for the initial stage of one building containing four separate tenancies has been calculated as 21,960 L. This has been based on 83 people per hectare for an industrial development, and 61 people for the proposed 0.74 ha area for the initial building. Extrapolating this out for all six buildings would be a daily flow of 131,760 L. However, the applicant anticipates connection to community sewer prior to additional phases being developed. As such, the applicant indicates that to service the first phase of four buildings only a holding tank with a capacity of 105,000 L is proposed as per Interior Health requirements for storage capacity. The holding tank would be located underneath the parking area for the first phase.

The applicant states that there are two existing dwellings units on the subject property, which the applicant intends to retain and make available for future industrial tenants on the subject property.

PLANNING ANALYSIS:

The Planning Department recommends 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. The development proposal is for 24 light industrial tenancies across six buildings, which is a use that complies 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 use would be compatible with the future land use of the surrounding area, and the initial development of a smaller portion of the site would start to introduce light industrial development into the area where surrounding properties are still used for residential purposes while providing the required level of landscaping, screening and setbacks for industrial activities from these more sensitive uses.

The location of the proposed development is currently part of the proposed service area for the North Okanagan Wastewater Recovery Project which would extend sanitary sewer service to the subject property. To address the policies of the OCP, the Planning Department recommends that the applicant be required to register a covenant against the title of the property that would require the property to be connected to the community sewer system once the sewer lines associated with the system have been extended to the subject property, to establish conditions associated with on-site sewage systems and to prohibit fee simple and strata subdivision of the property until it is connected to the community sewer system.

Infrastructure for the North Okanagan Wastewater Recovery Project (NOWRP) is to be placed within the frontage road at this location. Therefore, there is no requirement to obtain a statutory right-of-way over this property for infrastructure associated with the project.

A Water Service application is in progress to establish the full extent of upgrades that would be required to support the proposed development. An initial assessment indicates that upgrades to existing infrastructure and the provision of new public water lines on the Highway 97 frontage would be required to support the development. As such it is recommended that a condition of Final Adoption be included to ensure that water servicing requirements have been met to the satisfaction of the RDNO Utilities Department.

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 "H" (see attached). As such, it is recommended that prior to Final Adoption of the rezoning, the applicant be required to make suitable arrangements with the Regional District Parks Department to provide a 6 m wide statutory right of way along the entire western boundary of the subject property in to provide for a pedestrian corridor adjacent to the frontage road. This would be consistent with OCP Transportation Policies.

It is recommended that a Development Permit which addresses the requirements of the Industrial and Riparian and Swan Lake Development Permit Areas 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.

If adopted, the rezoning of the property from C.R to I.1 would give the two existing dwellings legal non-confirming status, which means the owner of the property could continue to use the dwellings for residential purposes but could not make structural alterations or additions to the dwellings. If the Board does not wish to allow the creation of a legal non-confirming use for the two existing dwellings, a condition of rezoning could be included to restrict their residential use prior to Final Adoption.

As outlined in the policies of the Electoral Areas “B” and “C” 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, a 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. 3007 at a future meeting once the applicant has posted a development notice sign in accordance with the Development Application Procedures and Administrative Fees Bylaw No. 2677.

Should the Board of Directors wish to hold a Public Hearing for Bylaw No. 3007, a resolution could be passed to forward the Bylaw to a Public Hearing after Second Reading has been given. 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). 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 application proposes to rezone the property to the Light Industrial (I.1) zone. Uses permitted in the I.1 zone include food services, retail sales, manufacturing and processing, services and repair, warehousing, transportation facilities; and an owner/operator dwelling unit. 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 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 lot line to the west, and 9.0 m to all other boundaries where these abut land currently zoned Residential or Rural.

Any industrial development that abuts a highway is required to provide a landscaped buffer with a minimum width of 3.0 m. Outdoor storage areas must be screened by a fence or hedge having a minimum height of 2.5 m and 2.0 m respectively. Where a parking or display area associated with a lot used for industrial purposes abuts a Residential zoned lot, screening of 2 m in height must be provided along the common property boundary.

Where a specific industrial use is not specified, parking must be provided at a rate of 1.5 parking spaces per 100 m² of gross floor area. Food service uses (take out only) require parking at a rate of 3 parking spaces per register. Retail sale uses require parking at a rate of 1 per 50 m² gross floor area.

A total of 2 loading spaces must be provided for industrial buildings having a gross floor area between 450 m² and 2,300 m². A total of 3 loading spaces must be provided for industrial buildings having a gross floor area greater than 4,600 m², with one additional loading space for each additional 4,600 m² or each fraction thereof in excess of 2,300 m².

For dwellings in an industrial zone, a dwelling unit for the use of the owner, operator, or employee of the principal and permitted use must comply with the following:

- a) The number of dwellings is limited to one per property.
- b) The dwelling must be located either at the second storey level or behind the building(s) used for the principal use.
- c) The dwelling may be attached or detached from the building(s) used for the principal use.

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.

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:

Mixed Commercial/Light Industrial

1. Direct Commercial and Light Industrial uses to areas designated as Mixed Commercial/Light Industrial on the General Land Use Map.
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 the 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.

Swan Lake Commercial District Policies

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 an application based on the design recommendations of an 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, the Regional District will consider an application based on a review of the proposed on-site sewage disposal and stormwater management system that includes:
 - a. a hydrological assessment that reviews the local groundwater and surface water conditions with consideration of possible contamination of Swan Lake;
 - b. a geotechnical evaluation from a geotechnical engineer that reviews local soil conditions with the identification of a primary and separate backup drainfield which areas would be protected by a covenant;
 - 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.

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.

Utility Policies

1. The Regional District supports the provision of sewer services for health and environmental purposes specifically in 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. Extend the community sewage collection system in a phased manner in accordance with the wastewater recover project.

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 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 or Commercial 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 and issuance of a Building Permit.

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

REFERRAL COMMENTS:

The application was referred for comments to the following:

1. Ministry of Transportation and Infrastructure

The proposal falls within Section 52(3)(a) of the Transportation Act and will require formal MoTI approval and signature. MoTI is in support of the proposal however we have the following conditions that must be satisfied prior to final approval and signature:

1. Submission of a suitable Traffic Impact Study, completed by a Professional Traffic Engineer registered to practice in British Columbia, identifying the impact and mitigation of all traffic that could be generated from this development. The developer's Traffic Engineer must contact the Development Officer listed below to schedule a Scope Development Meeting prior to preparing the report. Additional requirements may result from this study including but not limited to restrictive covenants and offsite intersection improvements.
2. Submission of a storm water management plan in accordance with Transportation Association of Canada (TAC) Geometric Design for Canadian Roads manual and the BC Supplement to TAC Geometric Design Guide prepared by a Professional Engineer registered to conduct business in the Province of British Columbia and experienced in hydrology. The Engineer is to use Section 1000 of the BC Supplement to TAC Geometric Design Guide for Guidance.
3. Applicant to apply online for a "Resource and Industrial" access permit before the work commences for an access to the subject lot from Highway 97 Frontage.

Although the current proposal is only for one (1) building, MoTI must consider the whole parcel with full build out at this time.

There has been a recent PLR extension granted to the landowner for a subdivision proposal on this parcel expiring April 27, 2025 which appears to conflict with the proposal attached. If the rezoning is successful, the PLR extension is revoked as the proposal will need Provincial Approving Officer review and decision.

2. Interior Health Authority

From a planning perspective, we have no concerns with the proposed rezoning. In reviewing the application, it appears as though some local amenities would be added to help to serve the surrounding residential areas which we are supportive of.

In regards to servicing, it appears as a water main for Greater Vernon Water is located adjacent to this parcel. Interior Health strongly encourages connection to community water systems for this parcel to provide potable water for the commercial and industrial uses.

The applicant indicated connection to community sewer when it is available and we are supportive of this. In the interim, onsite sewage disposal will need to be provided.

The applicant will need to apply for approval to operate a food service premises prior to construction.

- 3. **Ministry of Environment**
- 4. **Ministry of Forests, Lands, Natural Resource Operations and Rural Development**
- 5. **RDNO Utilities Department**

Properties located in the Greater Vernon Water service area are subject to all applicable RDNO Bylaws, Policies and Procedures. Design drawings to be submitted to Greater Vernon Water. 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 m before entering the building. Develop to GVW standards.

The water service application required to service the proposed future development has been received by GVW. Offsite waterworks upgrades will be required for development.

- 6. **RDNO Building Inspection Department**
- 7. **RDNO Chief Administrative Officer**
- 8. **RDNO Parks Department**

RDNO Parks is requesting a minimum 6 m wide Statutory Right of Way be dedicated running north-south along the entire west boundary of the subject property adjacent to the frontage road for future construction of a 3 m wide multi-use pathway as supported by the Electoral Area B & C Master Plan and Schedule "H" - Swan Lake Corridor of the Electoral Area B & C Official Community Plan.

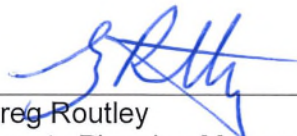
- 9. **RDNO Community Services**
- 10. **RDNO Rural Services**
- 11. **BX Swan Lake Fire Department**

Submitted by:



Heather Shannon
Planner

Reviewed by:



Greg Routley
Deputy Planning Manager

Endorsed by:



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

Approved for Inclusion:



David Sewell
Chief Administrative Officer

ALL CONTRACTORS ARE REQUIRED TO PERFORM THE WORK AND SUPPLY THE PRODUCTS IN COMPLIANCE WITH ALL BUILDING CODES AND LAWS OF THE PROVINCE OF BRITISH COLUMBIA.

This drawing is an instrument of service and the property of New Town Services. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use.

This drawing must not be scaled. Verify all dimensions and details prior to commencement of work. Report all errors and omissions to the Architect.



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Scale:



Revisions:

No.	DATE	ISSUED FOR

PRINT IN COLOUR

FOR PERMIT ONLY (NOT FOR TENDER)

project title
VERNON INDUSTRIAL

project address
**7415 HIGHWAY 97,
VERNON, BC V1B 3R8**

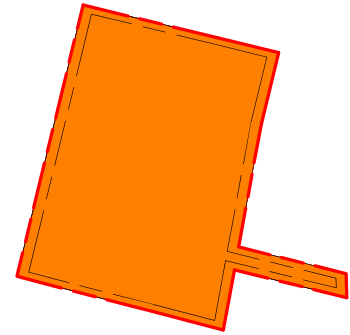
project no. **4230**

drawing title
**LONG TERM
MASTER PLAN**

DESIGNER	DATE	AS INDICATED

A2.01D

DATE: 3/19/24 2:47:18 PM



— PROPERTY LINE
 AREA PROPOSED TO BE ZONED FROM CR TO I1

2 ZONING INSET PLAN
1:2000



1 LONG TERM MASTER PLAN
1:500



1 SITE PLAN
1:500



2 SITE CONTEXT
1:500

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Revisions

No.	DATE	ISSUED FOR
1	2024-01-10	IFR
2	2024-02-14	IFDP

project title
VERNON INDUSTRIAL

project address
**7415 HIGHWAY 97,
VERNON, BC V1B 3R8**

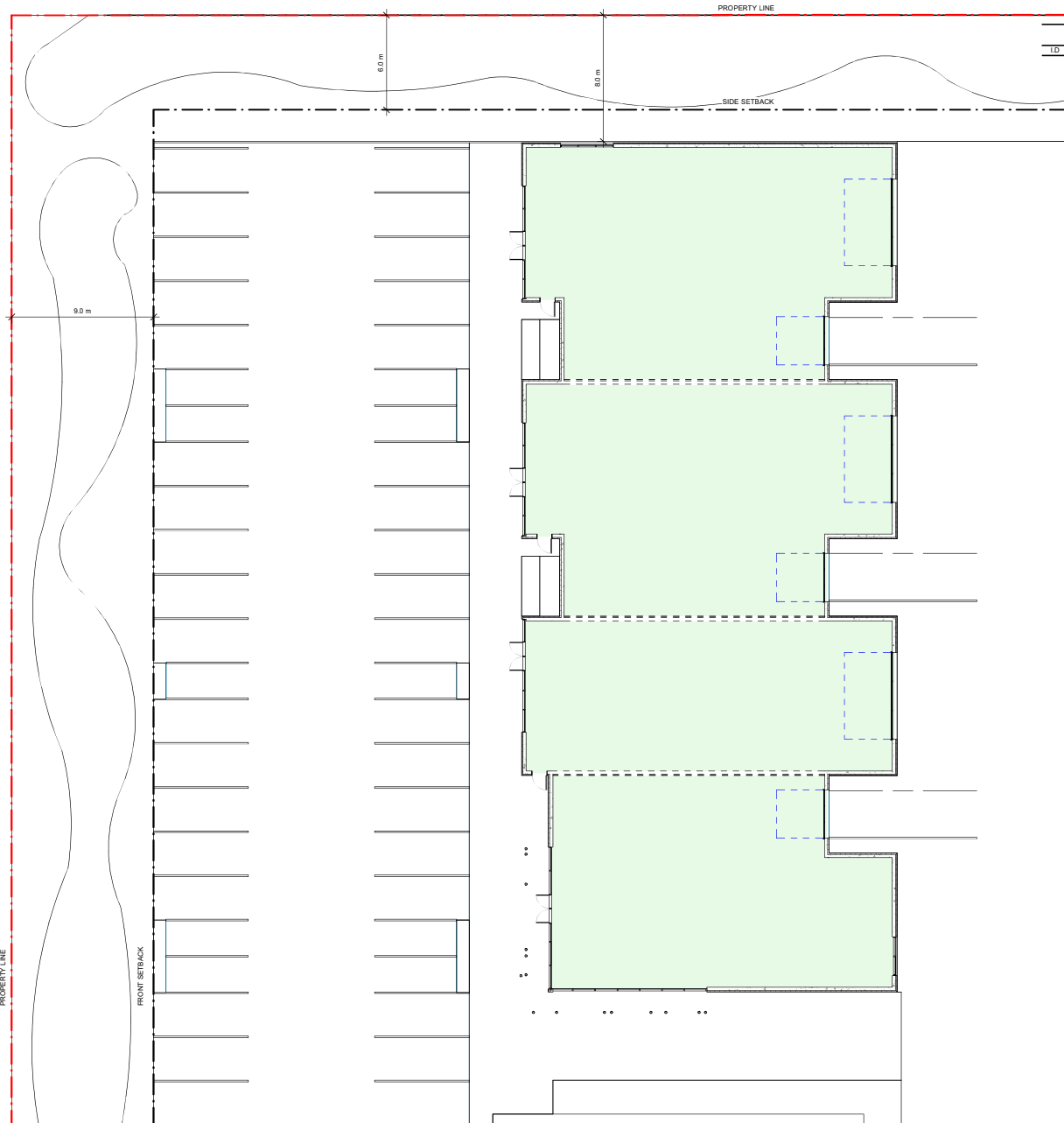
project no. **4230**

drawing title
SITE PLAN

DESIGNED	DESIGNER	CHECKED	AS INDICATED

A2.02D

DATE: 3/18/24 2:47:21 PM



KEYNOTES - FLOOR PLAN

1.D DESCRIPTION



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Scale



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**7415 HIGHWAY 97,
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project no. **4230**

drawing title
LEVEL 1 FLOOR PLAN

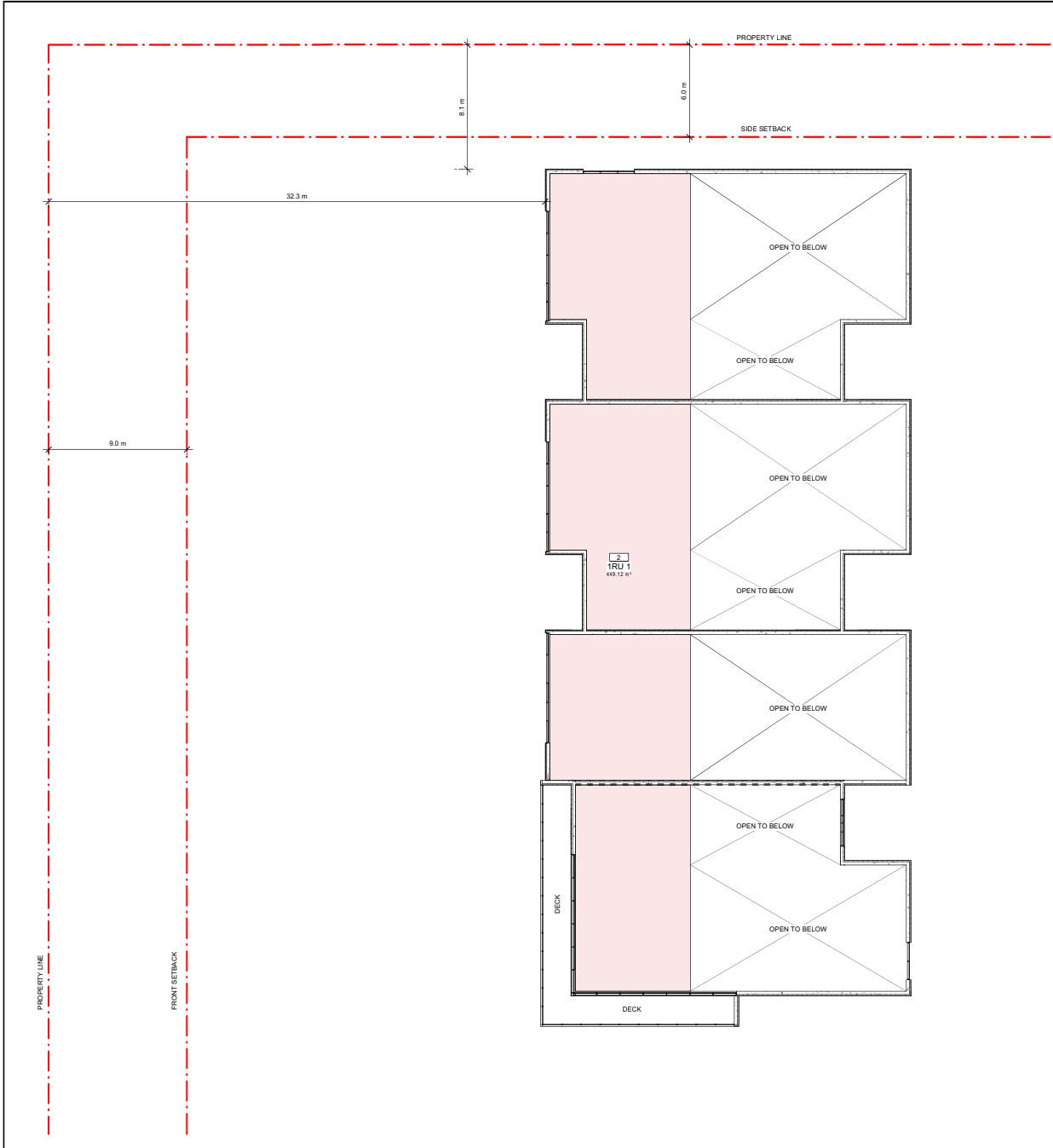
DESIGNER	AUTHOR	SCALE
		1 : 128
CHECKED	AUTHOR	
DATE PLOTTED	CHECKER	

A3.01D

plotted 3/18/24 2:47:22 PM

1 LEVEL 1
 1:128

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KEYNOTES - FLOOR PLAN

ID	DESCRIPTION



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project address
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project no. **4230**

drawing title
LEVEL 2 FLOOR PLAN

DESIGNED BY	DESIGNER	SCALE
		1 : 125

DATE: Author

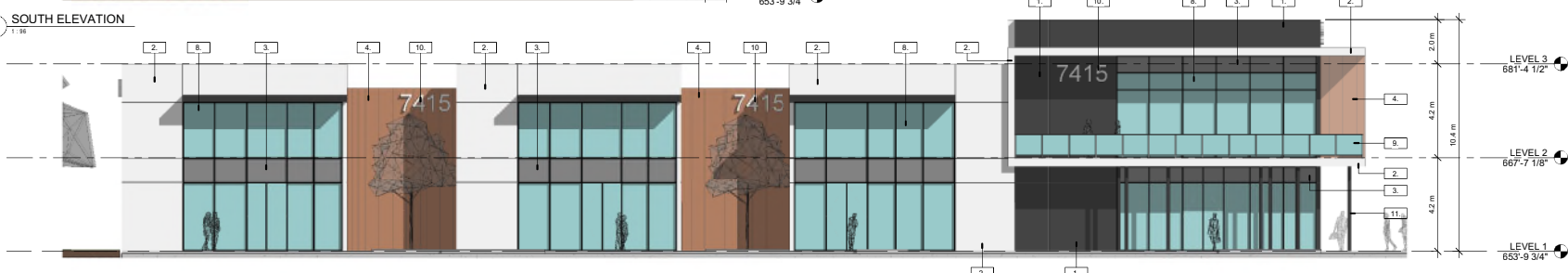
CHECKED: Checker

A3.02D

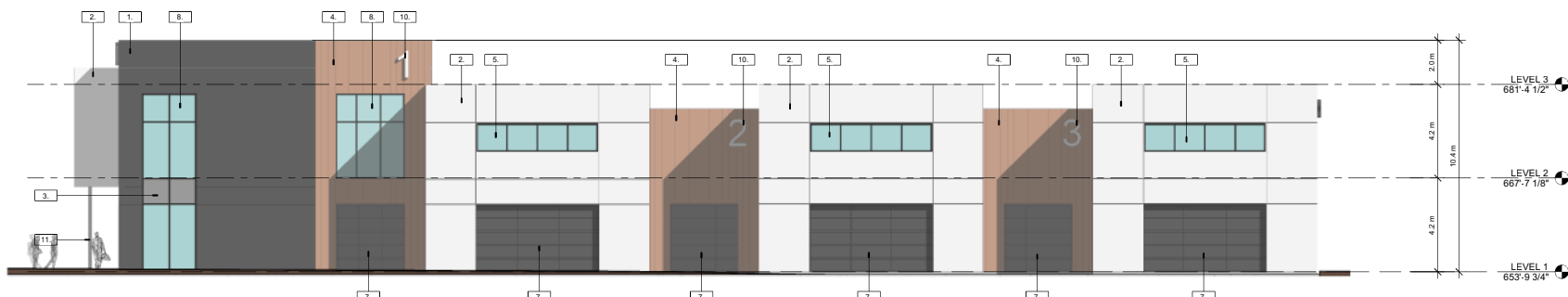
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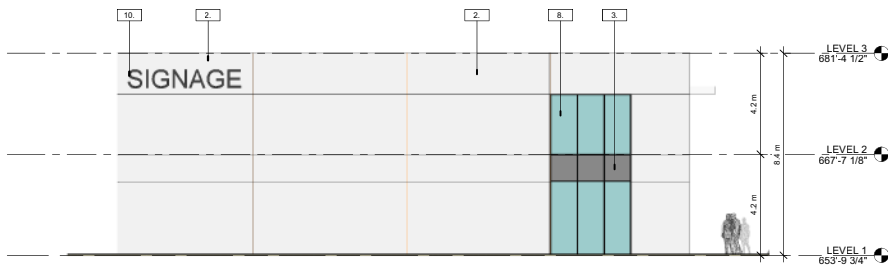
3 SOUTH ELEVATION
1:96



1 WEST ELEVATION
1:96



2 EAST ELEVATION
1:96



4 NORTH ELEVATION
1:96

MATERIAL LEGEND

1. HARDIE PANEL SIDING C/W REVEAL, JAMES HARDIE, IRON GREY
2. HARDIE PANEL SIDING C/W REVEAL, JAMES HARDIE, ARCTIC WHITE
3. SPANDREL PANEL, LIGHT GREY
4. V-GROOVE VERTICAL ARCHITECTURE PANEL, LUX, FIR
5. VINYL WINDOW, CLEAR GLASS, BLACK
6. TRIM, IRON GREY
7. OVERHEAD GARAGE DOOR, BLACK
8. CURTAIN WALL WINDOWS, ALUMINUM - BLACK
9. GLASS RAILING, BLACK GALVANIZED POSTS W/ TRANSPARENT PANELS
10. UNIT NUMBER SIGN, FLOATING MOUNT - SILVER
11. COLUMN, GALVANIZED STEEL - BLACK

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project title
VERNON INDUSTRIAL

project address
**7415 HIGHWAY 97,
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project no. **4230**

drawing title
BUILDING ELEVATIONS

DESIGNER	DATE	AS INDICATED

checked: **Author**

checked: **Checker**

drawing no. **A4.01D**

issued: 2/14/24 2:11:28 PM



RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY

VIEW FROM HIGHWAY 97



RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY

VIEW FROM HIGHWAY 97



RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY

VIEW FROM SOUTH



RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY

VIEW FROM EAST

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project title
VERNON INDUSTRIAL

project address
**7415 HIGHWAY 97,
VERNON, BC V1B 3R8**

project no. **4230**

drawing title
RENDERINGS

designer: Designer scale: 1 : 10
drawn: Author
checked: Checker

A9.01D

plotted: 3/18/24 2:47:28 PM