



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG

CITY OF ENDERBY

DISTRICT OF COLDSTREAM

VILLAGE OF LUMBY

CITY OF VERNON

TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:

"B" – SWAN LAKE

"C" – BX DISTRICT

"D" – LUMBY (RURAL)

"E" – CHERRYVILLE

"F" – ENDERBY (RURAL)

OFFICE OF : PLANNING DEPARTMENT

OUR FILE No.: 24-0291-B-RZ

PID No.: 007-522-312

November 8, 2024

«Owner_Company» & «Add_Owner_Company»«AddressBlock»

Dear «Owner_Company» & «Add_Owner_Company»:

Re: Zoning Amendment Bylaw No. 3014, 2024 for 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"

Notice is hereby given that the Board of Directors of the Regional District of North Okanagan will consider giving First Reading to Zoning Amendment Bylaw No. 3014, 2024 at their Regular Meeting to be held on **Wednesday, November 20, 2024 at 4:00 p.m.**

Bylaw No. 3014 proposes to rezone the above-described property 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.

A Public Hearing for Bylaw No. 3014 is not required as the Bylaw is consistent with the Electoral Areas "B" & "C" Official Community Plan Bylaw No. 2626.

Zoning Amendment Bylaw No. 3014, 2024 can be viewed on the Our Communities->RDNO News->Public Notice section of the RDNO website at www.rdno.ca. The Bylaw can also be viewed at the RDNO office (see address below) between 8:00 am to 4:30 pm, Monday through Friday, excluding statutory holidays. You may also request a copy of the Bylaw by emailing planning@rdno.ca.

If you have any questions or require any further information, please contact Heather Shannon of the Planning Department at (250) 550-3750 or by email at heather.shannon@rdno.ca.

If you are currently renting or leasing your property, please provide your tenants with a copy of this letter and attachments.

Sincerely,

Greg Routley
Deputy Planning Manager

/dk

cc: New Town Services, Applicant
Charlotte Robb, Owner
Director Fleming

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.



NEW TOWN
ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING
www.newtownservices.ca

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**

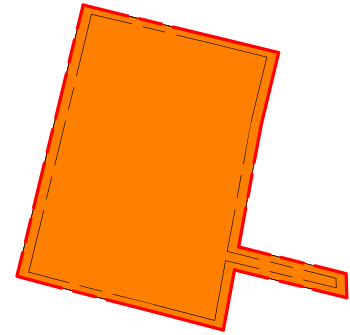
project no. **4230**

drawing title
**LONG TERM
MASTER PLAN**

designer	Author	As indicated
drawn	Author	
checked		
drawing no.	Checker	

A2.01D

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

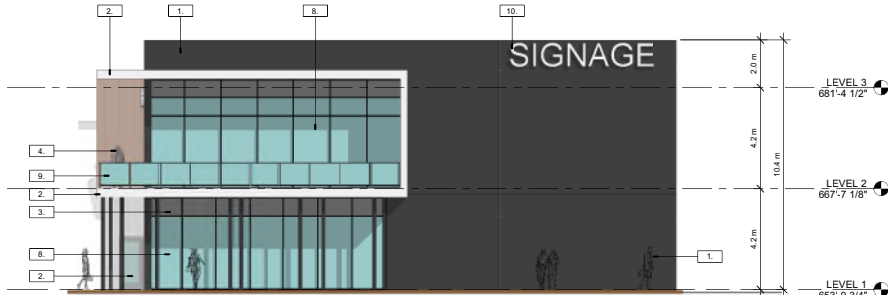


— PROPERTY LINE
 AREA PROPOSED TO BE ZONED FROM CR TO I1

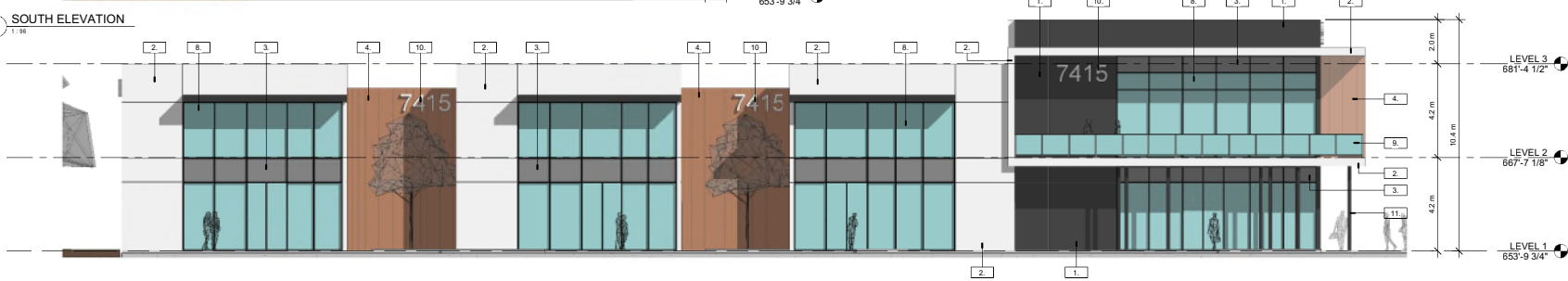
2 ZONING INSET PLAN
1:2000



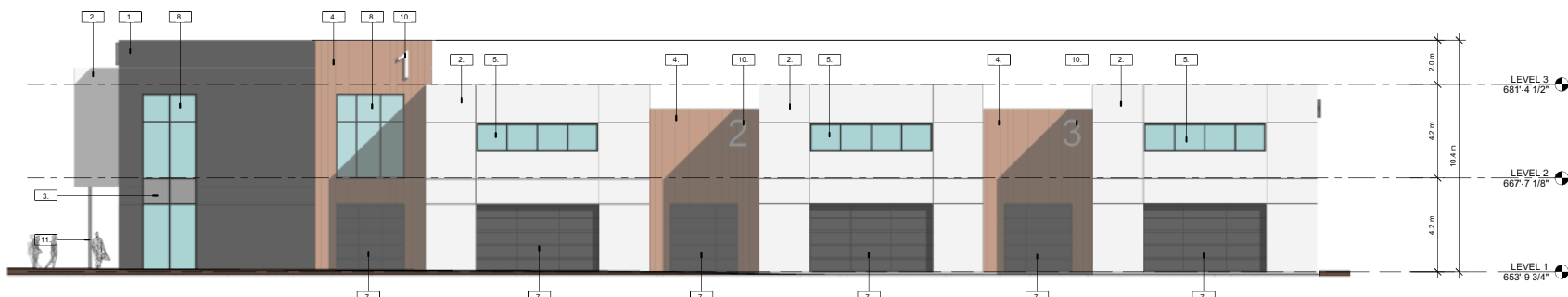
1 LONG TERM MASTER PLAN
1:500



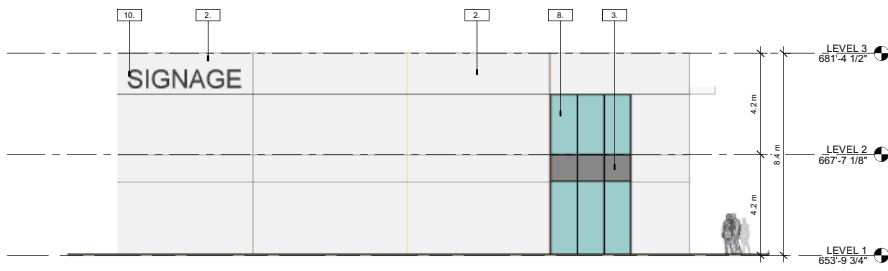
3 SOUTH ELEVATION
1:50



1 WEST ELEVATION
1:50



2 EAST ELEVATION
1:50



4 NORTH ELEVATION
1:50

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

ALL CONTRACTORS ARE REQUIRED TO PERFORM THE WORK AND SUPPLY THEIR 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 without the permission of 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.



Scale



Revisions

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

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	BUILDING ELEVATIONS
designer	Author
checked	Checker
date	2/14/24 2:11:28 PM

A4.01D