

## **4.14 INDUSTRIAL LAND**

### **4.14.1 REGIONAL DISTRICT**

Land uses within most of the Regional District of Central Okanagan are regulated by Official Community Plans and Zoning Bylaw No. 871. Zoning Bylaw No. 871 applies to the Regional District except for incorporated towns and cities (Kelowna, Peachland and Lake Country), First Nations Reserves, and the area covered by the Joe Rich Rural Land Use Bylaw. On April 1, 2005, in accordance with the Westbank First Nation Self-Government Agreement, Westbank By-Laws in force prior to April 1st became Westbank Laws under self-government.

Zoning Bylaw No. 871 can be viewed, or obtained for a nominal cost at the Development Services Department (Planning) of the Regional District of Central Okanagan in Kelowna and the Westbank Chamber of Commerce, 2375 Pamela Rd, Westbank.

Relevant bylaws are available on line at the following locations:

RDCO Bylaw No. 871: [www.regionaldistrict.com/departments/planning/planning\\_bylaw871.aspx](http://www.regionaldistrict.com/departments/planning/planning_bylaw871.aspx)  
Joe Rich Rural Land Use Bylaw: [www.regionaldistrict.com/departments/planning/planning\\_joerichbylaw.aspx](http://www.regionaldistrict.com/departments/planning/planning_joerichbylaw.aspx)  
City of Kelowna: [www.city.kelowna.bc.ca/CM/Page70.aspx](http://www.city.kelowna.bc.ca/CM/Page70.aspx)  
Peachland: [www.peachland.ca/council/bylaws/bylaws.htm](http://www.peachland.ca/council/bylaws/bylaws.htm)  
Lake Country: [www.lakecountry.bc.ca/Documents/Bylaws/](http://www.lakecountry.bc.ca/Documents/Bylaws/)  
Westbank First Nations: [www.wfn.ca/lands/wfnlaws.html](http://www.wfn.ca/lands/wfnlaws.html)

There are currently 1,405 acres of industrial zoned land able to be freely developed (this does not include Westbank First Nations). Four out of the five areas in the Central Okanagan accommodate industrial development. The Central Okanagan East (formerly Joe Rich-Ellison) region has no industrial areas defined, while the City of Kelowna contains the majority.

The Central Okanagan (RDCO) has several zoning classifications for industrial land. Lake Country, Electoral Area I (Central Okanagan East) and Electoral Areas G & H (Westside/Westbank) are covered by the following industrial zoning:

- I-1: Light Industrial
- I-2: Heavy Industrial
- I-3: Forest Industrial
- I-4: Gravel Extraction Industrial
- I-5: Rural Industrial

#### **4.14.2 CITY OF KELOWNA**

There are 1320.2 acres of existing zoned industrial land (including gravel extraction). Gravel extraction accounts for 71.3 acres of that total. There has been recent conversion of some gravel extraction sites to other industrial/business park uses. There are currently 1721.5 acres of land that, although not currently zoned industrial, is designated for future Industrial uses in the Official Community Plan.

#### **4.14.3 WESTSIDE DISTRICT MUNICIPALITY (WESTBANK)**

Six percent of the total area of currently zoned industrial lands in the Central Okanagan is located within Westbank. There are two main industries in this area: softwood lumber manufacturing, which is located to the west of Westbank along Highway 97, and matured wine manufacturing, which is situated off of Boucherie Road between Highway 97 and Okanagan Lake. The amount of currently zoned industrial land is lacking in Westbank; the industrial land and tax base it represents is an issue in terms of future governance.

#### **4.14.4 PEACHLAND**

The District of Peachland (incorporated in 1909) has evolved into a "hillside" community due to the combination of geographical location and terrain of the area. Bordered by Okanagan Lake, Mount Drought and Mount Coldham, Peachland has developed into a linear community. Lands of 20-30% slopes dominate the area, while critically steep (40% and greater) slopes form the hill above the downtown core as well as other areas.

Due to the physical profile of the area, only a small pocket of industrial development has occurred in the uppermost part of Peachland at the upper end of Princeton Ave. A total of six parcels constitute this area's industrial supply, of which all are greater than four acres in size. The combined area of these properties is 46 acres, which is 3% of the total area of zoned industrial land in the Central Okanagan. The entire industrial area of Peachland is zoned I-1 for light industrial uses and warehousing. With the exception of resource extraction/gravel processing associated with specific development projects, the District does not have land suitable for heavy industrial activity.

Only 33% of the area's industrial zoned land is developed and occupied. The high vacancy rate is attributed to not only the location of these areas, but also to the fact that limited services to these sites have afforded little development. The OCP promotes the location of appropriate clean industrial activity in the industrial designation. In so doing, roadway access and water service will be improved, and ultimately sanitary sewer extended to this area. Should a high-level bypass road be constructed, regional access into this industrial site will be facilitated.

The District of Peachland has completed the installation of new sewers; all lakefront properties from north to south of Peachland's downtown area now has sufficient sewage treatment, which alleviates pollutants from entering the Okanagan Lake.

For more information: Peachland [www.peachland.ca](http://www.peachland.ca)

#### **4.14.5 LAKE COUNTRY**

Of the lands not in the Agricultural Land Reserve, 66 acres are zoned for industrial use in Lake Country, which is 4% of the total amount of industrial land zoned in the Central Okanagan. Four parcels that are 10 acres and larger account for 54% (30 acres) of the area's industrial land supply, and 36% of the number of industrial parcels belong in the 1 to 5 acres size range (even though the total amount of acreage in this range only accounts for 5% of Lake Country's industrial land supply). Light industry is the most prevalent use in this area since just over half (55%) of the non-ALR industrial zoned land is classified I-1.

Future plans for industrial development in Lake Country are extensive. A 495-acre creation of an industrial area is proposed to occur at the southeast end of the area, along the City of Kelowna – District of Lake Country municipal boundary. Development is planned to be in conjunction with the City of Kelowna/Winfield Beaver Lake Rd. and industrial area. Two industrial business parks are also proposed: one in the area between Glenmore Road and Okanagan Centre Road, and the second just north of the City's new 60 acre industrial development in the Beaver Lake Road area. These business parks will accommodate retail and service uses developed to high standards, while forming an important component of the smaller, more land efficient businesses. It is the intent of the District of Lake Country to service these proposed industrial areas with municipal water and sanitary sewer.

#### **4.14.6 WESTBANK FIRST NATION**

Westbank First Nation (WFN) has 5,306 acres of prime land available for manufacturing, industrial business office parks, residential, commercial and recreational land use. WFN land is strategically located in the heart of the Okanagan Valley near Kelowna and adjacent to Okanagan Lake. Suitable infrastructure (sewage, water, frontage roads, fire protection, etc.) is in place and/or planned for the near future as is contemplated in the current Land Use Plan Law.

Highway 97, which is the main highway corridor through the Okanagan Valley, traverses nine kilometres (9km) of Reserves #9 and #10 with high visibility highway frontage and good access on both sides of the highway. The WFN land has a total of five kilometres of lakeshore property. With the completion of the W.R.Bennett Bridge in 2008 as well as the Campbell Road Interchange there has been enhanced road infrastructure and access. With the current development occurring there has also been an increased urban standard on secondary roads.

During 2007 and 2008 there has been rapid growth on WFN lands within the retail/commercial sectors and residential developments with over 1.2 million square feet in various stages of development as well as over 5000 housing units. Opportunities for business are now beginning to meet with the growth in population.

WFN and the landholders are willing to consider all types of business relationships including co-business ventures, partnerships, etc. WFN is self-governing under federal legislation and has assumed full jurisdiction over its lands including lease registration. There are no Agricultural Land Reserve (ALR) restrictions. Prime consideration will be given to manufacturing, industrial, first-class business office parks, commercial ventures and hotel and tourism related facilities.

For more information: Economic Development Officer Westbank First Nation [http:// www.wfn.ca](http://www.wfn.ca).