

3.14 Industrial Land

Land use within most of the Regional District of Central Okanagan is 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 bylaws enforced 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 Planning Services Department of the Regional District of Central Okanagan in Kelowna and the Westbank Chamber of Commerce, 2375 Pamela Rd, Westbank.

Relevant bylaws are available online at the following locations:

RDCO Bylaw No. 871:

www.regionaldistrict.com/departments/planning/planning_bylaw871.aspx

Joe Rich Rural Land Use Bylaw:

www.regionaldistrict.com/departments/planning/planning_joerichbylaw.aspx

City of Kelowna: www.city.kelowna.bc.ca/CM/Page70.aspx

Peachland: www.peachland.ca/council/bylaws/bylaws.htm

Lake Country: www.lakecountry.bc.ca/Documents/Bylaws/

Westbank First Nations: 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

3.14.1 Kelowna

Currently there are 1,277.14 acres, including 81.86 acres of gravel extraction lands in the City of Kelowna. In 2005 there were some changes to the I-5 Rural Industrial which has been rezoned for other purposes. Land zoned for industrial use is mainly centralized in three regions: north of the downtown core, along the Highway 97 corridor, and in the northern sector along Beaver Lake Road. The city is focused towards creating a diverse community that is rich in all forms of development including residential, commercial and parks and open spaces. Land designations are therefore crucial, allowing for the coexistence of these land uses in order to create a comfortable, viable community.

3.14.2 Lakeview Heights

The second largest stock of industrial land of approximately 295 acres, is located within the Westside Electoral Area. The present combination of development in the area comprises a range of uses from industrial and warehousing, to tourist attractions, service and commercial, and gravel extraction. This industrial land is generally located along the north side of Highway 97 between Westlake Road and Bartley Road, and represents an important resource for the future employment base on the west side of Lake Okanagan. The Lakeview Heights area also includes scattered vineyards, warehousing, plant nurseries and some manufacturing.

3.14.3 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.

3.14.4 Westbank First Nations

The Westbank First Nations (WFN) has 5,306 acres of prime land available for manufacturing, industrial business office parks, and 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.

Eighty percent (80%) of WFN land is undeveloped. 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.

Existing developments include 69,677 square metres (750,000 square feet) of retail space including a shopping centre comprising Zellers, Extra Foods, a Cinema Complex, Tim Horton's, Starbucks,

three major banks, a financial trust company, numerous single/multi-family residential developments, some manufacturing and light industrial sites (i.e. Sears Floor Covering outlet), manufactured home parks and a golf course.

The Westbank First Nation is developing a 15.5 acre (6.3 hectare) site on WFN land at Highway 97 and Butt and Carrington Roads. The centre will be anchored by an Home Depot (85,000 square feet) and a Canadian Tire (58,000 square feet) which was completed in November, 2006.

WFN and the landholders are willing to consider all types of business relationships including co-business ventures, partnerships, etc. WFN is now self-governing under federal legislation and has assumed full jurisdiction over its lands; as such, Federal government protection is no longer required for the leasing of land. 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: Westbank First Nation <http://wfn.ca/>.