



REGIONAL DISTRICT OF NORTH OKANAGAN

ELECTORAL AREA ADVISORY COMMITTEE MEETING

Thursday, July 9, 2026
Board Room - 9848 Aberdeen Road,
Coldstream, BC
2:00 p.m.

REGULAR AGENDA

A. CALL MEETING TO ORDER

1. Acknowledgment that the Regional District of North Okanagan is on the traditional territory of the Syilx and Secwépemc First Nations.
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B. APPROVAL OF AGENDA

1. **Electoral Area Advisory Committee - July 9, 2026**

(Opportunity for Introduction of Late Items)

(Opportunity for Introduction of Late Items - In Camera)

RECOMMENDATION 1

That the Agenda of the July 9, 2026 regular meeting of the Electoral Area Advisory Committee be approved as presented.

C. ADOPTION OF MINUTES

1. **Electoral Area Advisory Committee - June 4, 2026**

RECOMMENDATION 2

Page 7 - 12

That the Minutes of the June 4, 2026 regular meeting of the Electoral Area Advisory Committee be adopted as circulated.

D. DELEGATIONS

1. **Liquor Licence Referral Application**
SHUSWAP CIDER COMPANY c/o RAMSELL, K. [File No. 26-0567-F-LIQ]
70 Waterside Road, Electoral Area "F"
[See Item G.5]
-

E. UNFINISHED BUSINESS

F. NOTICE OF MOTION

G. NEW BUSINESS**1. Development Variance Permit Application
MOHAMMAD, A, & ABID, S. [File No. 24-0127-B-DVP]
7731 & 7697 Old Kamloops Road, Electoral Area "B"**

- Staff report dated June 11, 2026
1. Introduction of Development Variance Permit (DVP)
 2. Opportunity for persons affected by DVP to be heard beginning with applicant
 3. Closing Statement by Chair

RECOMMENDATION 3**Page 13 - 20**

That it be recommended to the Board of Directors, upon consideration of input from adjacent landowners, a Development Variance Permit be approved for the properties legally described as Lot B, Secs 26 & 27, Twp 8, ODYD, Plan 39640 AND Lot 31, Sec 27, Twp 8, ODYD, Plan 336 and located at 7731 AND 7697 Old Kamloops Road, Electoral Area "B" to allow a variance to Section 3.21.1.b of the *Regional District of North Okanagan Zoning Bylaw No. 3000* by allowing the installation of a manufactured home on each property that does not comply with the CSA Z240-92MH Series Standard; and further,

That the Development Variance Permit be approved subject to the following:

1. a report is provided from a Registered Professional which states that the manufactured home substantially complies with the structural design requirements of the BC Building Code;
 2. a report is provided from a licensed tradesperson or the Electrical Safety Officer which states that the manufactured home substantially complies with the Canadian Electrical Code;
 3. a report is provided from a licensed tradesperson or the Gas Safety Officer which states that the manufactured home substantially complies with the Natural Gas and Propane Installation Code;
 4. a floor plan is provided showing room and building egress, electrical smoke alarm(s) installation and solid fuel burning appliance(s) installations which substantially comply with the BC Building Code.
 5. the manufactured homes be clad with new siding.
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2. **Agricultural Land Commission Application**
MOHAMMAD, A., & ABID, S. [File No. 26-0291-B-ALR]
7731 Old Kamloops Road, Electoral Area "B"

- Staff report dated June 10, 2026

RECOMMENDATION 4

Page 21 - 29

That it be recommended to the Board of Directors, the application of Abid Mohammad & Samrana Abid under Section 20.3(5) of the *Agricultural Land Commission Act* to place fill (gravel) over a 2046.46 m² driveway area on the property legally described as Lot B, Secs 26 & 27, Twp 8, ODYD, Plan 39640 and located at 7731 Old Kamloops Road, Electoral Area "B" be authorized for submission to the Agricultural Land Commission.

3. **Development Variance Permit Application**
DESSERT, T. & B. [File No. 26-0345-D-DVP]
732 Arbutus Road, Electoral Area "D"

- Staff report dated June 12, 2026
1. Introduction of Development Variance Permit (DVP)
 2. Opportunity for persons affected by DVP to be heard beginning with applicant
 3. Closing Statement by Chair

RECOMMENDATION 5

Page 30 - 40

That it be recommended to the Board of Directors, upon consideration of input from adjacent landowners, a Development Variance Permit be issued for the property legally described as Lot 42, DL 418, ODYD, Plan 26668 and located at 732 Arbutus Road, Electoral Area "D" to allow a variance to Section 15.2.7.b of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* by reducing the exterior side yard setback of a garage from 4.5 m to 2.24 m as shown on the site plan, floor plan and building elevations attached to the Planning Department report dated June 12, 2026.

4. **Development Variance Permit Application**
GOSTLIN KEEFER LAKE LODGE LTD. c/o RITSON, B. [File No.26-0486-E-DVP]
1401 Keefer Lake Road, Electoral Area "E"

- Staff report dated June 22, 2026
1. Introduction of Development Variance Permit (DVP)
 2. Opportunity for persons affected by DVP to be heard beginning with applicant
 3. Closing Statement by Chair

RECOMMENDATION 6

Page 41 - 57

That it be recommended to the Board of Directors, upon consideration of input from adjacent landowners, a Development Variance Permit be issued for the property legally described as Block A of District Lots 5273 & 5312, ODYD and located at 1401 Keefer Lake Road, Electoral Area "E" to allow variances to the following sections of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023*:

1. Sections 8.1.4.a and 8.1.4.d by waiving the requirement that parking areas be curbed with raised asphalt or concrete and paved with asphalt or concrete;
2. Section 8.2.2 by waiving the requirement that loading spaces be paved with asphalt or concrete;
3. Section 13.5.6.a by increasing the height of an accessory building from 6 m to 6.71 m; and further,

That the Development Variance Permit be issued subject to:

1. the dimensions and siting of the buildings, parking areas and loading areas on the land being in general accordance with the site plan and building plans attached to the Planning Department report dated June 22, 2026; and
2. the parking and loading areas being: gravelled, curbed with logs, graded to provide an even surface and to prevent surface water accumulation, kept free of weeds, and treated to suppress dust.

5. Liquor Licence Referral Application
SHUSWAP CIDER COMPANY c/o RAMSELL, K. [File No. 26-0567-F-LIQ]
70 Waterside Road, Electoral Area "F"

- Staff report dated June 22, 2026

RECOMMENDATION 7

Page 58 - 66

That it be recommended to the Board of Directors, the Board of Directors opt out of gathering public input and providing comment on the application to amend the Manufacturer Licence of Shuswap Cider Company on the property legally described as Part of DL 159, Shown on Plan B3843, ODYD and located at 70 Waterside Road, Electoral Area "F" for liquor license changes to an existing manufacturing facility to allow a Lounge Endorsement on the property.

6. Agricultural Land Commission Application
PAULL, S. & B. [File No. 26-0410-D-ALR]
196 Bluenose Road, Electoral Area "D"

- Staff report dated June 16, 2026

RECOMMENDATION 8

Page 67 - 81

That it be recommended to the Board of Directors, the application under Section 20(3) of the *Agricultural Land Commission Act* which requests approval to legalize the use of a permanent structure (kitchen and washroom building) associated with gatherings for events on the property legally described as the NW 1/4, Sec 7, Twp 3, ODYD, Except Plans 32755, 33102, & KAP80276 and located at 196 Bluenose Road, Electoral Area "D" be authorized for submission to the Agricultural Land Commission.

7. **Electoral Area "F" Parks and Culture Service – Grindrod Park Development - Phase 3, Budget Increase**

- Staff report dated July 9, 2026

RECOMMENDATION 9

Page 82 - 83

That it be recommended to the Board of Directors, the 2026 Financial Plan be amended to increase the budget for the Grindrod Park – Phase 3 Development Project by \$100,000, from \$700,000 to \$800,000, within the Electoral Area 'F' Parks and Culture (092) service, funded from Community Works Funds allocated to Electoral Area 'F'.

H. REPORTS

1. **Advisory Planning Commission Meetings**

RECOMMENDATION 10

Page 84 - 90

That the minutes of the following Advisory Planning Commission meetings be received.

- Electoral Area "B" - Meeting of June 24, 2026
 - Electoral Area "D" - Meeting of June 23, 2026
 - Electoral Area "E" - Meeting of June 22, 2026 (to be distributed)
-

2. **Building Inspections Statistical Reports**

- Statistical Reports dated May, 2026

RECOMMENDATION 11

Page 91 - 97

That the May, 2026 Building Inspection Statistical Report be received.

3. **Electoral Area Director Reports**

4. **General Manager's Report**

I. MEMBER INQUIRIES

J. RESOLUTION TO GO IN CAMERA

RECOMMENDATION 12

That the regular meeting of the Electoral Area Advisory Committee convene In Camera to deal with matters deemed closed to the public in accordance with the following paragraph of Section 90(1) of the Community Charter:

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

K. ADJOURNMENT



REGIONAL DISTRICT OF NORTH OKANAGAN

ELECTORAL AREA ADVISORY COMMITTEE MEETING

Thursday, June 4, 2026
Board Room - 9848 Aberdeen Road,
Coldstream, BC

REGULAR MINUTES

Members:	Director B. Fleming Director A. Shatzko Alternate Director D. Hackett Director J. Johnson Director A. Hopkins	Electoral Area "B" Electoral Area "C" Electoral Area "D" Electoral Area "E" Electoral Area "F"	Chair
Staff:	S. Banmen G. Routley *J. Miles *A. Cutts C. Reardon	General Manager, Finance Planning Manager Planner II Planner Clerk, Corporate Services	
Also Present:	*Chair, S. Fowler Public	City of Armstrong	

*Denotes presence for part of the meeting

CALL MEETING TO ORDER

The meeting was called to order at 4:38 p.m.

The Chair acknowledged that the Regional District of North Okanagan is on the traditional territory of the Syilx and Secwépemc First Nations.

APPROVAL OF AGENDA

Electoral Area Advisory Committee - June 4, 2026

Moved and seconded

That the Agenda of the June 4, 2026 regular meeting of the Electoral Area Advisory Committee be approved as presented.

CARRIED

ADOPTION OF MINUTES

Electoral Area Advisory Committee - May 7, 2026

Moved and seconded

That the Minutes of the May 7, 2026 regular meeting of the Electoral Area Advisory Committee be adopted as circulated.

CARRIED

DELEGATIONS

Floodplain Exemption Request

**2010909 ALBERTA LTD. c/o WATSON, A. [File No. 26-0320-F-BP]
8536 Highway 97A, Electoral Area "F"**

The applicant was present to answer questions.

UNFINISHED BUSINESS

Canadian Mental Health Association Vernon & District - Foundry North Okanagan Funding Request

Moved and seconded

That it be recommended to the Board of Directors, the Canadian Mental Health Association Vernon & District - Foundry North Okanagan be provided a \$15,000 grant funded from Community Works Funds, split among the Electoral Areas based on population.

CARRIED

Greater Vernon Water - Water Supply and Distribution Protocol with Electoral Area "D"

Moved and seconded

That it be recommended to the Board of Directors, staff be authorized to implement the Greater Vernon Water: Water Supply and Distribution Protocol with Electoral Area "D".

CARRIED

NEW BUSINESS

Development Variance Permit Application

**1498338 ALBERTA LTD. c/o WAMBOLD, P. [File No. 26-0296-F-DVP]
8259 Highway 97A, Electoral Area "F"**

The Planning Manager introduced the Development Variance Permit application. He advised that notification letters advising of the Development Variance Permit application were mailed May 22, 2026 to landowners within 100 meters of the subject property in accordance with RDNO Development Application Procedures and Administrative Fees Bylaw No. 2677. Landowners were advised in the notice letter that options to be heard verbally would be available in-person, via ZOOM and/or written submissions would be received via mail or email. He advised that no written submissions were received. The Chair called if there were any persons to speak to the application.

Applicant Terry Sasani was present and spoke in support of putting up a bond to do paving after further construction.

The Chair called a second and third time if any persons were present to speak to the application. There was no one else present to speak.

Moved and seconded

That it be recommended to the Board of Directors, a Development Variance Permit be approved for the property legally described as S10 Chains of the Fractional W ½ of the SE ¼ of Sec 27, Twp 20, R8, W6M, KDYD, Except Plans 26399, H809, KAP76653 and located at 8259 Highway 97A, Electoral Area "F" to permit a variance to Section 8.1.4.d of the *Regional District of North Okanagan Zoning Bylaw No. 3000* by deferring paving of driveways and parking areas until construction on the property is completed; and further,

That the Development Variance Permit be approved subject to:

1. the dimensions and siting of the cabins, accessory building, driveway aisles and parking areas being in accordance with the plan attached to the Planning Department report dated May 21, 2026;
2. the driveways and parking areas being kept free of weeds and treated to suppress dust;
3. paving being completed prior to the earlier of occupancy of the fourteenth cabin constructed on the property or December 31, 2029; and,
4. the applicant providing security in the amount of 100% of the cost of paving quoted by a qualified contractor.

CARRIED

Floodplain Exemption Request

**2010909 ALBERTA LTD. c/o WATSON, A. [File No. 26-0320-F-DP]
8536 Highway 97A, Electoral Area "F"**

Moved and seconded

That it be recommended to the Board of Directors, an exemption to the following sections of the *Regional District of North Okanagan Zoning Bylaw No. 3000* be approved for the property legally described as Lot 1, Sec 34, Twp 20, R8, W6M, KDYD, Plan 5128 and located at 8536 Highway 97A, Electoral Area "F" to permit the alteration of a dwelling shown on the site plan attached to the Planning Department report dated May 21, 2026:

1. Section 6.1.2.b by reducing the flood construction level for land adjacent to Mara Lake from 351.1 m GSC datum to 350.71 m GSC datum for the main floor of the dwelling and to the existing elevation of the basement floor which is below the main floor of the dwelling; and,
2. Section 6.1.2.g by reducing the flood construction level for land adjacent to King Baker Creek from 1.5 m above the natural boundary of the creek to 350.71 m GSC datum for the main floor of the dwelling and to the existing elevation of the basement floor which is below the main floor of the dwelling; and further,

That an exemption to Section 6.1.2.b and Section 6.1.2.g of the *Regional District of North Okanagan Zoning Bylaw No. 3000* be approved subject to a Section 219 Covenant being registered on the title of the subject property which states that:

1. the recommendations outlined in the report from Tetris Geotechnical Engineering Ltd. dated April 28, 2026 must be adhered to for the alterations of the dwelling;
2. the Regional District must be indemnified from any damages that may be caused by flooding;
3. the property owner must reimburse the Regional District for any expenses that may be incurred by the Regional District as a result of a breach of the aforementioned covenant.

CARRIED

Bylaw 3081 - Mabel Lake Community Domestic Water Service Establishment Amendment

Moved and seconded

That it be recommended to the Board of Directors, Mabel Lake Community Domestic Water Service Establishment Amendment Bylaw No. 3081, 2026 be given First, Second and Third Readings; and further,

That Bylaw No. 3081 be forwarded for Consent of the Participants.

CARRIED

Wildfire Development Permit Area and Housing Target - Official Community Plan Amendments

Bylaw 3082 - Electoral Areas "B" and "C" Official Community Plan Amendment

Bylaw 3083 - Electoral Areas "D" and "E" Official Community Plan Amendment

Bylaw 3084 - Electoral Area "F" Official Community Plan Amendment

Bylaw 3085 - Silver Star Official Community Plan Amendment

Moved and seconded

That it be recommended to the Board of Directors, in accordance with Section 477 of the *Local Government Act*, Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 3082, 2026, which proposes to amend the Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014 by amending Section 2.3 Housing to include commentary regarding the Bill 44 Housing Needs Report twenty-year housing unit target and Section 16.4 Wildfire Interface-Protection of Development From Hazardous Conditions, be considered for First Reading and in conjunction with the RDNO's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the referral process for Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 3082, 2026, outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

CARRIED

Moved and seconded

That it be recommended to the Board of Directors, in accordance with Section 477 of the *Local Government Act*, Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3083, 2026, which proposes to amend the Electoral Areas "D" and "E" Official Community Plan Bylaw No. 2485, 2011 by amending Section 2.2 Housing to include commentary regarding the Bill 44 Housing Needs Report twenty-year housing unit target and Section 12.3 Hazardous Lands Development Permit Area, be considered for First Reading and in conjunction with the RDNO's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the referral process for Electoral Areas "D" and "E" Official Community Plan Amendment Bylaw No. 3083, 2026, outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

CARRIED

Moved and seconded

That it be recommended to the Board of Directors, in accordance with Section 477 of the *Local Government Act*, Electoral Area "F" Official Community Plan Amendment Bylaw No. 3084, 2026, which proposes to amend the Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016 by amending

Section 1.5 Housing to include commentary regarding the Bill 44 Housing Needs Report twenty-year housing unit target and Section 16.5 Wildfire Hazard Development Permit Area, be considered for First Reading and in conjunction with the RDNO's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the Electoral Area "F" Official Community Plan Amendment Bylaw No. 3084, 2026 referral process outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

CARRIED

Moved and seconded

That it be recommended to the Board of Directors, in accordance with Section 477 of the *Local Government Act*, Silver Star Official Community Plan Amendment Bylaw No. 3085, 2026, which proposes to amend the Silver Star Official Community Plan Bylaw No. 1925, 2004 by amending Section K.5.0 Wildfire Hazard, be considered for First Reading and in conjunction with the RDNO's Financial Plan and the Regional Solid Waste Management Plan; and further,

That the referral process for Silver Star Official Community Plan Amendment Bylaw No. 3085, 2026, outlined in the report from the Planning Department dated May 22, 2026, be initiated following First Reading and be considered appropriate consultation for the purposes of Sections 475, 476, and 477 of the *Local Government Act*.

CARRIED

Rural Economic Development Program Grant Application –Destination Silver Star

Moved and seconded

That it be recommended to the Board of Directors, the grant application from Destination Silver Star, for the Explore North Okanagan Initiative in the amount of \$2,000 be supported and funded from the Rural Economic Development Grant (571) service.

CARRIED

REPORTS

Advisory Planning Commission Meetings

Moved and seconded

That the minutes of the following Advisory Planning Commission meetings be received.

- Electoral Area "F" - Meeting of May 27, 2026

CARRIED

Building Inspections Statistical Reports

Moved and seconded

That the April, 2026 Building Inspection Statistical Reports be received.

CARRIED

Electoral Area Director Reports

The Electoral Area Advisory Committee discussed events and activities in their communities including:

- Cherryville Days - June 6, 2026
- SILGA - 2026 Community Excellence Award for sncæcmałqtn Agricultural Park
- Salmon Arm Demolition Derby - June 20, 2026
- National Range Day, June 6, 2026
- Lumby Days - June 13, 2026

RESOLUTION TO GO IN CAMERA

Moved and seconded

That the regular meeting of the Electoral Area Advisory Committee convene In Camera to deal with matters deemed closed to the public in accordance with the following paragraph of Section 90(1) of the Community Charter:

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

The regular meeting of the Electoral Area Advisory Committee, adjourned to meet In Camera at 5:13 p.m.

The regular meeting of the Electoral Area Advisory Committee, reconvened at 5:14 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:15 p.m.

CERTIFIED CORRECT

Chair
Bob Fleming

General Manager, Finance
Stephen Banmen



PLANNING DEPARTMENT INFORMATION REPORT

DEVELOPMENT VARIANCE PERMIT APPLICATION

DATE:	June 11, 2026
FILE NO.:	24-0127-B-DVP
OWNER/APPLICANT:	Abid Mohammad & Samrana Abid
LEGAL DESCRIPTION:	Lot B, Secs 26 & 27, Twp 8, ODYD, Plan 39640 AND Lot 31, Sec 27, Twp 8, ODYD, Plan 336
P.I.D.#:	010-999-591 AND 012-366-404
CIVIC ADDRESS:	7731 AND 7697 Old Kamloops Road
PROPERTY SIZE:	4.08 ha AND 3.98 ha
ZONING:	Country Residential (C.R)
O.C.P. DESIGNATION:	Agricultural
PROPOSED VARIANCE:	Zoning Bylaw requirement that manufactured homes being used as dwellings meet the CSA Z240-92MH Series Standard certification

PLANNING DEPARTMENT RECOMMENDATION:

That upon consideration of input from adjacent landowners, a Development Variance Permit be approved for the properties legally described as Lot B, Secs 26 & 27, Twp 8, ODYD, Plan 39640 AND Lot 31, Sec 27, Twp 8, ODYD, Plan 336 and located at 7731 AND 7697 Old Kamloops Road, Electoral Area "B" to allow a variance to Section 3.21.1.b of the *Regional District of North Okanagan Zoning Bylaw No. 3000* by allowing the installation of a manufactured home on each property that does not comply with the CSA Z240-92MH Series Standard; and further,

That the Development Variance Permit be approved subject to the following:

1. a report is provided from a Registered Professional which states that the manufactured home substantially complies with the structural design requirements of the BC Building Code;
2. a report is provided from a licensed tradesperson or the Electrical Safety Officer which states that the manufactured home substantially complies with the Canadian Electrical Code;
3. a report is provided from a licensed tradesperson or the Gas Safety Officer which states that the manufactured home substantially complies with the Natural Gas and Propane Installation Code;
4. a floor plan is provided showing room and building egress, electrical smoke alarm(s) installation and solid fuel burning appliance(s) installations which substantially comply with the BC Building Code.
5. the manufactured homes be clad with new siding.

Development Variance Permit Application
24-0127-B-DVP (7731 and 7697 Old Kamloops Road)

Page 2

SUMMARY:

The subject Development Variance Permit application relates to the properties located at 7731 and 7697 Old Kamloops Road. The applicants are proposing to install one manufactured home on each of the properties. The manufactured home to be located on 7731 Old Kamloops Road was manufactured in 1981 and meets the CSA Z240 Series Standard certification. The manufactured home to be located on 7697 Old Kamloops Road no longer bears the certification sticker but is a similar age to the other manufactured home.

The proposal requires a variance to the Zoning Bylaw which states that manufactured homes installed within Electoral Areas "B" and "C" must meet the CSA Z240-92MH Series Standard certification. The Planning Department recommends that, upon consideration of input from adjacent landowners and provided the manufactured homes meet certain safety and structural standards, the application receive favourable consideration.

BACKGROUND:

Site Context

The subject properties are located on the east side of Old Kamloops Road and the west side of Swan Lake. The properties are adjoining. Both properties are currently being used to grow crops and have farm status under the *Assessment Act*. Each property has a driveway that provides access to Old Kamloops Road.

7731 Old Kamloops Road contains two manufactured homes that were moved onto the property without the approval of Building Permits. The manufactured homes are located near the west side of the property. The property also contains a few freight trailers and cargo trailers, which are used in support of the agricultural use of the property. The property also contains two recreational vehicles. There is a float plane hangar on the foreshore of Swan Lake, which was constructed under a Building Permit in 1976.

7697 Old Kamloops Road contains a storage shed near the west side of the property. The property also contains a modular building and two freight trailers on the east side of the property. One of the freight trailers has been modified with doors and windows. The applicant has declined to identify the use of the modular building and freight trailers.

The subject and surrounding properties to the north, south and west are within the Agricultural Land Reserve, designated Agricultural and zoned Country Residential (C.R).

The Proposal

The applicants are proposing to retain one of the existing manufactured homes at 7731 Old Kamloops Road in its current location and to relocate the other one to 7697 Old Kamloops Road. The one to be retained is a 2-bedroom, 74.5 m² manufactured home. The one to be relocated is a 1-bedroom, 47.2 m² manufactured home. The latter would be located near the west side of 7697 Old Kamloops Road. Both are proposed to be used as dwellings. The applicants propose to build a single family dwelling near the east side of 7731 Old Kamloops Road and a new building on the west side of the property that would be used for the storage of farm equipment and the processing and sale of products grown on the farm.

Development Variance Permit Application
24-0127-B-DVP (7731 and 7697 Old Kamloops Road)

Page 3

The proposed manufactured home on 7731 Old Kamloops Road was constructed in 1981 and meets the CSA Z240 Series Standard certification. The proposed manufactured home on 7697 Old Kamloops Road does not have a CSA Z240 Series Standard certification sticker on the building, and is also older than 1992. The applicants are requesting a variance to the Zoning Bylaw which requires that manufactured homes in Electoral Areas "B" and "C" comply with the CSA Z240-92MH Series Standard certification.

The applicants indicate that they intend to replace the siding on both manufactured homes with Hardie plank siding.

The original application was submitted in 2024 but has been on hold while the applicant provided further information on the proposed use of the properties, and additional buildings and structures that had been moved onto the property since the application was submitted.

7731 Old Kamloops Road is also the subject of an Agricultural Land Commission application which requests approval to place gravel over a 2046.46 m² driveway area on the property.

PLANNING ANALYSIS:

The Planning Department recommends that the proposed variance be supported as:

- The proposal complies with the regulations of the Zoning Bylaw apart from the certification of the proposed manufactured homes. It is recommended that conditions be included in the variance to ensure that structural and safety requirements of the Building Code are also met.
- The proposal complies with the Agricultural Policy in the Electoral Areas "B" and "C" OCP which states that all uses of land within the ALR shall comply with the Agricultural Land Commission Act and Regulations.
- The proposal complies with the Residential Policy in the OCP which states that to respond to affordable and rental housing needs, the Regional District supports the development of secondary suites and the use of manufactured homes as permitted in the Zoning Bylaw and by the BC Building Code. Approval of the proposed variance would be consistent with this Policy provided the applicant submits documentation to confirm that it meets present safety requirements in relation to structural and servicing matters.
- The recommendation for Registered Professional involvement reflects a long standing practice in the rural areas for ensuring older manufactured homes are safe to occupy after relocation.

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, bed and breakfast, boarding house, minor day cares and minor group homes, home occupation uses, alcohol production facilities, veterinary clinics, cannabis production facilities, limited resource use and accessory buildings including modular storage containers.

For properties in the ALR that are greater than 2 ha, the Zoning Bylaw allows one single family dwelling per lot plus a secondary suite and a secondary dwelling OR one manufactured home and one secondary dwelling. The size of the secondary suite within the single family dwelling is not limited. A secondary dwelling may not be larger than 90 m².

**Development Variance Permit Application
24-0127-B-DVP (7731 and 7697 Old Kamloops Road)**

Page 4

Section 3.21 of the Zoning Bylaw states that for Electoral Areas "B" and "C", a manufactured home must meet the CSA Z240-92MH Series Standard. For Electoral Areas "D", "E" and "F", the manufactured must either conform to the above standard, or the following documentation must be provided to the Building Department:

1. a report from a Registered Professional which states that the manufactured home substantially complies with the structural design requirements of the BC Building Code.
2. a report from a licensed tradesperson or the Electrical Safety Officer which states that the manufactured home substantially complies with the Canadian Electrical Code.
3. a report from a licensed tradesperson or the Gas Safety Officer stating that the manufactured home substantially complies with the Natural Gas and Propane Installation Code.
4. a floor plan showing room and building egress, electrical smoke alarm(s) installation and solid fuel burning appliance(s) installation to substantially comply with the BC Building Code.

OFFICIAL COMMUNITY PLAN:

The Electoral Areas "B" and "C" Official Community Plan designates the subject property as Agricultural. The following OCP Policies are relevant to this application:

1. Lands designated as *Agricultural* are intended to be used for agricultural purposes and associated uses as allowed by the ALC and the Regional District.
2. All uses and subdivision of land within the ALR shall be in accordance with the *Agricultural Land Commission Act*, Regulations thereto, or Orders and Policies of the ALC.
3. To respond to affordable and rental housing needs, the Regional District supports the development of secondary suites and the use of manufactured homes as permitted in the Zoning Bylaw and by the BC Building Code.

REFERRAL COMMENTS:

The application was referred for comments to the following:

1. **Building Inspection Department**
Cladding must be installed in conformance with BC Building Code Section 9.27 Cladding.
2. **Rural Services Department**
3. **Community Services Department**
4. **BX and Swan Lake Fire Department**

Submitted by:



Heather Shannon
Planner

Reviewed by:



Greg Routley
Deputy Planning Manager

Endorsed by:



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

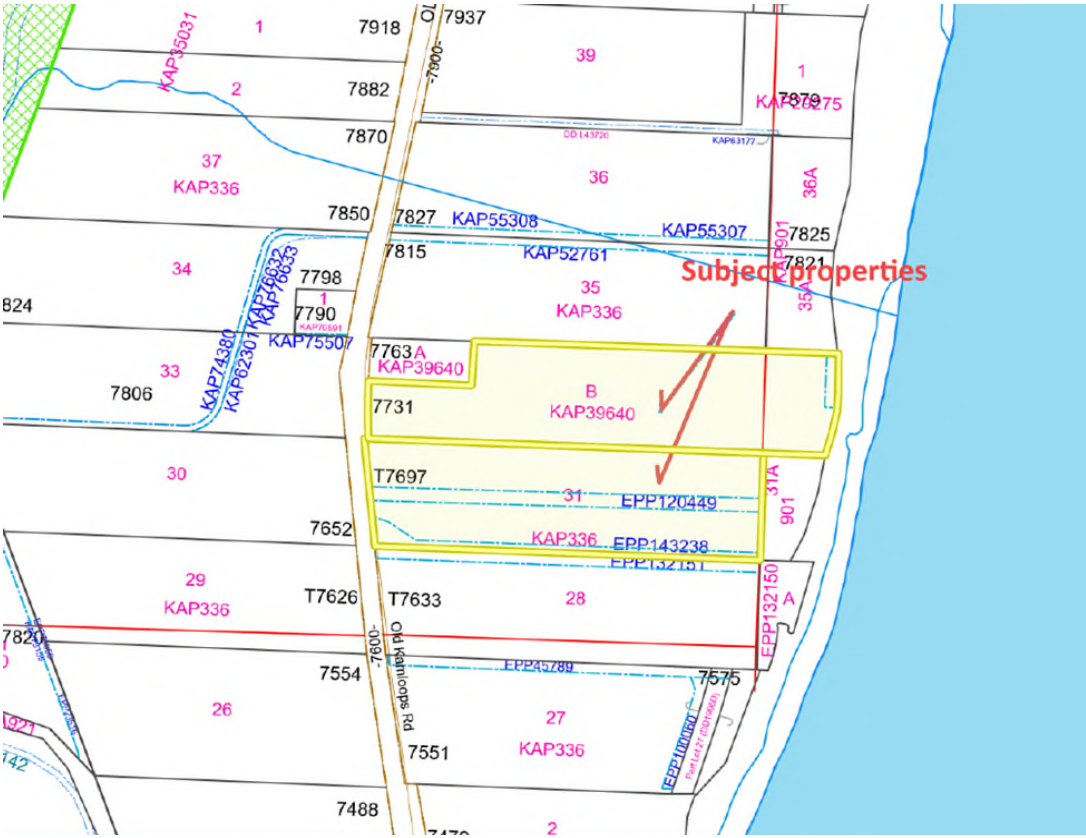
Approved for Inclusion:



David Sewell
Chief Administrative Officer

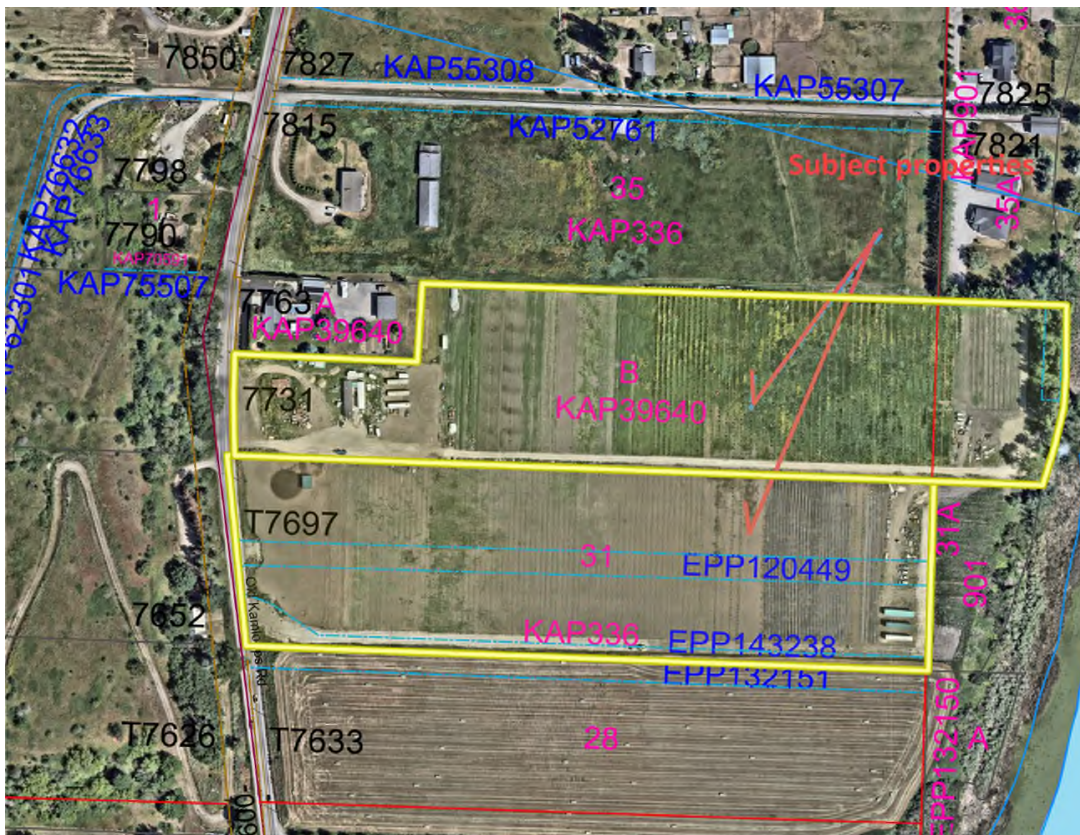
SUBJECT PROPERTY MAP DEVELOPMENT VARIANCE PERMIT

File: 24-0127-B-DVP
Location: 7697 & 7731 Old Kamloops Road



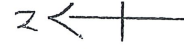
SUBJECT PROPERTY MAP Agricultural Land Reserve

File: 24-0127-B-DVP
Location: 7697 & 7731 Old Kamloops Road



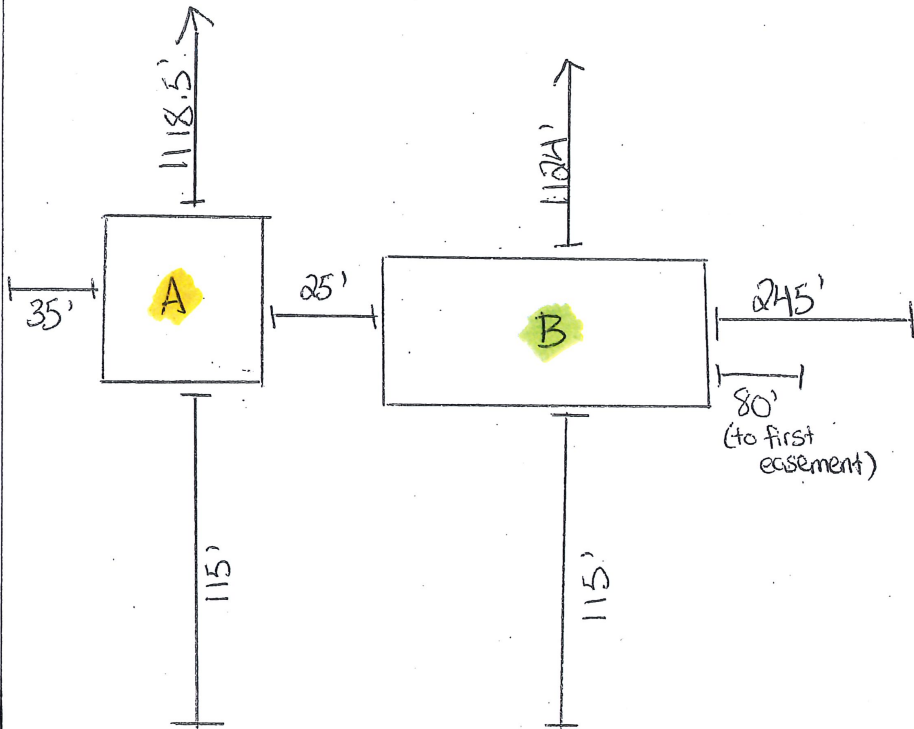
Swan Lake

7097 Old Kamloops Rd.
★ NOT TO SCALE ★

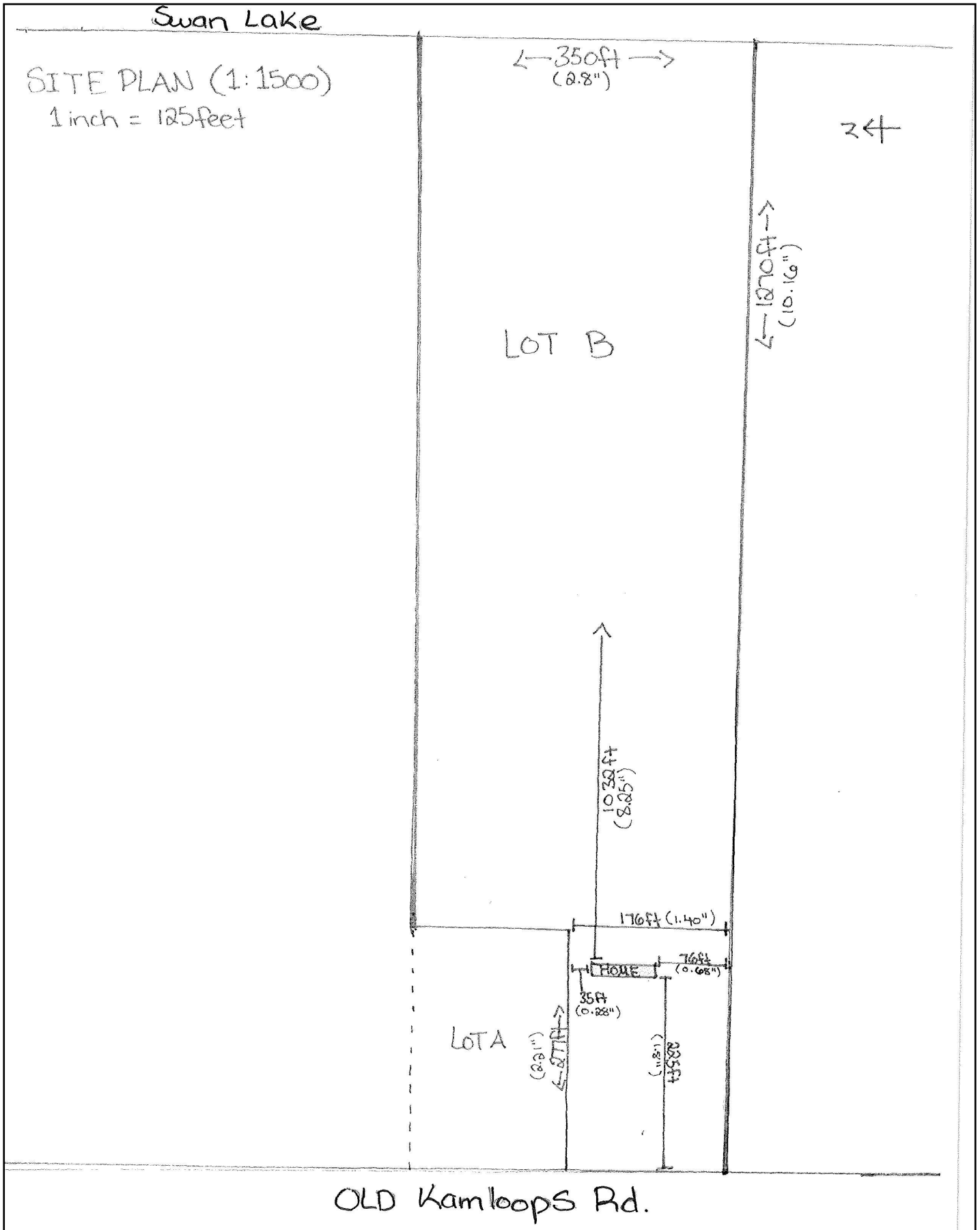


← 350ft →

↑ 1250' ↓



Old Kamloops Rd.





PLANNING DEPARTMENT INFORMATION REPORT

APPLICATION UNDER SECTION 20.3(5) OF THE AGRICULTURAL LAND COMMISSION ACT

DATE: June 10, 2026

FILE NO.: 26-0291-B-ALR

APPLICANT: Abid Mohammad & Samrana Abid

LEGAL DESCRIPTION: Lot B, Secs 26 & 27, Twp 8, ODYD, Plan 39640

P.I.D.#: 010-999-591

CIVIC ADDRESS: 7731 Old Kamloops Road

PROPERTY SIZE: 4.08 ha

SERVICING: On-site septic disposal and Greater Vernon Water

SOIL CLASSIFICATION: Class 3, Class 4 (80%) and Class 6 (20%)

ZONING: Country Residential (C.R)

O.C.P. DESIGNATION: Agricultural

PROPOSAL: Placement of fill (gravel) over a 2046.46 m² driveway area

PLANNING DEPARTMENT RECOMMENDATION:

That the application of Abid Mohammad & Samrana Abid under Section 20.3(5) of the *Agricultural Land Commission Act* to place fill (gravel) over a 2046.46 m² driveway area on the property legally described as Lot B, Secs 26 & 27, Twp 8, ODYD, Plan 39640 and located at 7731 Old Kamloops Road, Electoral Area "B" be authorized for submission to the Agricultural Land Commission.

SUMMARY:

This report relates to an Agricultural Land Commission (ALC) application to place fill (gravel) over a 2046.46 m² driveway area on the property located at 7731 Old Kamloops Road, Electoral Area "B". The ALC has advised that the proposal must be approved through an application under Section 20.3(5) of the *ALC Act*. The Planning Department recommends that the application be authorized for submission to the ALC as the Zoning Bylaw and the Electoral Areas "B" and "C" Official Community Plan (OCP) do not have regulations or policies related to this kind of application and the proposal is otherwise compliant with the regulations and policies of the Zoning Bylaw and OCP.

Agricultural Land Commission Application
File No. 26-0291-B-ALR (7731 Old Kamloops Road)

Page 2

BACKGROUND:

Site Context

The 4.08 ha subject property is located on the east side of Old Kamloops Road and the west side of Swan Lake. The property slopes down gently from west to east. The land is currently being used to grow crops, and holds farm status under the *Assessment Act*. Access to the property is gained from Old Kamloops Road.

The property contains two manufactured homes, each with a floor area of 74.5 m² and 47.2 m². The manufactured homes were moved onto the property in 2024 without the approval of a Building Permit and both require the approval of a Zoning Bylaw variance due to the age of the buildings. The variance request is the subject of a separate Development Variance Permit application. One of the manufactured homes is proposed to be relocated to the adjoining property to the south at 7697 Old Kamloops Road.

The property also contains a few freight trailers and cargo trailers, which are used in support of the agricultural use of the property. The property also contains two recreational vehicles. There is a float plane hangar located on the foreshore of Swan Lake, which was constructed under a Building Permit in 1976.

The subject and surrounding properties to the north, south and west are within the Agricultural Land Reserve, designated Agricultural and zoned Country Residential (C.R).

The Proposal

The applicants are proposing to place 409.29 m³ of fill (gravel) over a 2046.46 m² driveway area. The attached site plan indicates that the driveway would be approximately 450 m in length and the applicant has stated that the maximum width of fill placement for the driveway will be 2.44 m. The driveway would provide access to:

- a proposed new building on the west side of the property that would be used for the storage of farm equipment and the processing and sale of products grown on the farm;
- a proposed manufactured home to the east of this building;
- a proposed new single-family dwelling on the east side of the property; and
- the area between these buildings, which is used for the growing of fruits and vegetables;
- the agricultural operation on the property to the south at 7697 Old Kamloops Road. This property currently has a driveway that runs the length of the south side of the property.

Building Permit applications have been received for the above noted buildings but cannot be issued until the proposed placement of fill has been approved by the ALC.

The applicants have provided a soil suitability assessment of the proposed principal dwelling location in support of their application. The report is dated March 23, 2026 and has been prepared by Gurnoor Johal of Vivi Gro Sustainable Solutions. The report concludes that the area for the proposed single family dwelling is not economically viable for agricultural production.

**Agricultural Land Commission Application
File No. 26-0291-B-ALR (7731 Old Kamloops Road)****Page 3**ALC Application History of Subject and Adjoining Properties

The applicants previously requested ALC approval of the proposed fill placement through a Notice of Intent application. On October 1, 2025, the ALC denied the application noting concerns about the location of the proposed single family dwelling. Subsequent correspondence on the NOI decision between the applicants and the ALC lead to the confirmation on March 25, 2026 by the ALC that a Soil and Fill Use application is required for the ALC to “review the full proposal with broader scope”.

The adjacent property to the south at 7697 Old Kamloops Road was the subject of a Soil and Fill Use application in 2019. The applicant proposed to remove 480 m³ of soil and place 415 m³ of fill over an area of 2404 m² to construct a driveway, residence, detached garage and agricultural building on the subject property. The application was authorized for submission to the ALC by the Board of Directors on December 11, 2019, and was subsequently refused by the ALC on March 10, 2020. The ALC decision concluded that the location and area of fill would result in a large residential footprint and less land available for agriculture, and that the gravel road may not be necessary for a farm use given that no agricultural use was presently taking place.

PLANNING ANALYSIS:

The Planning Department recommends that the application be authorized for submission to the Agricultural Land Commission for their adjudication as neither the Zoning Bylaw or the Electoral Areas “B” and “C” Official Community Plan have regulations or policies which specify the distance a single family dwelling or accessory building should be setback from a road. The OCP does have an Agricultural policy which encourages new buildings to be clustered in close proximity to existing buildings and driveways so as to reduce the amount of farmland being taken away from farm use. In this instance, the applicants are proposing to place fill on a driveway that would be used to access a proposed new dwelling as well as the remainder of the property which is used for agricultural purposes.

AGRICULTURAL CAPABILITY RATING OF THE SUBJECT PROPERTY:

The BC Land Inventory rates the western third of the property as 80% Class 4 and 20% Class 6 with limitations due to topography. An improved rating of 80% Class 3 and 20% Class 6 is given, again with limitations due to topography. The remainder of the property towards Swan Lake is rated as Class 3 with limitations due to topography and low soil permeability. No improved rating is given.

The BC Land Inventory groups land into seven classes according to the land’s potential and limitations for agricultural use depending on soil and climate characteristics. Class 1 land is capable of producing the very widest range of crops whereas Class 7 has no capability for soil bound agriculture. As the class numbers increase from Class 1 to 7, the range of crops decreases. Associated with each class is a subclass that identifies the limitations or special management practices needed to improve the soil. The classification usually gives land two ratings: improved and unimproved. Unimproved ratings describe the land in its native condition. Improved ratings indicate the land’s potential once management practises have been implemented such as irrigation, stone removal or drainage.

AGRICULTURAL LAND COMMISSION ACT AND REGULATIONS:

Section 5 of the *Agricultural Land Reserve Use Regulation* states that the construction, maintenance, or operation of structures or driveways necessary for a farm use may not be prohibited. Section 35 of the Regulation allows the placing of fill on ALR land for the construction or maintenance of a principal residence or a farm use if the total area from which fill is placed is 1000 m² or less. Placing fill on ALR land in connection with a principal residence or a farm use that is greater than 1000 m² is not permitted, however an owner may submit a notice of intent requesting approval of such. If the fill placement is not in relation to a permitted use, a Soil and Fill Use Application is required.

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, bed and breakfast, boarding house, minor day cares and minor group homes, home occupation uses, alcohol production facilities, veterinary clinics, cannabis production facilities, limited resource use and accessory buildings including modular storage containers.

For properties in the ALR that are greater than 2 ha, the Zoning Bylaw allows one single family dwelling per lot plus a secondary suite and a secondary dwelling OR one manufactured home and one secondary dwelling. The size of the secondary suite within the single family dwelling is not limited. A secondary dwelling may not be larger than 90 m².

Under Section 8.1.4, the proposed parking area for the farm sales building may be surfaced with gravel and without curbs where it is within a Rural zone provided that the parking area is kept free of weeds and is treated to suppress dust.

Section 3.28.2 of the Zoning Bylaw states that for properties zoned Country Residential (C.R), no person shall park or store any unlicensed or wrecked vehicle or parts thereof on a lot unless said vehicle or part is completely enclosed within a building. The vehicle(s) or part(s) must be for the personal use of the owner only or be part of a home occupation use.

Modular storage containers are defined as a portable metal structure used or intended to be used for storing or transporting goods, whether or not they are actually being used for such a purpose. Section 3.29 states that Modular Storage Containers must comply with the following:

1. Modular storage containers are not permitted on lots less than 1 ha.
2. Containers must not be stacked vertically and must not exceed a height of 4.5 m.
3. Containers must not be used for fencing, screening or signage.
4. Containers must be screened in accordance with the provisions of Section 9.1 of the Bylaw.
5. Containers must be setback in accordance with the provisions of this Bylaw except that containers must be setback at least 15 m from all lot lines in any Rural zone.
6. Containers must not be used for the storage of explosives, gasoline, propane, or any flammable, combustible liquid or compressed gas, and including any equipment or vehicles containing these.

Section 3.3.2 states that one recreational vehicle not exceeding 10 m in length shall be permitted for a period not exceeding 30 days in any calendar year.

Agricultural Land Commission Application
File No. 26-0291-B-ALR (7731 Old Kamloops Road)

Page 5

SOIL REMOVAL AND DEPOSIT BYLAW:

The Soil Removal and Deposit Bylaw 2647, 2014 applies to the removal and deposit of 350 m³ soil within Electoral Areas “B” and “C”. Section 3.c.i provides exemptions for when a Permit is not required where the Removal or Deposit of Soil is related to and in accordance with a valid building permit.

OFFICIAL COMMUNITY PLAN:

The Electoral Areas “B” and “C” Official Community Plan designates the land use of the subject property as Agricultural. The following OCP policies are applicable to this application:

- Lands designated as Agricultural are intended to be used for agricultural purposes and associated uses as allowed by the Agricultural Land Commission and the Regional District.
- All uses and subdivision of land within the ALR shall be in accordance with the *Agricultural Land Commission Act* and regulations thereto or Orders and Policies of the Commission
- Notwithstanding the minimum lot size standards and land use policies cited in this Plan or the *Zoning Bylaw* or any other policy or bylaw that has been adopted to guide decision-making, the Regional Board may, after due consideration, not authorize a non-farm use, subdivision, and exclusion application to the Commission if the proposed subdivision or use would have a negative impact on agricultural land or the farming community.
- The Regional District will require all ALC applications for exclusions, subdivision, land exchanges and non-farm use to show documentation, including a Professional Agrologist report, which indicates why the application is necessary or appropriate.
- The Regional District encourages new buildings to be clustered in close proximity to existing buildings and driveways so as to reduce the amount of farmland being taken away from farm use.

REFERRALS:

The application was referred for comments to the following:

- 1. Building Inspection Department**
- 2. Community Services Department**
- 3. Rural Services Department**
- 4. Regional Agricultural Advisory Committee**

The Committee provided the following comments:

- Questions regarding the width of the road and why it is necessary to be so wide.
- Noted the proposal does not conform to the concept of the home plate, keeping buildings together and minimizing roadways.
- Questions regarding the soil assessment, would like a proper soil assessment from a P.Ag to compare the soil from near the lake to the other side of the property.
- Questions regarding what the power poles are servicing.
- Suggestions to restrict any future above-ground services to the power pole side of the driveway and not on the agricultural side.
- Properties to the north and south also have long driveways.
- Most properties on Old Kamloops Road are long and thin; this property is being farmed, which is a positive.
- Questions regarding where the drainage is going.

Agricultural Land Commission Application
File No. 26-0291-B-ALR (7731 Old Kamloops Road)

Page 6

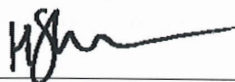
- If the driveway is widened, it should be towards the property line, not towards the actively farmed portion of the land.
- Is there an opportunity to use one driveway to access the subject property and the property they own to the south?
- The owner is also proposing an agricultural business on the road, which is understandable, not to want to live beside their business.
- The fill and driveway go into the field. Could the house be relocated closer to the southern property line to reduce the amount of fill needed for the driveway?
- Noted that a driveway of 4-6m in width should be wide enough to accommodate a single-family dwelling.

5. Ministry of Agriculture

Ministry staff have reviewed the above-noted referral package and the soil analysis for the subject property that was forwarded to us recently. The Ministry's Guide for Bylaw Development in Farming Areas recommends that dwellings be located within 50 metres of the road or front lot line, and the farm residential footprint be within 60 metres of the road or front lot line. The purpose of this recommendation is to protect productive agricultural land and to reduce land lost to driveways and other hard infrastructure. We note from recent orthophotos that there appears to be an area behind the farm stand on the property that could potentially accommodate a house without impacting land that has been cultivated.

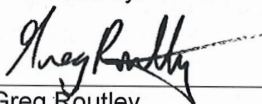
We also note that the submitted soil analysis does not provide evidence that the proposed area is not suitable for agriculture. Chemical analysis alone is not sufficient to determine agricultural capability, and this analysis does not show any deficiencies which could not be addressed through soil amendments. We note that the soil analysis report provides interpretations that could constitute the practice of agrology and that the report was not prepared by a person who does not appear to be registered a professional agrologist (PAg), a technical agrologist (TAg) or a limited licence agrologist (LLAg) with the British Columbia Institute of Agrologists (BCIA). Since September 1, 2022, agrology has been a reserved practice under the Professional Governance Act, and therefore reports completed by non-registrants of BCIA should not be accepted as evidence of agricultural capability. In addition, the submitted soil analysis report does not meet Policy P-10 of the ALC (Criteria for Agricultural Capability Assessments). Therefore, we recommend that the proposed dwelling be located near the front lot line, and preferably within 50 metres of the road.

Submitted by:



Heather Shannon
Planner

Reviewed by:



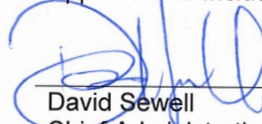
Greg Routley
Planning Manager

Endorsed by:



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

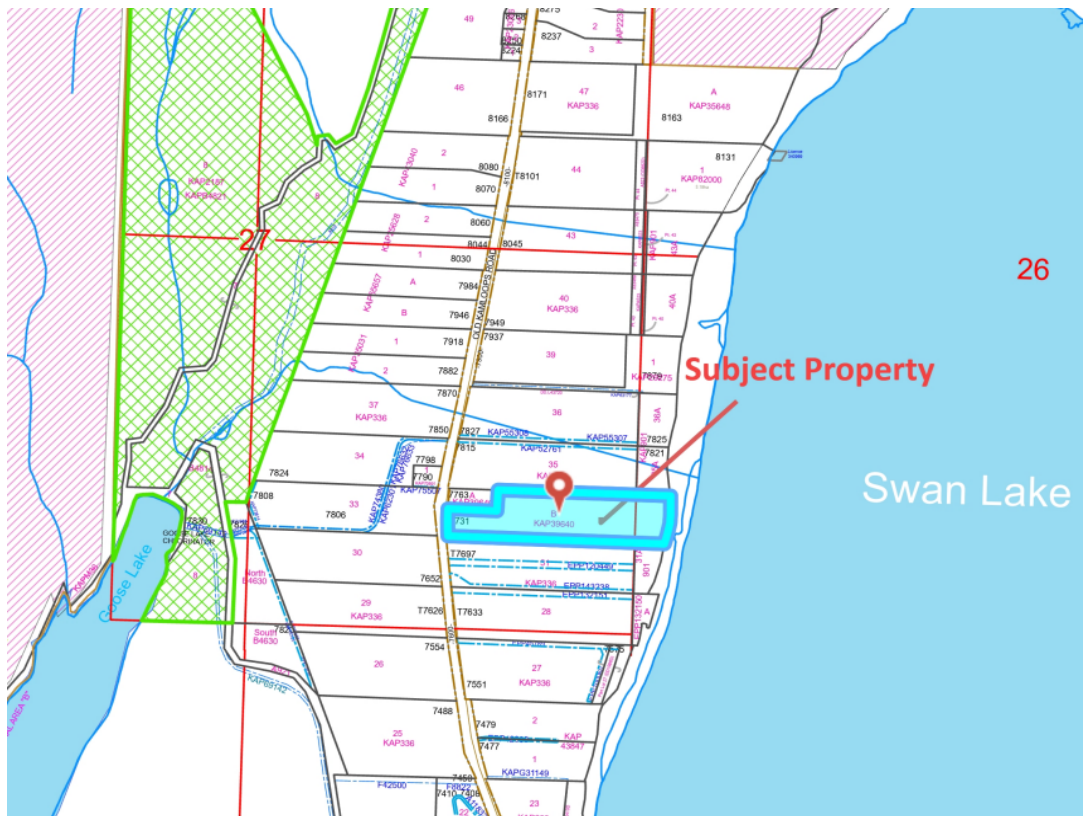
Approved for Inclusion:



David Sewell
Chief Administrative Officer

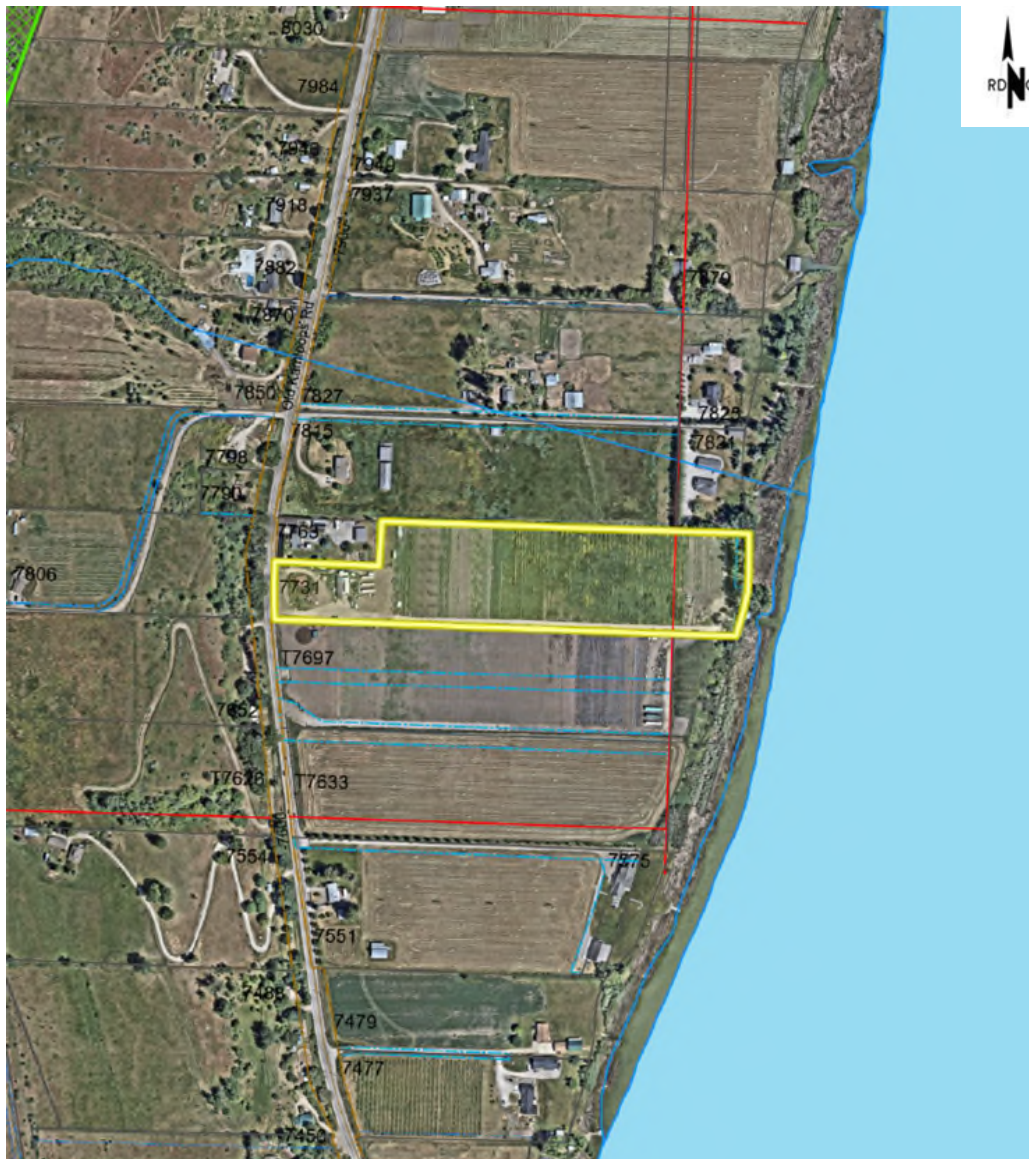
SUBJECT PROPERTY MAP AGRICULTURAL LAND COMMISSION

File: 26-0291-B-ALR
Location: 7731 Old Kamloops Road



2025 Orthophoto AGRICULTURAL LAND COMMISSION

File: 26-0291-B-ALR
Location: 7731 Old Kamloops Road



PROPOSED RETAIL SALE 7731 OLD KAMLOOPS RD. VERNON (BC)

GENERAL NOTES :

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL LOCAL LAWS AND BYLAWS.
2. BEFORE CONSTRUCTION COMMENCES IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS AND DIMENSIONS TO CONFIRM ACCURACY AND TO ASSURE THERE ARE NO DISCREPANCIES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE CORRECT SITING OF THE BUILDING TO CONFORM WITH NECESSARY SETBACKS.
4. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE SITE AND IS THE SOLE RESPONSIBILITY OF THE OWNER, AND CONTRACTOR.
5. WRITTEN DIMENSIONS TO BE FOLLOWED.
6. THE DESIGNER MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE CONSTRUCTION DRAWINGS. HOWEVER WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF ALL TRADES AND SUB-TRADES TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE COMMENCING WITH THEIR PORTION OF THE CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS, PLEASE ADVISE TO MARWAHA DESIGNS INC. SO WE CAN MAKE THE NECESSARY CORRECTIONS.

SITE PLAN NOTES:

1. NO CONSTRUCTION PERMITTED ON, IN OR OVER EASEMENTS, RESTRICTIVE COVENANTS, NO BUILD AREAS AND NO DISTURB AREAS.
2. ONE DRIVEWAY PERMITTED NOT TO EXCEED 6 METERS IN WIDTH AND GRADE NOT TO EXCEED 15% AS PER SUBDIVISION AND DEVELOPMENT ENGINEERING BYLAW.
3. RETAINING WALLS OVER 1.2 M ARE NOT ALLOWED PER ZONING BYLAW 3003.

PROJECT DATA	
CIVIC ADDRESS :	7731 OLD KAMLOOPS RD. N., VERNON
LEGAL :	LOT B, PLAN KAP39640 SEC. 26-27,
	TOWNSHIP-8, ODYLD
PID :	010-999-591
ZONING :	CR (AG - Electoral Area B)
LOT AREA :	4,083 Ha. (40830 SQM.)
RESIDENTIAL AREA:	
ALLOWED :	= 500.00 SQM (5381.95 SQFT)
PROPOSED :	= 499.77 SQM (5379.51 SQFT)
MAIN FLOOR :	= 290.24 SQM (3124.18 SQFT)
UPPER FLOOR :	= 172.77 SQM (1859.74 SQFT)
GARAGE AREA :	= 78.91 SQM (849.46 SQFT)
TOTAL AREA :	= 541.93 SQM (5833.38 SQFT)
EXCLUDED GARAGE :	= 499.94 SQM (5381.38 SQFT)
SITE COVERAGE PROPOSED	
PROPOSED :	
SINGLE DWELLING :	= 369.61 SQM (3973.64 SQFT)
DECK :	= 71.60 SQM (770.80 SQFT)
PORCH :	= 8.63 SQM (93 SQFT)
TOTAL :	= 451.10 SQM (4916.18 SQFT) 2.08%
DRIVEWAY (B) :	= 2046.46 SQM (22028 SQFT) 5.01%
TOTAL SITE COVERAGE :	= 2.08 + 5.01 = 7.09 %
HEIGHT	
ALLOWED :	= 9.5m OR 2 1/2 STOREY
PROVIDED :	= 8.86m
<ol style="list-style-type: none"> 1. HEATING PROPOSED : FURNACE 2. MIN. 1% SLOPE OF GRADE AWAY FROM BUILDING 	

NOTES:



NO.	DATE	REVISION
01	06-10-2022	ISSUE FOR PERMIT
02	06-10-2022	FOR APPLICATION

MARWAHA DESIGN INC.

778-318-4874
creative.marwah@gmail.com
info@marwahdesigns.com

www.marwahdesigns.com
106-460 doyle ave. kelowna

PROJECT:

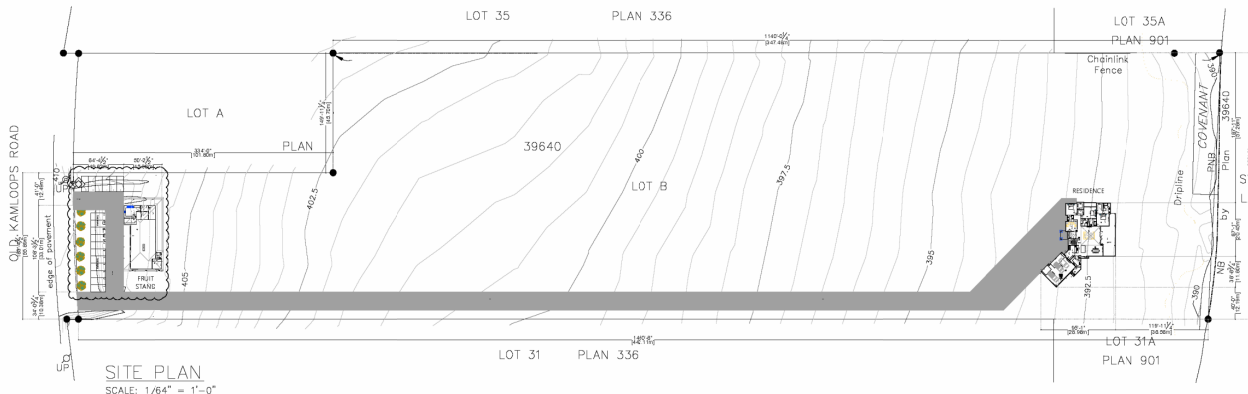
PROPOSED
RETAIL SALES,
7731 OLD KAMLOOPS RD.
VERNON, BC

CLIENT:

Mr. ABID MOHAMMAD

DRAWN :	HS
CHECKED :	HS
SCALE :	AS SHOWN
JOB No. :	2022-08-01
DATE :	06-10-2022
SHEET TITLE :	

SITE PLAN



SITE PLAN
SCALE: 1/64" = 1'-0"

THE CONTRACTOR IS TO CONFIRM ALL MEASUREMENTS AND REPORT ANY ERRORS OR OMISSIONS BACK TO MARWAHA DESIGNS INC. BEFORE COMMENCING WORK. MARWAHA DESIGNS INC WILL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CURRENT PART 9 OF THE B.C.B.C. LOADS NOT COVERED IN THE BUILDING CODE WILL REQUIRE AN ENGINEER AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE PLAN IS EXCLUSIVE PROPERTY OF MARWAHA DESIGNS INC. AND MAY NOT BE REPRODUCED WITH OUT WRITTEN CONSENT.

DRAWING NO.:

A-101 1 OF 8



PLANNING DEPARTMENT INFORMATION REPORT

DEVELOPMENT VARIANCE PERMIT APPLICATION

DATE: June 12, 2026

FILE NO.: 26-0345-D-DVP

OWNER/APPLICANT: Timothy & Beverlee Dessert

LEGAL DESCRIPTION: Lot 42, DL 418, ODYD, KAP 26668

P.I.D.#: 002-303-221

CIVIC ADDRESS: 732 Arbutus Road

PROPERTY SIZE: 992 m²

ZONING: Residential Two Family (R.2)

O.C.P. DESIGNATION: Residential

PROPOSAL: Garage addition

VARIANCE: Exterior side yard setback for a garage addition

PLANNING DEPARTMENT RECOMMENDATION:

That upon consideration of input from adjacent landowners, a Development Variance Permit be issued for the property legally described as Lot 42, DL 418, ODYD, Plan 26668 and located at 732 Arbutus Road, Electoral Area "D" to allow a variance to Section 15.2.7.b of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023* by reducing the exterior side yard setback of a garage from 4.5 m to 2.24 m as shown on the site plan, floor plan and building elevations attached to the Planning Department report dated June 12, 2026.

SUMMARY:

This report relates to an application for a Development Variance Permit for the property located at 732 Arbutus Road. The applicant is proposing to expand an existing attached garage southwards towards the boundary with Arbutus Road. The applicants are requesting a variance to the Zoning Bylaw as the garage addition would not comply with the 4.5 m exterior side yard setback requirement. The Planning Department recommends that the application be approved as the proposed addition is unlikely to have a negative impact on the use and enjoyment of the subject and surrounding properties, and the Ministry of Transportation and Transit have issued a setback permit for the proposed building.

BACKGROUND:

Site Context

The subject property is in Electoral Area “D” within the Whitevale neighbourhood, located on Arbutus Road which abuts the southern and eastern lot lines of the subject property. The property contains an existing dwelling with an attached garage on the south side of the dwelling and a couple of smaller accessory buildings. The property is accessed by a driveway at the south-eastern corner of the lot.

The subject and surrounding properties are zoned Residential Two Family (R.2) zone, and designated Residential in the Electoral Areas “D” and “E” Official Community Plan (OCP) with the exception of the property to the south-west which is zoned Residential Single Family (R.1).

The following orthophoto of the subject and surrounding properties was taken in 2025:



The Proposal

The applicant is proposing to extend the existing garage portion of the dwelling to add an additional bay. The proposed addition will extend 3.35 m to the south of the current garage location to be setback a minimum of 2.24 m from the southern lot line with Arbutus Road. The existing garage portion is located 5.59 m from this lot line. The garage addition is indicated to have eaves of 0.3 m and will be 7.57m deep along the southern boundary. Two windows of 1.2 m by 0.6 m are proposed on the southern elevation of the addition, and there will be an additional garage door on the eastern side of the addition.

ZONING BYLAW:

The subject property is zoned Residential Two Family (R.2). Uses permitted in the R.2 zone include accessory buildings and structures, boarding house uses, minor day cares and minor group homes, hobby bee keeping, laying hens, home occupations uses, restricted agricultural uses, secondary suites, unenclosed parking and storage and single and two family dwellings. The proposal as compared to the R.2 zone requirements is as follows:

CRITERIA	PROPOSAL	ZONE REQUIREMENTS
Lot Coverage (max.)	24.8%	35%
Building Height (max.)	4.11 m	10 m
Setbacks (min.)		
- Front (east)	8.42 m	6 m
- Rear (west)	20 m	6 m
- Side (north)	27 m	2 m
- Exterior Side (south)	2.24 m	4.5 m
Parking Stalls (min.)	2	1.5

Section 4.4.1.b provides that steps, decks, eaves, sunlight control projections, canopies, balconies, covered decks or open porches may project into a setback identified under Section 15.2.7 by not more than 1 m.

PLANNING ANALYSIS:

The Planning Department recommends that the setback variance for the proposed garage addition be supported, subject to consideration of input from adjacent landowners, for the following reasons:

- The garage addition is a single storey with a maximum height of 4.11 m at the roof peak and tapering to 2.74 m at the eaves.
- The setback variance is to a road boundary, therefore the reduced setback is not impacting upon a private property.
- The Ministry of Transportation and Transit (MoTT) have indicated that a structures permit is required as the proposed addition is within 4.5 m of the road boundary. MoTT issued a permit for the proposed garage on May 25, 2026.

REFERRAL COMMENTS:

The application was referred for comments to the following:

1. **RDNO Building Inspection Department**
2. **Lumby Fire Department**
3. **RDNO Community Services Manager**
4. **RDNO Rural Services Manager**
5. **RDNO Utilities Department**

Properties located in the Whitevale Water (WVW) Utility service area are subject to all applicable RDNO Bylaws, Policies and Procedures.

WVW finds its interest unaffected by this DVP. If the construction value for the garage addition exceeds \$50,000.00, a water meter will be required to be installed in a meter pit at the property line at the developer's cost. Develop to RDNO standards.

6. Ministry of Transportation and Infrastructure

Section 505(2) of the Local Government Act does not apply, and the proposal does not require formal approval from the Ministry.

Please note that other Ministry legislation and regulatory requirements (including, but not limited to) may apply for the landowner's reference:

The Transportation Act (or Provincial Public Undertakings Regulation, B.C. Reg. 513/2004) applies. A Setback Permit will be required for any structures located within 4.5 metres of the public road dedication or property line. Applications for a Setback Permit can be submitted online at: www.gov.bc.ca/highway-use-permits.

Submitted by:



Heather Shannon
Planner

Reviewed by:



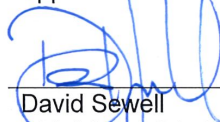
Greg Routley
Planning Manager

Endorsed by:

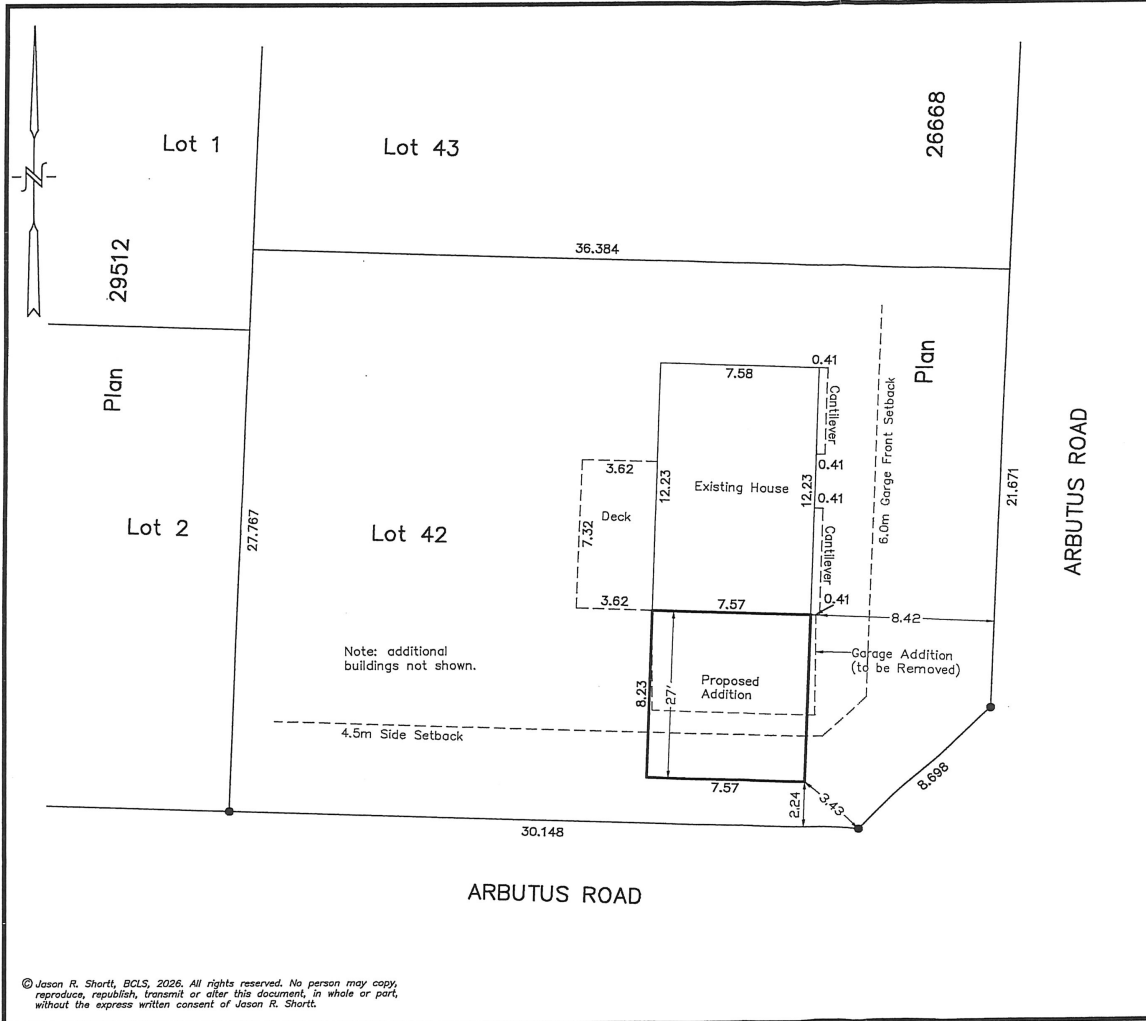


Rob Smailes, MCIP, RPP
General Manager, Planning and Building

Approved for Inclusion:



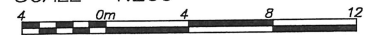
David Sewell
Chief Administrative Officer



Plan Showing Proposed Addition on Lot 42, DL 418, ODYD, Plan 26668.

Client: Dessert
Civic address: 732 Arbutus Road, Lumby BC

SCALE 1:200



The intended plot size of this plan is 432mm in width by 280mm in height (ANSI B) when plotted at a scale of 1:200

- DENOTES STANDARD IRON POST FOUND

Title is subject to the following non-financial charges:
Statutory Building Scheme - L15052

This plan was prepared for design purposes and is for the exclusive use of Dessert.

No visible encroachments exist on the property from any improvements situated on an adjoining property unless noted otherwise.

Distances are shown in metres and decimals thereof.

Parcel dimensions are derived from Plan 26668/field survey.

This plan shows horizontal ground level distances except where otherwise noted.

Bearings and distances are derived from field survey observations and are referred to the central meridian of UTM zone 11N, NAD83 CSRS

This plan has been prepared based on Land Title and Survey Authority records and a field survey completed on March 4, 2026. Unregistered interests have not been included or considered.

The Certificate of Title PID 002-303-221 was searched on March 2, 2026.

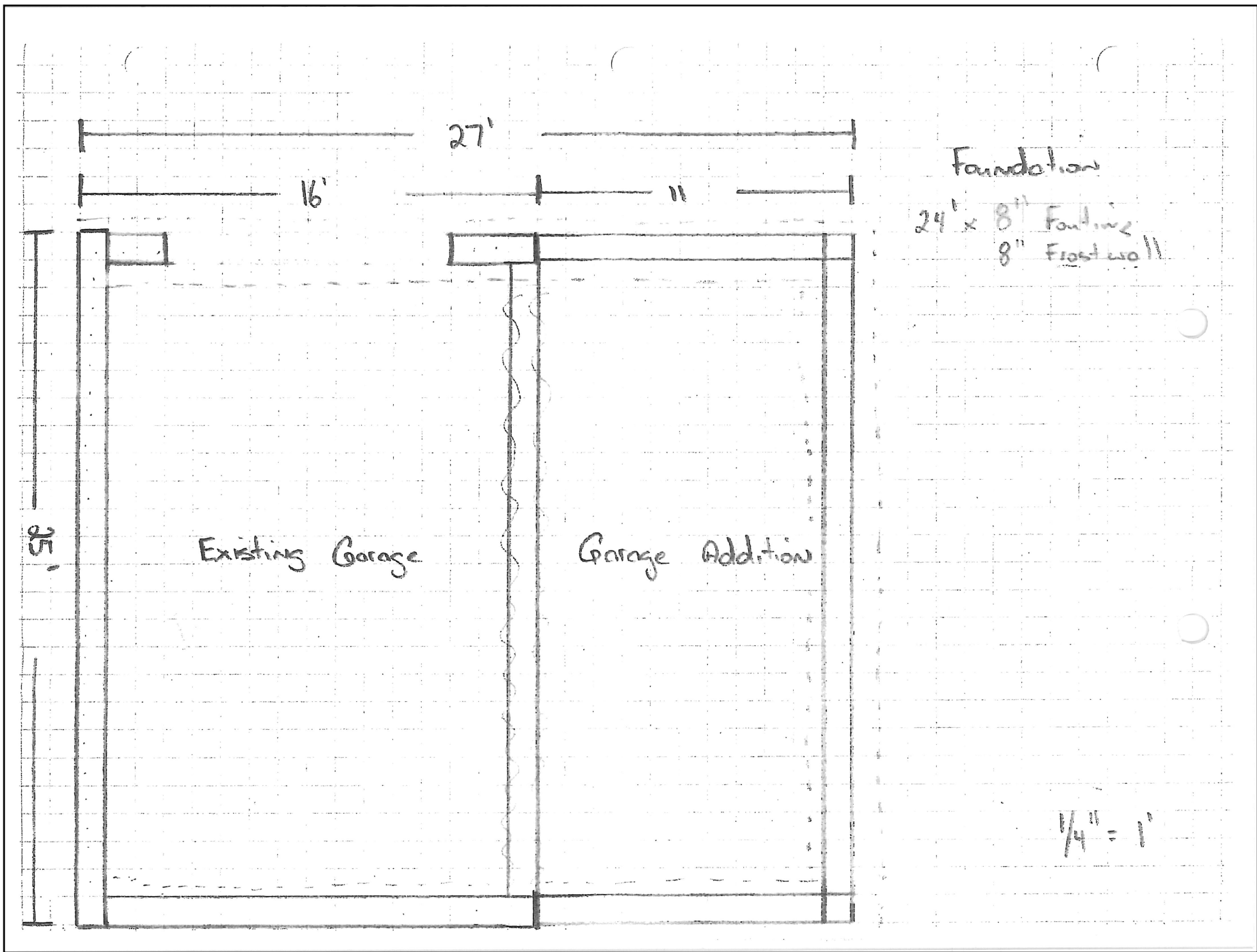
This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

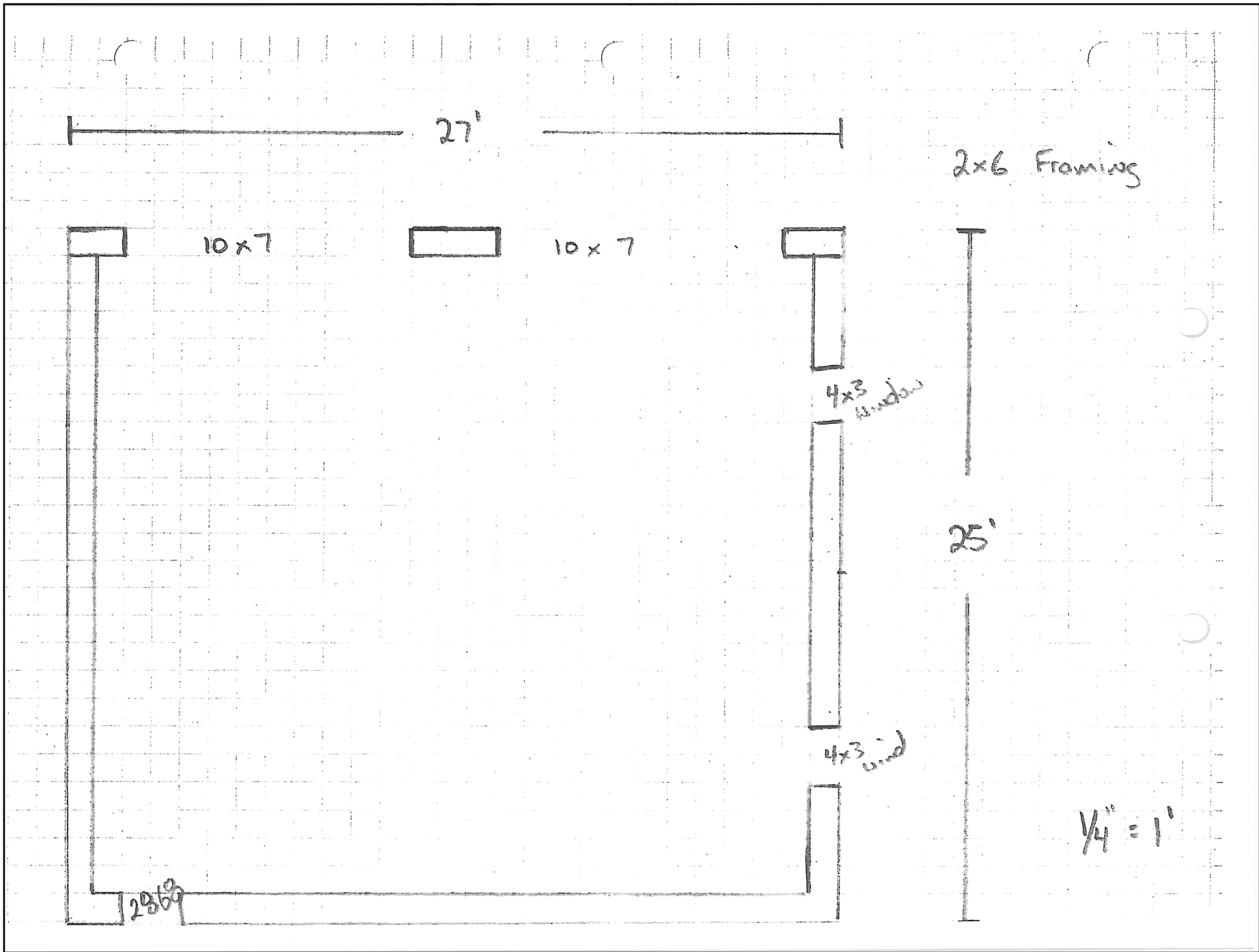
March 9, 2026 - added proposed 27' addition

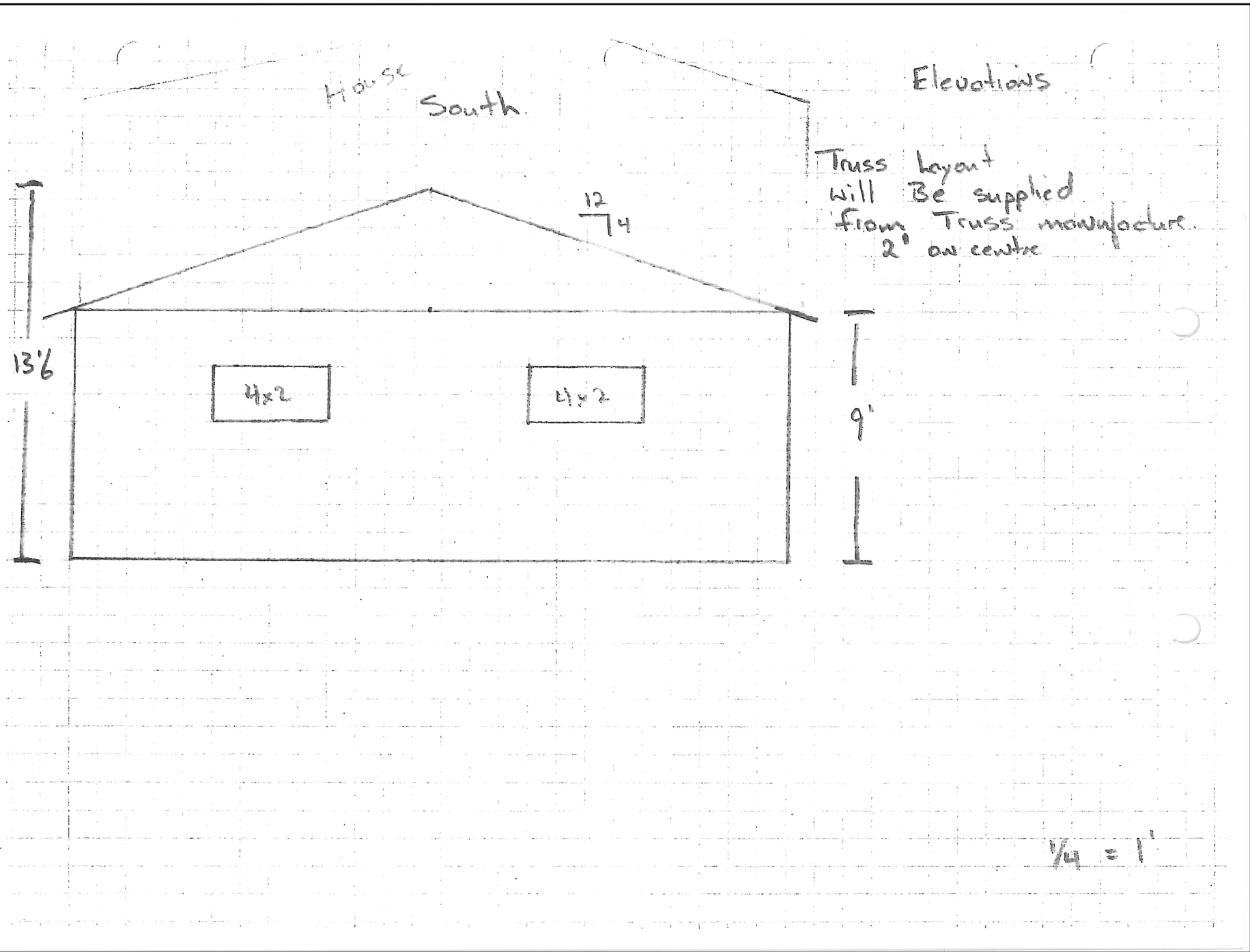
Jason R. Shortt accepts no responsibility for and hereby disclaim all obligations and liabilities for damages including, but not limited to, direct, indirect, special, and consequential damages arising out of or in connection with and direct or indirect use or reliance upon the Plan beyond its intended use.

russell shortt land SURVEYORS 2801-32nd Street, Vernon, B.C. V1T 5L8 Phone: (250)545-0511 Email: jasons@jrshortt.ca	FILE: 31263
	F.B.1374 Pg.90

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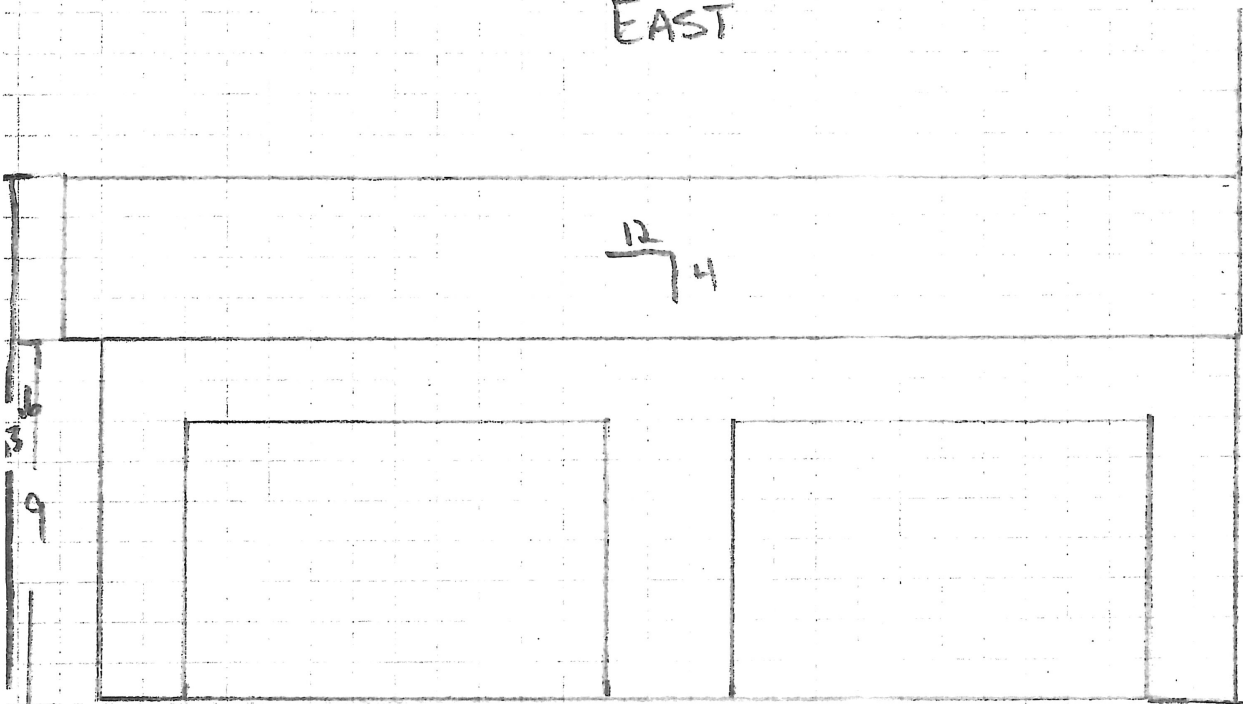


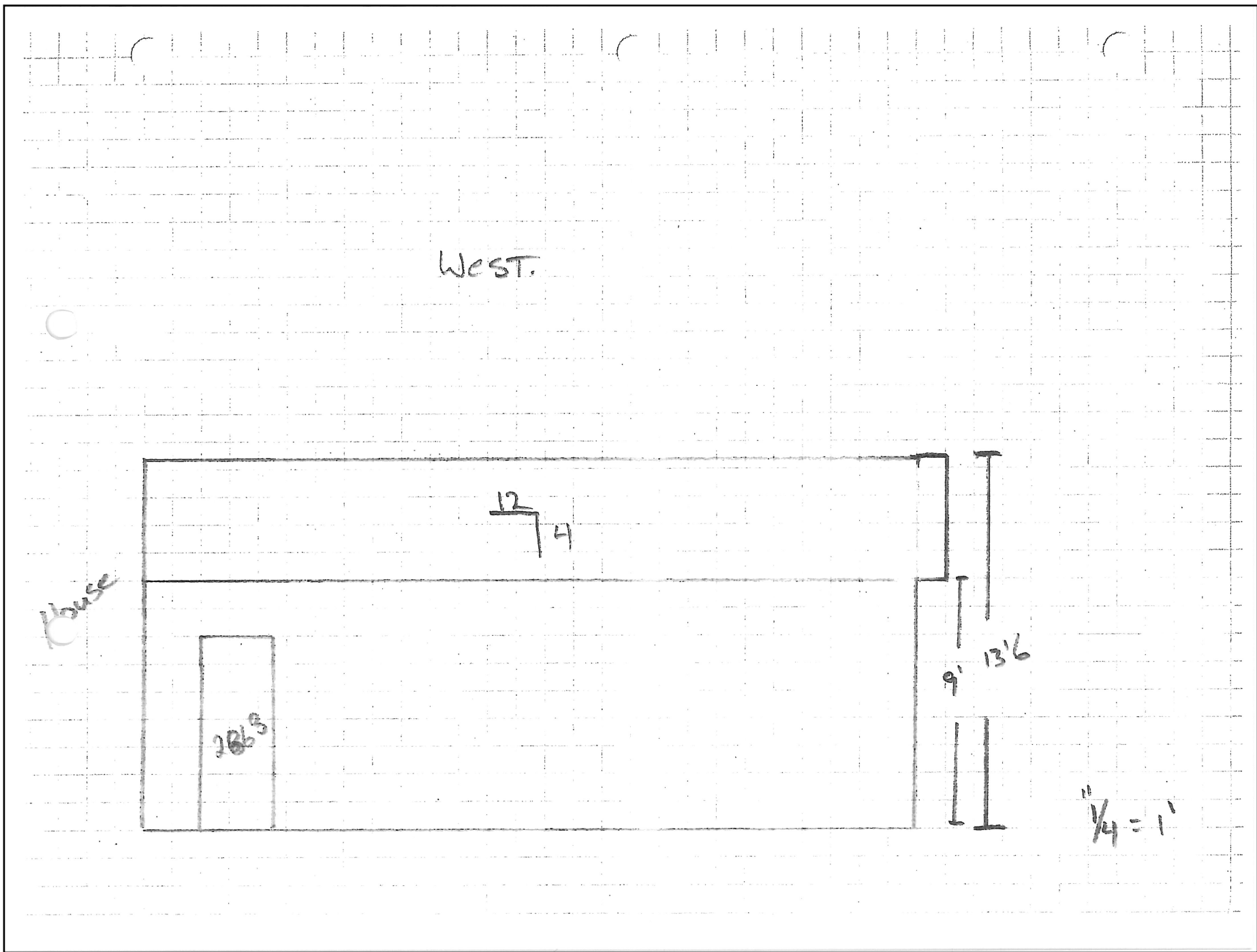
House

$\frac{1}{4} = 1'$

EAST

$\frac{12}{4}$







PLANNING DEPARTMENT INFORMATION REPORT

DEVELOPMENT VARIANCE PERMIT APPLICATION

DATE: June 22, 2026

FILE NO.: 26-0486-E-DVP

OWNER/APPLICANT: Gostlin Keefer Lake Lodge Ltd. / Brett Ritson

LEGAL DESCRIPTION: Block A of District Lots 5273 & 5312, ODYD

P.I.D.#: 026-032-015

CIVIC ADDRESS: 1401 Keefer Lake Road

PROPERTY SIZE: 3.38 ha

ZONING: Recreation Commercial (C.5)

O.C.P. DESIGNATION: Resource

PROPOSAL: New snowcat shed and 9-bedroom lodge building

VARIANCES: Building height and paving and curbing of parking and loading areas

PLANNING DEPARTMENT RECOMMENDATION:

That upon consideration of input from adjacent landowners, a Development Variance Permit be issued for the property legally described as Block A of District Lots 5273 & 5312, ODYD and located at 1401 Keefer Lake Road, Electoral Area "E" to allow variances to the following sections of the *Regional District of North Okanagan Zoning Bylaw No. 3000, 2023*:

1. Sections 8.1.4.a and 8.1.4.d by waiving the requirement that parking areas be curbed with raised asphalt or concrete and paved with asphalt or concrete;
2. Section 8.2.2 by waiving the requirement that loading spaces be paved with asphalt or concrete;
3. Section 13.5.6.a by increasing the height of an accessory building from 6 m to 6.71 m; and further,

That the Development Variance Permit be issued subject to:

1. the dimensions and siting of the buildings, parking areas and loading areas on the land being in general accordance with the site plan and building plans attached to the Planning Department report dated June 22, 2026; and
2. the parking and loading areas being: gravelled, curbed with logs, graded to provide an even surface and to prevent surface water accumulation, kept free of weeds, and treated to suppress dust.

SUMMARY:

The subject Development Variance Permit application relates to the property located at 1401 Keefer Lake Road. The applicant is proposing to construct an accessory building on the property to provide storage for snowcat skiing equipment owned by the resort on the property (Keefer Lake Lodge). The building would have a floor area of 167.2 m² and a maximum height of 6.71 m. The applicant is requesting the approval of a variance to the Zoning Bylaw which limits the height of an accessory building in the Recreation Commercial (C.5) zone to 6 m. The applicant also proposes to construct a 9-bedroom lodge and to provide a gravel parking and loading area for the lodge. The applicant is requesting the approval of a variance to the Zoning Bylaw which requires that the parking and loading areas be paved with asphalt or concrete and that the parking area be curbed with raised asphalt or concrete.

The Planning Department recommends that the application receive favourable consideration as the proposal to increase the height of an accessory building and to not pave the parking and loading areas is unlikely to have a negative impact on the use and enjoyment of the subject property and surrounding area. Also, a variance was approved in 2015 to waive the requirement to pave the existing parking and loading areas.

BACKGROUND:

Site Context

The following Google Earth imagery of the subject property was taken in 2024:



The subject property is located on the Keefer Lake Forest Service Road which intersects with Highway 6 approximately 60 km east of Lumby. Known as Keefer Lake Lodge, the resort is situated on the southern side of Keefer Lake approximately 14 km east of the Highway 6 intersection. The property is serviced by on-site septic disposal systems, and surface water licences on Maire Creek immediately to the east of the site, and from Keefer Lake itself.

The subject property contains two buildings used for guest accommodations. The property also contains a shop, a washroom building and a storage building with a covered patio. The construction of these buildings was authorized through the approval of Development Permits issued in 2015 and 2017 and Building Permits issued in 2015, 2017, 2022 and 2023. A variance was approved in 2015 to waive the requirement to pave the parking and loading areas associated with the guest accommodations. This included 30 parking spaces and 1 loading space.

The subject property contains other buildings. The applicant has been requested to provide additional information about these buildings so that it can be determined if they need the approval of Building Permits and/or Development Permits, which will be addressed through subsequent approvals where necessary.

The subject property is designated in the Official Community Plan (OCP) as Resource and is zoned Recreation Commercial (C.5). The parcel is surrounded by unsurveyed Crown Land which is designated Resource and zoned Large Holding (L.H).

The Proposal

The applicant is proposing to construct a 9 bedroom building for guest accommodations. The applicant is also proposing to construct an accessory building to store snowcat vehicles used to transport guests in winter. The snowcat shed is proposed to be 18.29 m by 9.14 m with an overall height of 6.71 m.

The Zoning Bylaw requires that 8 parking spaces be provided for the proposed 9-bedroom lodge and that an additional loading space be provided. Overall, the Zoning Bylaw requires that 34 parking spaces and 2 loading spaces be provided on the property for the proposed new building and the existing buildings that have been authorized for construction. The applicant is proposing to provide a total of 65 parking spaces and 2 loading spaces. The applicant is proposing to surface the parking and loading areas with $\frac{3}{4}$ " minus compacted gravel with a depth of 10 cm. Grading and dust suppression are proposed. Curbing is proposed to be provided by way of logs secured to the ground.

PLANNING ANALYSIS:

The Planning Department recommends that the application be supported for the following reasons:

Building Height

The applicant requests approval to increase the maximum height of an accessory building in the Recreation Commercial (C.5) zone from 6 m to 6.71 m. The increased height is being requested as the building is designed to house snowcat skiing vehicles used by the resort operations to transport guests for skiing. Due to the size of these vehicles, the accessory building cannot be reduced in height further to meet the 6 m maximum.

The Planning Department suggests that the variance is minor in nature and notes that the location of the subject property is remote and there are no other privately owned properties in the vicinity that would be impacted by the proposal.

Paving and Curbing of Parking and Loading Areas

The applicant requests that the Zoning Bylaw requirement to pave the parking and loading areas, and to curb the parking areas with raised asphalt or concrete blocks be waived. The subject property is located in a remote, and rural area, accessed by 14 km of unpaved forest service road. Further to this, it has been previously indicated that the operation of snowcat skiing vehicles on paved surfaces damage both the surface and the vehicles. The applicant proposes to use log secured to the ground for curbing purposes and may still use concrete blocks in some locations where they are able to. Grading and dust suppression measures are still proposed to be incorporated into maintenance of parking and loading areas and access to these.

The Planning Department suggests that a gravel surfaced parking and loading area would be compatible with the wilderness setting of the property and the unpaved Forest Service Road which provides access to the site. Curbing will still be provided for safety reasons to prevent vehicles from going beyond parking and loading areas. In keeping with the provisions of the Zoning Bylaw and the applicant's proposal, it is recommended that as a condition of approval, the parking and loading areas are to be sufficiently surfaced with gravel, kept free of weeds and treated to suppress dust.

ZONING BYLAW:

The subject property is zoned Recreation Commercial (C.5). Uses permitted in the C.5 zone include accessory buildings and structures, accommodation including campgrounds, cabins, hotels, motels, entertainment and recreation facilities including golf courses and marinas, food services, water storage and bulk distribution facilities, retail sales, service and repair including recreation vehicle storage, rapid infiltration and spray irrigation of treated sewage effluent, seasonal use, temporary accommodation use, and shooting range including clubhouse facilities.

Parking and Loading

Section 8.1.1 of the Zoning Bylaw states that parking spaces must have a length of 6 m and width of 2.8 m. This can be reduced to a length of 5.2 m and a width of 2.3 m for up to 25% of the total parking spaces in a Commercial zone. Section 8.1.2 of the Zoning Bylaw states that ingress and egress to and from all parking spaces must be by means of an unobstructed manoeuvring aisle not less than 8 m for two way aisles that provide access to parking spaces and one way aisles that provide access to parking spaces with angles between 61°-90°.

Section 8.1.4 of the Zoning Bylaw states that every parking area must be curbed with raised asphalt or concrete to prevent vehicles from travelling beyond the boundaries of the parking area; be graded to provide an even surface; be drained so that no surface water accumulates thereon, runs off onto any sidewalk, or runs off onto any highway if the area is not paved; and be surfaced with asphaltic concrete or having a minimum thickness of 6 cm or reinforced concrete having a minimum thickness of 10 cm. Parking spaces within Rural, Residential and Special Use zones may be surfaced with gravel provided that the parking area is kept free of weeds and is treated to suppress dust.

Section 8.1.10 states that all parking lots for more than ten vehicles, other than for gasoline service stations, must have directional signs.

Section 8.1.11 states that the minimum number of parking spaces required for a hotel or motel use is 0.8 spaces per room. As there are a total of 34 guest rooms now proposed, a minimum of 28 parking spaces would be required. The proposed snowcat shed is to be used to store equipment, therefore this building does not generate any additional parking requirements.

Section 8.2.5 requires that on every site used as hotel with a gross floor area of between 2,700-5,500 m², two loading spaces must be provided. Under Section 8.2.1, these loading spaces must be at least 9 m in length, 2.4 m in width, and 3.7 m in height. Under Section 8.2.2, the loading spaces must also be surfaced with asphalt, concrete or similar pavement to provide a durable, dust-free surface and graded to dispose of all surface water.

Building Height

Section 13.5.6.a states that the height of an accessory building must not exceed 6 m.

OFFICIAL COMMUNITY PLAN:

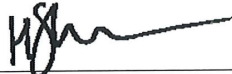
The Electoral Areas "D" and "E" Official Community Plan (OCP) designates the land use of the subject property as Resource. The OCP designates the subject property as being within a Development Permit Area for Riparian Areas and for the Form and Character of Commercial Development. As the proposed development is located more than 30 m from the Creek and Lake, no Development Permit is required. As the proposal is for two new commercial buildings, a Commercial Form and Character Development Permit is required, and is being processed concurrently with the DVP and BP applications associated with the proposal.

REFERRAL COMMENTS:

The application was referred for comments to the following:

1. RDNO Building Inspection Department
2. RDNO Rural Services Department

Submitted by:



Heather Shannon
Planner

Reviewed by:



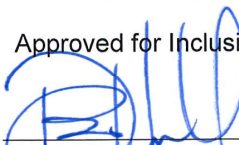
Greg Routley
Planning Manager

Endorsed by:



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

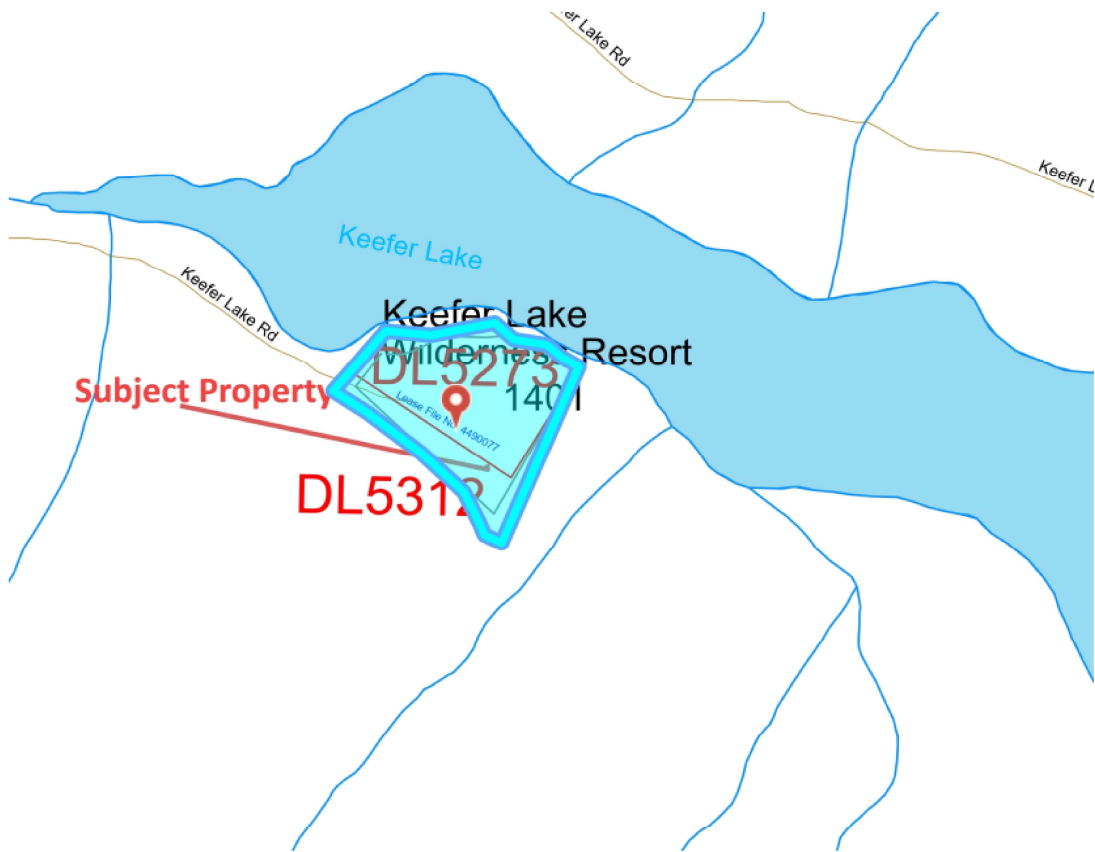
Approved for Inclusion:

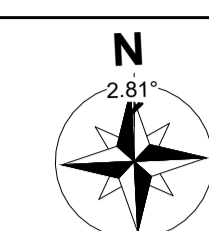


David Sewell
Chief Administrative Officer

SUBJECT PROPERTY MAP DEVELOPMENT VARIANCE PERMIT

File: 26-0486-E-DVP
Location: 1401 Keefer Lake Road





Blue Vision Design Inc.
 #212- 810 Clement Ave
 Kelowna, BC V1Y 7C9
 250.864.6666
 admin@bluevisiondesigninc.com

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Prelim Concept	31.01.26
2	Permit Review	05.02.26
3	Permit	06.02.26
4	Permit	10.02.26
5	Curb Revision	13.04.26
6	Revised Permit	30.04.26
7	Parking Revisions	04.05.26
8	Parking & Kitchen Revs	18.06.26

G.C. TO CONFIRM ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION

Gostlin Keefer Lake Lodge
 1401 Keefer Lake rd
 Cherryville, BC V0E 2G3
 250-864-8551
 Davidco. Construction
 office@davidcoconstruction.com

New Tenant Residence
 Keefer Lake Lodge

1401 Keefer Lake rd.

SITE PLAN

SCALE:
 AS NOTED

DRAWN BY:
 BV

CHECKED BY:
 BV

DATE:
 18.06.26

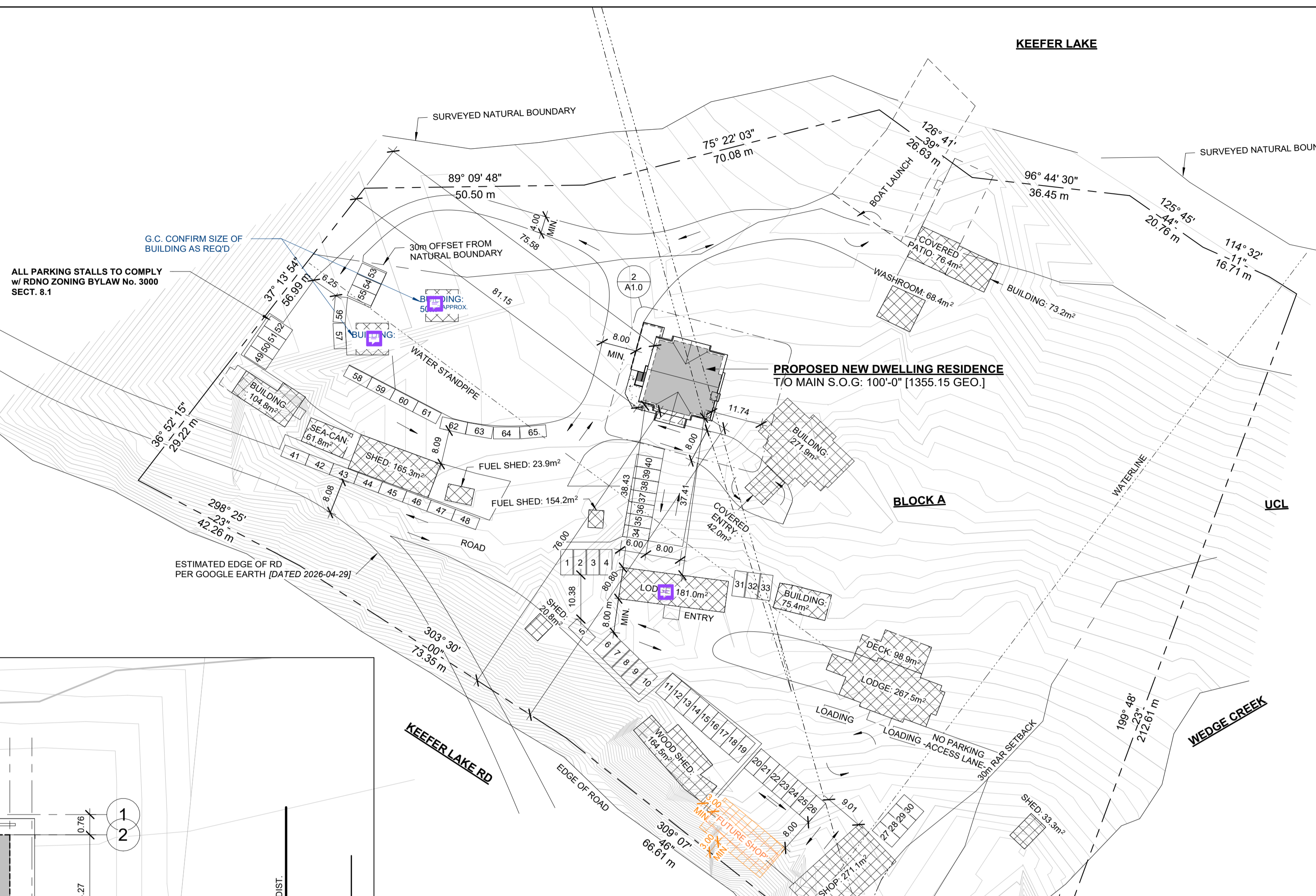
PROJECT:
 2025-047

A1.0

BC BUILDING CODE (2024) COMPLIANCE				
MAJOR OCCUPANCY	CODE REF.	PROPOSED	REQUIRED	NOTES
UNIT CODE CLASSIFICATION	PART 9	RESIDENTIAL	RESIDENTIAL	
GROSS FLOOR AREA:		5,055sqft [469.6m ²]	470m ² MAX.	PER HOTEL GUEST REGISTRATION ACT
BUILDING AREA:	9.1.1.1.	2,625sqft [243.9m ²]	MAX. 6,458sqft [600m ²]	
NUMBER OF STOREYS	9.1.1.1.	2	MAX. 3	
ACCESSIBILITY	9.5.2.1 3.8	1 BEDROOM + ENSUITE + COMMON AREAS	1 BEDROOM + ENSUITE + COMMON AREAS	REF: PART 3.8 BCBC2024
LIGHTING AND EMERGENCY POWER	9.5.2.5 3.2.7.1	REQUIRED	REQUIRED	
SPRINKLERED	9.10.17.1	NO	NO	FIRE HYDRANT ON SITE
CONSTRUCTION TYPE	PART 9	COMBUSTIBLE	COMBUSTIBLE OR NON-COMBUSTIBLE	
FLOOR ASSEMBLIES	9.10.8.1	45min	45min	
LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING ASSEMBLY	9.10.8.3	45min.	45min	
FIRE SEPARATION	PART 9	N/A	N/A	
FIRE ALARM SYSTEM	9.10.18.2 9.10.18.3 3.2.4	YES	YES	MUST BE DESIGNED AND INSTALLED TO CANULC-SS24
LOCATION OF EXITS	9.9.5.1	65'-10" [20.0m]	82'-0" [25m]	
OCCUPANT LOAD	3.1.17.1	18 PPL	2 PER BEDROOM = 18 PPL	
WASHROOMS-MALE/FEMALE	9.31.1.	NOT REQUIRED	NOT REQUIRED	

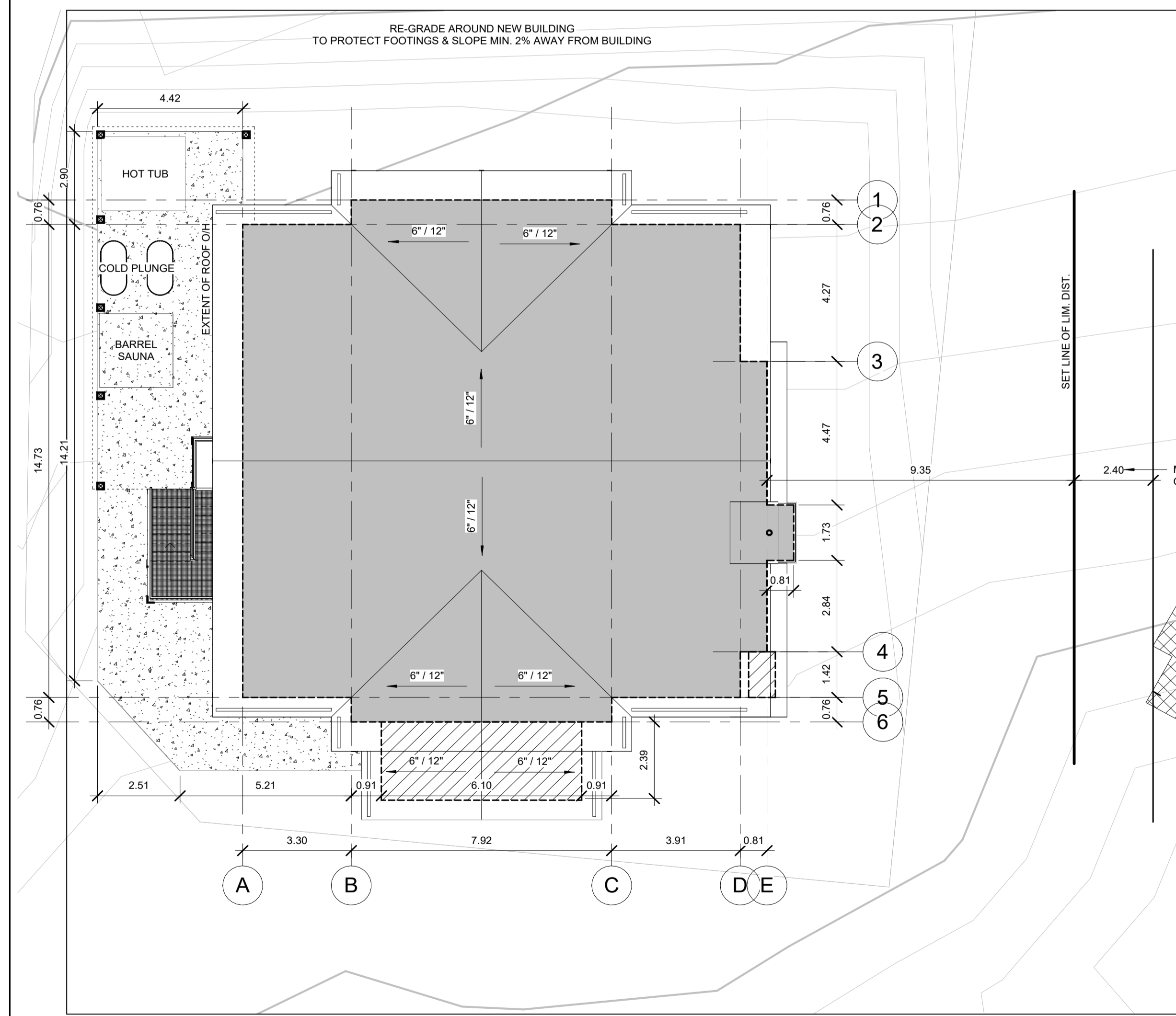
ALL PARKING STALLS TO COMPLY w/ RMO ZONING BYLAW No. 3000 SECT. 8.1

G.C. CONFIRM SIZE OF BUILDING AS REQ'D



NOTES:
 - REFER TO SURVEY FROM RUSSELL SHORTT LAND SURVEYORS DATED (Dec 10, 2025) (file no: 27684).
 - ALL DIMENSIONS ARE IN METRIC
 - ALL ELEVATIONS ARE GEODETIC

1 SITE PLAN
 1" = 50'-0"



2 SITE PLAN - Callout 1
 1/8" = 1'-0"

ZONING NOTES	
REQUIRED PARKING	
TOTAL GUEST LODGING ROOMS:	34
@ 0.8 STALLS / RM =	27 STALLS
142sq' OF RESTAURANT @ 12.7 STALLS PER 1,076sq' =	17 STALLS
TOTAL PARKING STALLS REQ'D:	65 STALLS
TOTAL PARKING STALLS PROVIDED:	72 STALLS
REQUIRED LOADING:	1 STALLS
PROVIDED LOADING:	2 STALLS

SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
[Solid Grey Box]	HATCH DENOTES PROPOSED AREA OF NEW DWELLING RESIDENCE = 2,625 sq' [243.9 m ²]
[Hatched Box]	HATCH DENOTES PROPOSED AREA OF COVERED PATIO/ PORCH OF NEW DWELLING RESIDENCE = 172 sq' [16.0 m ²]
[Dotted Box]	HATCH DENOTES PROPOSED CONCRETE PAD AREA = 1,066 sq' [99.0 m ²]
[Dashed Line]	LINE OF WALLS BELOW
[Cross-hatched Box]	TOTAL EXISTING BUILDINGS AREAS = 26,025 sq' [2,417.8 m ²]

SITE INFORMATION			
GENERAL ZONING			
CIVIC ADDRESS:	1401 KEEFER LAKE RD		
LEGAL:	BLOCK A, DL 5273 & 5312, ODYD		
PID:	026-032-015		
ZONE:	C-5- RECREATION COMMERCIAL		
ALR:	NO		
AUTHORITY:	REGIONAL DISTRICT OF NORTH OKANAGAN		
LOT INFORMATION			
TOTAL LOT AREA:	366,380sq'	34,037.8m ²	100%
MAXIMUM SITE COVERAGE:	109,914sq'	10,211.3m ²	30%
IMPERMEABLE SURFACE SITE COVERAGE:	44,852sq'	4,166.9m ²	60%
FARM BUILDINGS:	125,453sq'	11,655.0m ²	25%
MAIN FLOOR GEODETIC ELEVATION:	1355.15m		
SITE CONSTRAINTS			
ACCESSORY BUILDINGS:		ALL OTHER BUILDINGS OR STRUCTURES:	
FRONT YARD SETBACK:	7.5m	FRONT YARD SETBACK:	7.5m
REAR YARD SETBACK:	7.5m	REAR YARD SETBACK:	7.5m
SIDE YARD SETBACK:	2.0m	SIDE YARD SETBACK:	2.0m
EXTERIOR SIDE YARD SETBACK:	7.5m	EXTERIOR SIDE YARD SETBACK:	7.5m
MAXIMUM HEIGHT (2 STOREYS):	6.0m	MAXIMUM HEIGHT:	10.0m
SITE COVERAGE			
+ NEW TENANT RESIDENCE BUILDING AREA:	+ 2,625 sq'	+ 243.9 m ²	0.72%
+ NEW COVERED PATIO/ PORCH AREA OF NEW DWELLING RESIDENCE:	+ 172 sq'	+ 16.0 m ²	0.04%
+ NEW CONCRETE PAD AREA:	+ 1,066 sq'	+ 99.0 m ²	0.29%
+ TOTAL EXISTING BUILDINGS AREAS:	+ 26,025 sq'	+ 2,417.8 m ²	7.10%
= TOTAL PROPOSED SITE COVERAGE:	= 29,888 sq'	= 2,778.7 m ²	8.15%



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 #212-510 Clement Ave
 Kelowna, BC V1Y 7C9
 250.864.6366
 admin@bluevisionsigninc.com

Issue Schedule

Issue Number	Description	Date (dd.mm.yy)
1	Prelim Concept	31.01.26
2	Permit Review	05.02.26
3	Permit	06.02.26
4	Permit	10.02.26
5	Curb Revision	13.04.26
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7	Parking Revisions	04.05.26

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New Tenant Residence
 Keefer Lake Lodge
 1401 Keefer Lake rd.

ELEVATIONS

SCALE:

AS NOTED

DRAWN BY: BV

CHECKED BY: BV

DATE: 04.05.26

PROJECT: 2025-047

A2.0



LIMITING DISTANCE = 12.0 m
 TOTAL AREA OF EXPOSED BUILDING FACE = 9809.91 sqm
 MAX AGGREGATE AREA OF GLAZED OPENINGS = 100%
 % OF EXPOSED BUILDING FACE AREA = 100%
 LIMITING DISTANCE REDUCED BY HALF PER B0628.10.15.3
 INTERPOLATED VALUE FROM B0628.10.15.3

EXTERIOR FINISH SCHEDULE

A	STANDING BEAM METAL ROOFING
B	CORRUGATED METAL SIDING (SALVAGIZED)
C	8" FIBRE CEMENT LAP SIDING
D	8" FIBRE CEMENT SHAKE SIDING
E	STONE & MORTAR SIDING
F	1x8 D.F.R WOOD FASCIA (WEATHER PROTECTED)
G	1x8 D.F.R WOOD TRIM BOARD (WEATHER PROTECTED)
H	1x12 D.F.R WOOD TRIM BOARD (WEATHER PROTECTED)
J	12"x12" D.F.R TIMBER COLUMN (WEATHER PROTECTED)
K	12"x12" D.F.R TIMBER BEAM (WEATHER PROTECTED)
L	8"x4" D.F.R TIMBER COLUMN (WEATHER PROTECTED)
M	8"x12" D.F.R TIMBER BEAM (WEATHER PROTECTED)
N	2"x6" D.F.R TIMBER KNEE BRACE (WEATHER PROTECTED)
P	WOOD TAG SOFFIT (VENTED, WEATHER PROTECTED)
Q	ALUMINUM FLASHING ABOVE WINDOWS & DOORS
R	ALUMINUM GUARDRAIL
S	DORMER VENT
T	STONE CHIMNEY CAP
U	1"x4" D.F.R WOOD TRIM BOARD (WEATHER PROTECTED)
V	1x12 D.F.R WOOD FASCIA (WEATHER PROTECTED)

NOTES:
 - ALL FINISHINGS TO BE NEW MATERIALS.
 - EXTERIOR NOTES TYPICAL

LIMITING DISTANCE = 12.0 m
 TOTAL AREA OF EXPOSED BUILDING FACE = 9809.91 sqm
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New Tenant Residence
 Keefe Lake Lodge
 1401 Keefe Lake rd.

ELEVATIONS & SCHEDULES

SCALE:
 AS NOTED
 DRAWN BY: BV
 CHECKED BY: BV
 DATE: 04.05.26
 PROJECT: 2025-047

A2.1

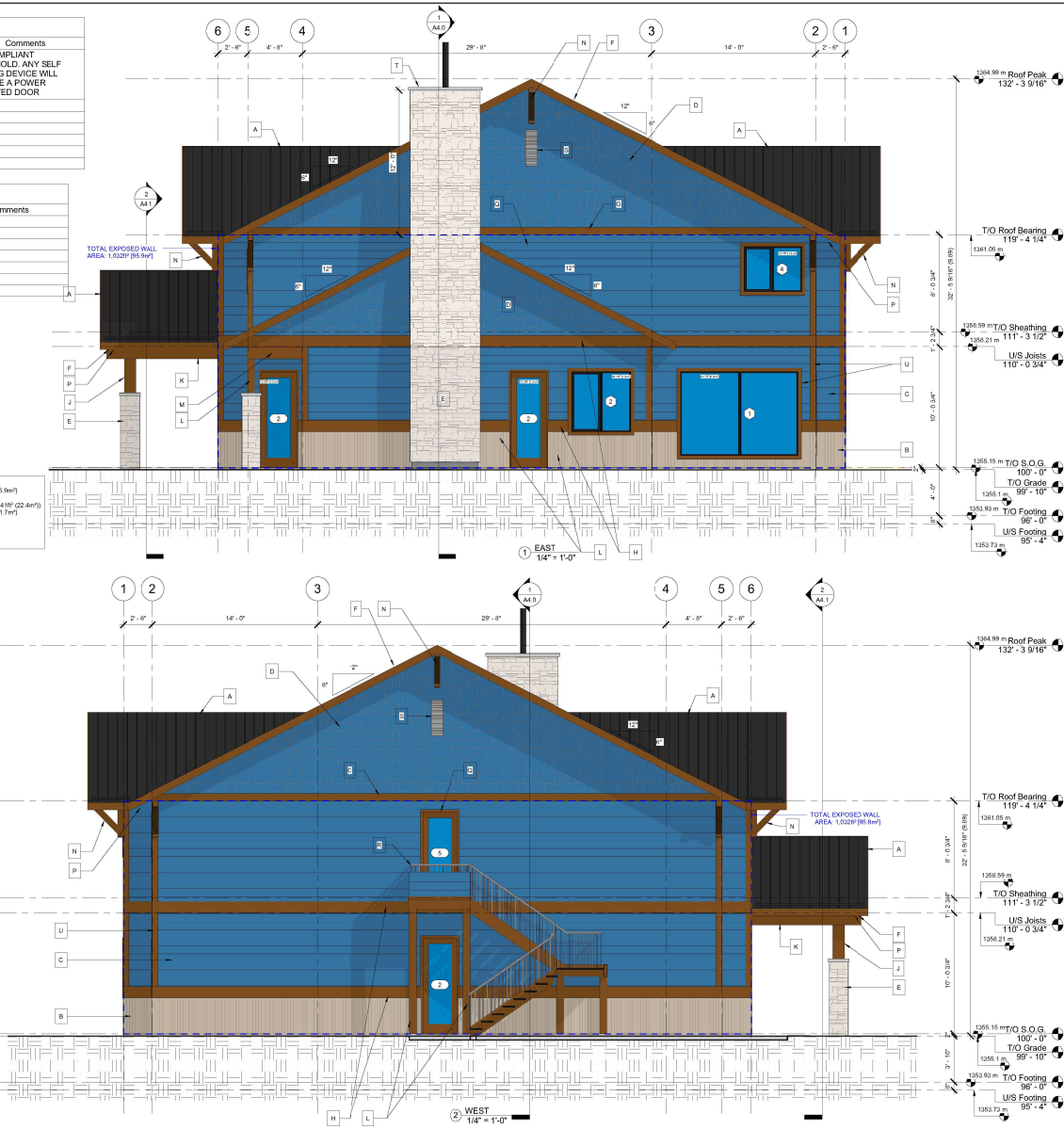
NEW DOOR SCHEDULE					
Door Type	Count	Type	Width	Height	Comments
1	1	42" x 96" Exterior Entry w/ 18" Sidelight E/S	6'-6"	8'-0"	ADA COMPLIANT THRESHOLD. ANY SELF CLOSING DEVICE WILL REQUIRE A POWER OPERATED DOOR
2	3	36" x 96" Exterior Swing- Full Gl.	3'-0"	8'-0"	
3	8	36" x 96" Interior Swing	3'-0"	8'-0"	
4	2	32" x 96" Interior Swing	2'-8"	8'-0"	
5	1	36" x 84" Exterior Swing- Full Gl.	3'-0"	7'-0"	
6	9	36" x 84" Interior Swing	3'-0"	7'-0"	
7	6	32" x 84" Interior Swing	2'-8"	7'-0"	
Grand total: 30					

NEW WINDOW SCHEDULE					
Window Type	Count	Type	Width	Height	Comments
1	2	120" x 74" 2 Panel Fixed	10'-0"	7'-0"	Narrow Bead
2	2	60" x 60" LH Casement + Fixed	5'-0"	5'-0"	Narrow Bead
3	2	60" x 60" RH Casement + Fixed	5'-0"	5'-0"	Narrow Bead
4	3	60" x 45" LH Casement + Fixed	5'-0"	3'-0"	Narrow Bead
5	4	60" x 45" RH Casement + Fixed	5'-0"	3'-0"	Narrow Bead
6	1	60" x 45" Fixed	5'-0"	3'-0"	Narrow Bead
7	1	30" x 48" Casement - Left	2'-6"	4'-0"	
Grand total: 15					

LIMITING DISTANCE (9.35m / 2) = 4.68 m
 TOTAL AREA OF EXPOSED BUILDING FACE = 1,020M² (95,9m²)
 MAX. AGGREGATE AREA OF GLAZED OPENINGS = 23.45M² (22,4m²)
 % OF EXPOSED BUILDING FACE AREA = 2.30%
 TOTAL AREA OF GLAZED OPENINGS = 126.1M² (11,7m²)
 ACTUAL AGGREGATE AREA OF GLAZED OPENINGS = 12.2%
 % OF EXPOSED BUILDING FACE AREA = 1.2%
 LIMITING DISTANCE BEARING BY VALUE (SEE BCRC 9.10.15.3)
 ** INTERPOLATED VALUE FROM BCRC 9.10.15.4

EXTERIOR FINISH SCHEDULE	
A	STANDING BEAM METAL ROOFING
B	CORRUGATED METAL SIDING (GALVANIZED)
C	8" FIBRE CEMENT LAF SIDING
D	8" FIBRE CEMENT SHAKE SIDING
E	STONE & MORTAR SIDING
F	1x6 D.FIR WOOD FASCIA (WEATHER PROTECTED)
G	1x6 D.FIR WOOD TRIM BOARD (WEATHER PROTECTED)
H	1x12 D.FIR WOOD TRIM BOARD (WEATHER PROTECTED)
J	12"x12" D.FIR TIMBER COLUMN (WEATHER PROTECTED)
K	12"x12" D.FIR TIMBER BEAM (WEATHER PROTECTED)
L	8"x6" D.FIR TIMBER COLUMN (WEATHER PROTECTED)
M	8"x12" D.FIR TIMBER BEAM (WEATHER PROTECTED)
N	1"x6" D.FIR TIMBER KNEE BRACE (WEATHER PROTECTED)
P	WOOD TAG SOFFIT (VENTED, WEATHER PROTECTED)
Q	ALUMINUM FLASHING ABOVE WINDOWS & DOORS
R	ALUMINUM GUARDRAIL
S	CORNER VENT
T	STONE CHIMNEY CAP
U	1"x4" D.FIR WOOD TRIM BOARD (WEATHER PROTECTED)
V	1x12 D.FIR WOOD FASCIA (WEATHER PROTECTED)

LIMITING DISTANCE = 112.0 m
 TOTAL AREA OF EXPOSED BUILDING FACE = 1,020M² (95,9m²)
 MAX. AGGREGATE AREA OF GLAZED OPENINGS = 100M²
 % OF EXPOSED BUILDING FACE AREA = 10%
 LIMITING DISTANCE BEARING BY VALUE (SEE BCRC 9.10.15.3)
 ** INTERPOLATED VALUE FROM BCRC 9.10.15.4





Blue Vision Design Inc.
 #212-510 Clement Ave
 Kelowna, BC V1Y 7C9
 250.864.6366
 admin@bluevisionsdesigninc.com

Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Prelim Concept	31.01.26
2	Permit Review	05.02.26
3	Permit	06.02.26
4	Permit	10.02.26
5	Curb Revision	13.04.26
6	Revised Permit	30.04.26
7	Parking Revisions	04.05.26

G.C. TO CONFIRM ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION

Gostlin Keefe Lake Lodge
 1401 Keefe Lake rd
 Cherryville, BC V0E 2G3
 250-864-8551
 Davidco, Construction
 office@davidcoconstruction.com

New Tenant Residence
 Keefe Lake Lodge

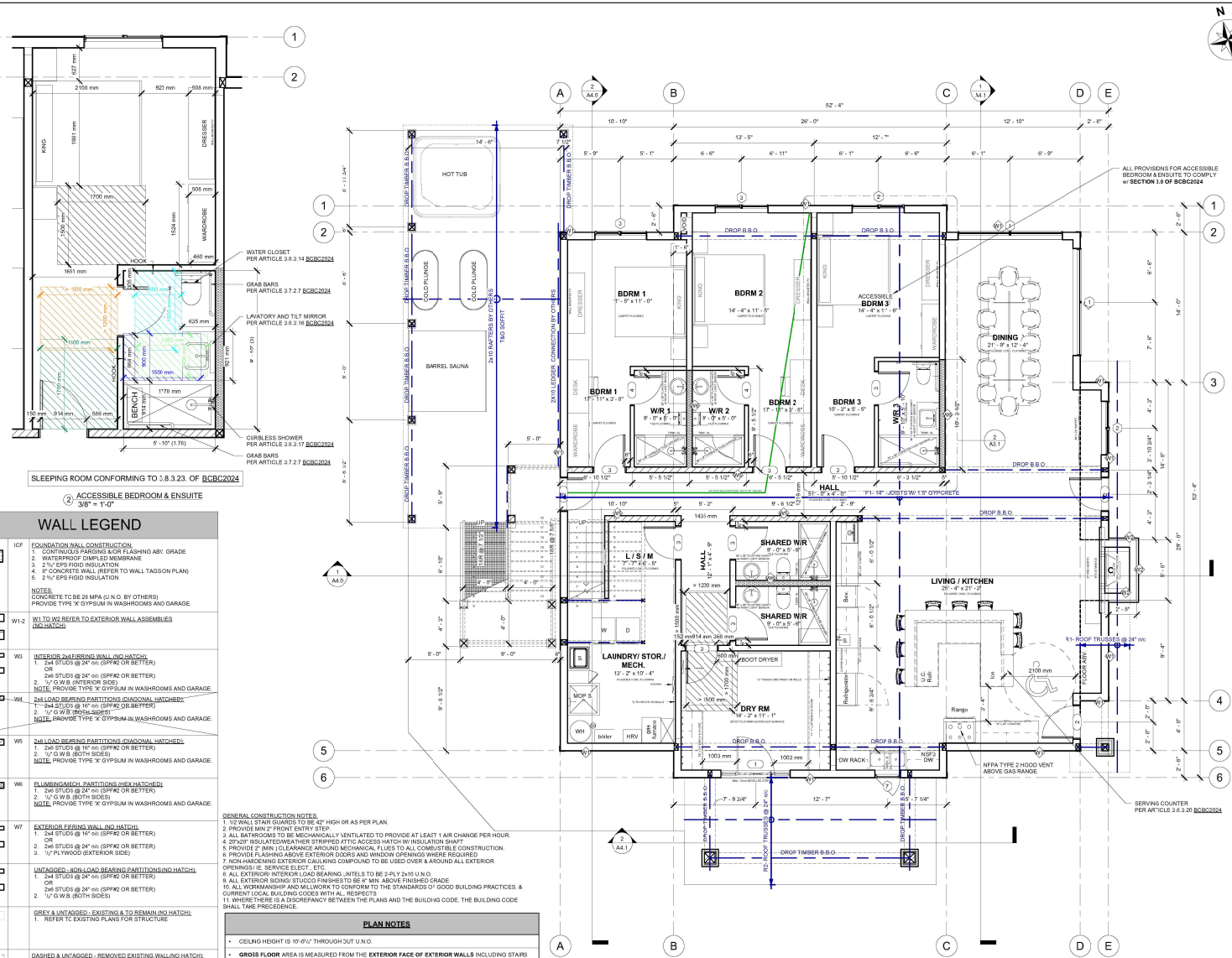
1401 Keefe Lake rd.

MAIN FLOOR PLAN

SCALE:
 AS NOTED

DRAWN BY: BV
 CHECKED BY: BV
 DATE: 04.05.26
 PROJECT: 2025-047

A3.1



WALL LEGEND	
ICF	FOUNDATION WALL CONSTRUCTION 1. CONTINUOUS PILING AND FLASHING ABOVE GRADE 2. WATERPROOF COMPOUND MEMBRANE 3. 2" EPS RIGID INSULATION 4. 8" CONCRETE WALL REFER TO WALL TAGGON PLAN 5. 2" EPS RIGID INSULATION
W12	NOTES: CONCRETE TO BE 28 MPA (N.O. BY OTHERS) PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE. W1 TO W9 REFER TO EXTERIOR WALL ASSEMBLIES (NO HATCH)
W3	INTERIOR SLEEPING WALL (NO HATCH) 1. 2x4 STUDS @ 24" o.c. (SPF42 OR BETTER) OR 2x6 STUDS @ 24" o.c. (SPF42 OR BETTER) 2. 1/2" G.W.B. INTERIOR SIDE NOTE: PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE
W4	2x4 LOAD BEARING PARTITIONS (DIAGONAL HATCHED) 1. 2x4 STUDS @ 16" o.c. (SPF42 OR BETTER) 2. 1/2" G.W.B. (BOTH SIDES) NOTE: PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE
W5	2x4 LOAD BEARING PARTITIONS (DIAGONAL HATCHED) 1. 2x4 STUDS @ 16" o.c. (SPF42 OR BETTER) 2. 1/2" G.W.B. (BOTH SIDES) NOTE: PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE
W6	FLAMING MESH PARTITIONS (DASH HATCHED) 1. 2x6 STUDS @ 24" o.c. (SPF42 OR BETTER) 2. 1/2" G.W.B. (BOTH SIDES) NOTE: PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE
W7	EXTERIOR FINISH WALL (NO HATCH) 1. 2x4 STUDS @ 16" o.c. (SPF42 OR BETTER) OR 2x6 STUDS @ 24" o.c. (SPF42 OR BETTER) 2. 1/2" G.W.B. EXTERIOR SIDE
W8	UNFACED, NON-LOAD BEARING PARTITIONS (NO HATCH) 1. 2x4 STUDS @ 24" o.c. (SPF42 OR BETTER) OR 2x6 STUDS @ 24" o.c. (SPF42 OR BETTER) 2. 1/2" G.W.B. (BOTH SIDES)
W9	GREY & UNFACED - EXISTING TO REMAIN (NO HATCH) 1. REFER TO EXISTING PLANS FOR STRUCTURE

GENERAL CONSTRUCTION NOTES	
1.	1/2" WALL STAIR GUARDS TO BE 82" HIGH OR AS PER PLAN.
2.	PROVIDE MEN'S FRONT ENTRY STEP.
3.	ALL BATHROOMS TO BE MECHANICALLY VENTILATED TO PROVIDE AT LEAST 1 AIR CHANGE PER HOUR.
4.	SPACED INSULATIONS UNDER STAIRS (FIT ACCESS HATCH IN INSULATION SHEET).
5.	PROVIDE 20" MIN. CLEARANCE AROUND MECHANICAL FLUES TO ALL COMBUSTIBLE CONSTRUCTION.
6.	PROVIDE FLASHING ABOVE EXTERIOR DOORS AND WINDOW OPENINGS WHERE REQUIRED.
7.	NON-HARDENING EXTERIOR CAULKING COMPOUND TO BE USED OVER & AROUND ALL EXTERIOR OPENINGS (E.G. SERVICE ELLECT, ETC).
8.	ALL EXTERIOR INTERIOR LOAD BEARING INTELS TO BE 2x11 V 2x10 U.N.O.
9.	ALL EXTERIOR GROUND STUDS FINISHED TO BE 6" MIN. ABOVE FINISHED GRADE.
10.	ALL WORKMANSHIP AND MILLWORK TO CONFORM TO THE STANDARDS OF GOOD BUILDING PRACTICES & CURRENT LOCAL BUILDING CODES WITH ALL RESPECTS.
11.	WHERE THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE BUILDING CODE, THE BUILDING CODE SHALL TAKE PRECEDENCE.

PLAN NOTES	
1.	CEILING HEIGHT IS 10'-0" THROUGH OUT U.N.O.
2.	GROSS FLOOR AREA IS MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS INCLUDING STAIRS. NET FLOOR AREA IS MEASURED FROM THE INTERIOR FACE OF EXTERIOR WALLS INCLUDING STAIRS.
3.	PROPOSED GROSS MAIN FLOOR AREA: 2,610 SF / 242.5 SF
4.	PROPOSED NET MAIN FLOOR AREA: 2,466 SF / 225.1 SF



Blue Vision Design Inc.
 #212-510 Clement Ave
 Kelowna, BC V1Y 7C9
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Issue Schedule		
Issue Number	Description	Date (dd.mm.yy)
1	Prelim Concept	31.01.26
2	Permit Review	05.02.26
3	Permit	06.02.26
4	Permit	10.02.26
5	Curb Revision	13.04.26
6	Revised Permit	30.04.26
7	Parking Revisions	04.05.26

G.C. TO CONFIRM ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION

Gostlin Keefer Lake Lodge
 1401 Keefer Lake rd
 Cherryville, BC V0E 2G3
 250-864-8551
 Davidco, Construction
 office@davidcoconstruction.com

New Tenant Residence
 Keefer Lake Lodge

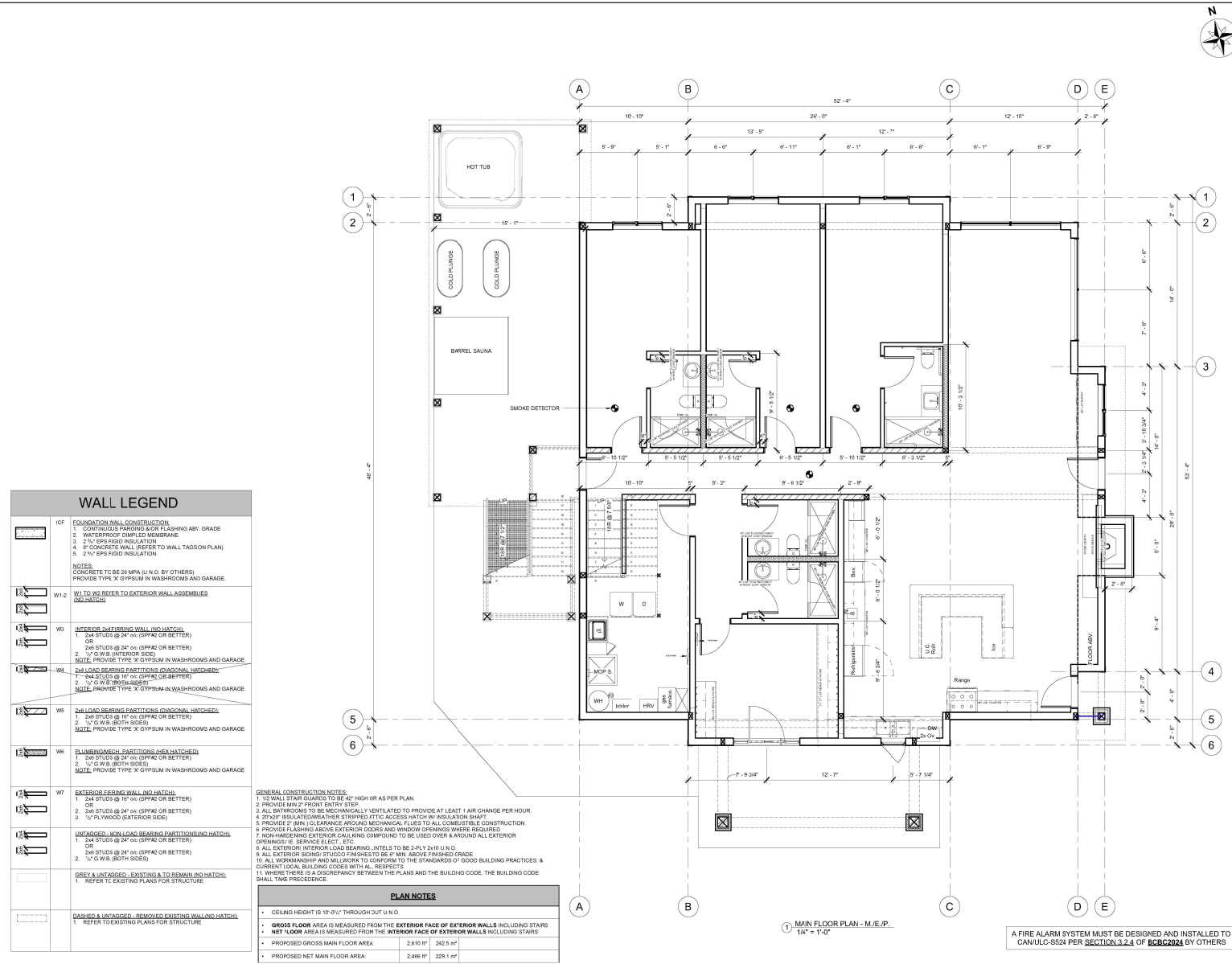
1401 Keefer Lake rd.

MAIN FLOOR PLAN

SCALE:
 AS NOTED

DRAWN BY: BV
 CHECKED BY: BV
 DATE: 04.05.26
 PROJECT: 2025-047

A3.1(1)



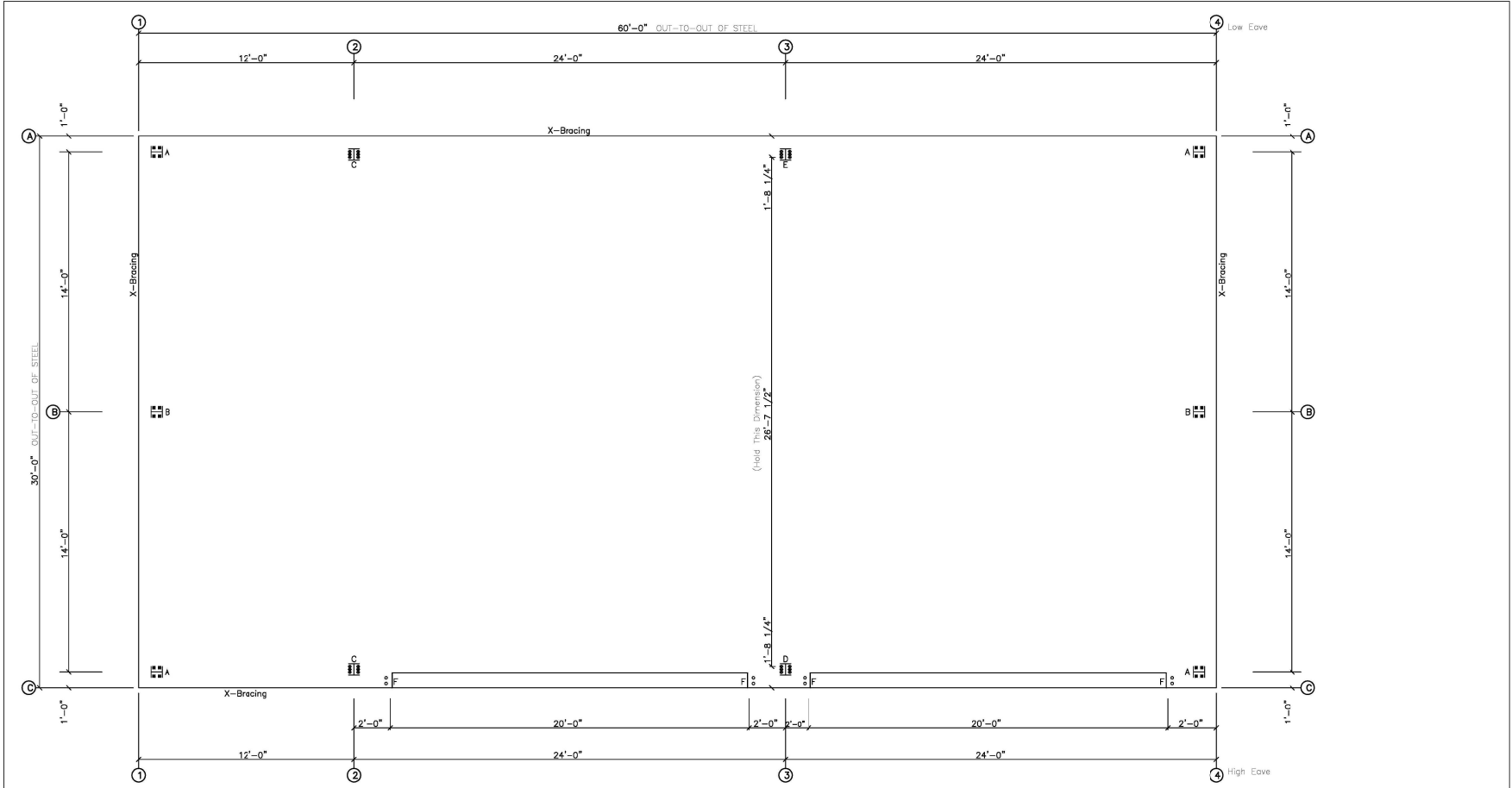
WALL LEGEND	
ICF	FOUNDATION WALL CONSTRUCTION: 1. CONTINUOUS PILING AND FLASHING ABOVE GRADE 2. WATERPROOF COMPLEX MEMBRANE 3. 2" EPS RIGID INSULATION 4. 8" CONCRETE WALL (REFER TO WALL TAGSON PLAN) 5. 2" EPS RIGID INSULATION 6. 8" CONCRETE WALL (REFER TO WALL TAGSON PLAN) 7. 2" EPS RIGID INSULATION NOTES: CONCRETE TO BE 28 MPA (U.N.O. BY OTHERS) PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE.
W1.2	W1 TO W2 REFER TO EXTERIOR WALL ASSEMBLIES (NO HATCH)
W3	INTERIOR SELF-FINISHING WALL (NO HATCH) 1. 2x4 STUDS @ 24" o.c. (SPF#2 OR BETTER) OR 2. 1/2" G.W.B. (INTERIOR SIDE) NOTE: PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE.
W4	2x4 LOAD BEARING PARTITIONS (DIAGONAL HATCHED) 1. 2x4 STUDS @ 16" o.c. (SPF#2 OR BETTER) 2. 1/2" G.W.B. (BOTH SIDES) NOTE: PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE.
W5	2x4 LOAD BEARING PARTITIONS (DIAGONAL HATCHED) 1. 2x4 STUDS @ 16" o.c. (SPF#2 OR BETTER) 2. 1/2" G.W.B. (BOTH SIDES) NOTE: PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE.
W6	FLAMING HATCH PARTITIONS (DASH HATCHED) 1. 2x4 STUDS @ 24" o.c. (SPF#2 OR BETTER) 2. 1/2" G.W.B. (BOTH SIDES) NOTE: PROVIDE TYPE 'X' GYPSUM IN WASHROOMS AND GARAGE.
W7	EXTERIOR FERRING WALL (NO HATCH) 1. 2x4 STUDS @ 16" o.c. (SPF#2 OR BETTER) OR 2. 2x4 STUDS @ 24" o.c. (SPF#2 OR BETTER) 3. 1/2" FLYWOOD (EXTERIOR SIDE)
W8	UNFACED, NON-LOAD BEARING PARTITIONS (NO HATCH) 1. 2x4 STUDS @ 24" o.c. (SPF#2 OR BETTER) 2. 1/2" G.W.B. (BOTH SIDES)
W9	GREY & UNFACED, EXISTING & TO REMAIN (NO HATCH) 1. REFER TO EXISTING PLANS FOR STRUCTURE.
W10	DASHED & UNFACED, REMOVED EXISTING WALL (NO HATCH) 1. REFER TO EXISTING PLANS FOR STRUCTURE.

GENERAL CONSTRUCTION NOTES:	
1.	1/2" WALL STAIR GUARDS TO BE 42" HIGH OR AS PER PLAN.
2.	PROVIDE 1/2" FRONT ENTRY STEP.
3.	ALL BATHROOMS TO BE MECHANICALLY VENTILATED TO PROVIDE AT LEAST 1 AIR CHANGE PER HOUR.
4.	2" RIGID INSULATION ABOVE STRIPPED ATTIC ACCESS HATCH IN INSULATION SHEET.
5.	PROVIDE 2" MIN. CLEARANCE AROUND MECHANICAL FLUES TO ALL COMBUSTIBLE CONSTRUCTION.
6.	PROVIDE FLASHING ABOVE EXTERIOR DOORS AND WINDOW OPENINGS WHERE REQUIRED.
7.	NON-HARDENING EXTERIOR CAULKING COMPOUND TO BE USED OVER & AROUND ALL EXTERIOR OPENINGS (E. SERVICE ELBOW, ETC).
8.	ALL EXTERIOR INTERIOR LOAD BEARING, INTEL TO BE 2x4 @ 24" O.C. U.N.O.
9.	ALL EXTERIOR FINISHES FINISHED TO BE 4" MIN. ABOVE FINISHED GRADE.
10.	ALL WORKMANSHIP AND MILLWORK TO CONFORM TO THE STANDARDS OF GOOD BUILDING PRACTICES & CURRENT LOCAL BUILDING CODES WITH ALL RESPECTS.
11.	WHERE THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE BUILDING CODE, THE BUILDING CODE SHALL TAKE PRECEDENCE.

PLAN NOTES		
•	CEILING HEIGHT IS 10'-0" THROUGH OUT U.N.O.	
•	GROSS FLOOR AREA IS MEASURED FROM THE EXTERIOR FACE OF EXTERIOR WALLS INCLUDING STAIRS	
•	NET FLOOR AREA IS MEASURED FROM THE INTERIOR FACE OF EXTERIOR WALLS INCLUDING STAIRS	
•	PROPOSED GROSS MAIN FLOOR AREA	2,610 sq' 242.5 m²
•	PROPOSED NET MAIN FLOOR AREA	2,468 sq' 228.1 m²

1 MAIN FLOOR PLAN - M/E/J.P.
 1/4" = 1'-0"

A FIRE ALARM SYSTEM MUST BE DESIGNED AND INSTALLED TO CANULUC-S524 PER SECTION 3.2.4 OF BCBC 2024 BY OTHERS



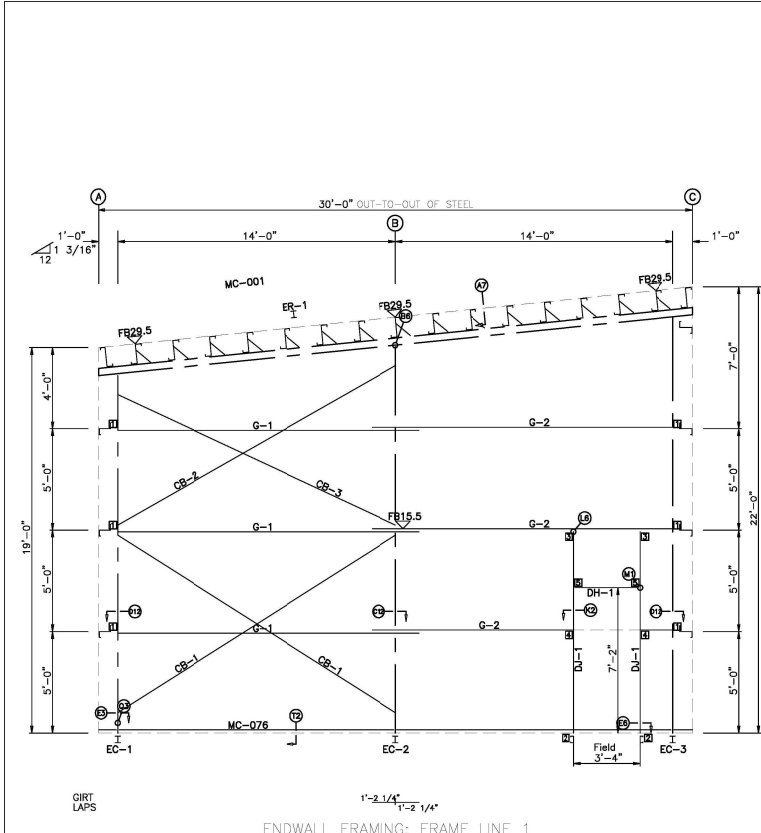
ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)

DRAWING STATUS:

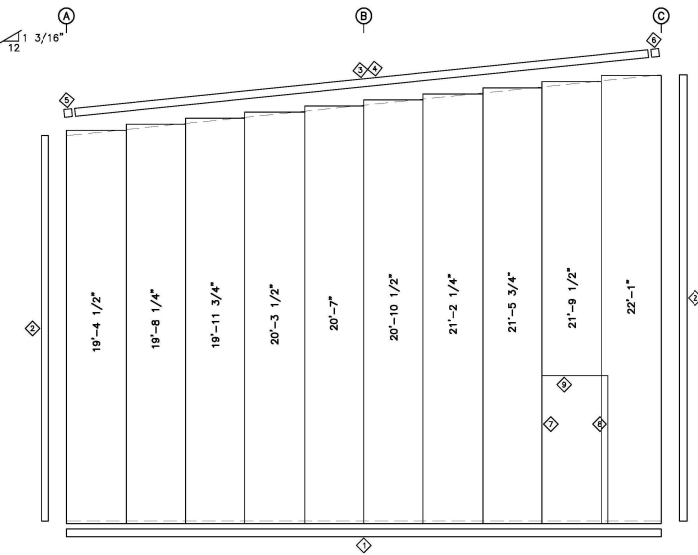
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<small>FINAL ISSUES USED FOR ERECTION PURPOSES</small>	
<input checked="" type="checkbox"/>	FOR APPROVAL / PERMIT
<small>NOT TO BE USED FOR ERECTION PURPOSES</small>	
<input type="checkbox"/>	PRELIMINARY ONLY
<small>ISSUED FOR INFORMATION OF BIDDING ONLY</small>	



DESCRIPTION: ANCHOR BOLT PLAN							
CUSTOMER: Canada Steel Buildings				PROJECT: Cooslin Keefe Lake Lodge			
LOCATION: Cherryville, BC							
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.	
KN	PT	3/12/26	N.T.S.	00	C25-014	OF	



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. S5N - NEED STOCKED COLOR

BOLT TABLE			
FRAME LINE 1	LOCATION	QUAN	TYPE DIA LENGTH
Column/Trim		2	A325 5/8" 1 1/2"

TRIM TABLE			
FRAME LINE 1	QTY	LENGTH	DETAIL
1	M04-26	20'-2"	TRIM_939
2	M128-26	20'-2"	TRIM_936
3	M03-26	20'-2"	TRIM_915
4	M104-26	20'-2"	TRIM_969
5	M62-26	1'-2 1/2"	
6	M61-26	1'-2 1/2"	
7	M103-26	20'-2"	TRIM_983
8	M103-26	20'-2"	TRIM_983
9	M112-26	20'-2"	TRIM_977

MEMBER TABLE			
FRAME LINE 1	MARK	PART	LENGTH
EC-1	WBX10	17'-2 11/16"	
EC-2	WBX10	16'-7 1/2"	
EC-3	WBX10	20'-0 5/16"	
ER-1	WBX18	30'-1 5/16"	
DL-1	OBC14	9'-8"	
DL-1	OBC14	9'-3 1/2"	
CB-1	DBZ11	15'-6"	
CB-2	DBZ11	15'-9"	
CB-2	RD4	16'-11 1/4"	
CB-2	RD4	16'-6"	
CB-3	RD4	15'-10 3/4"	

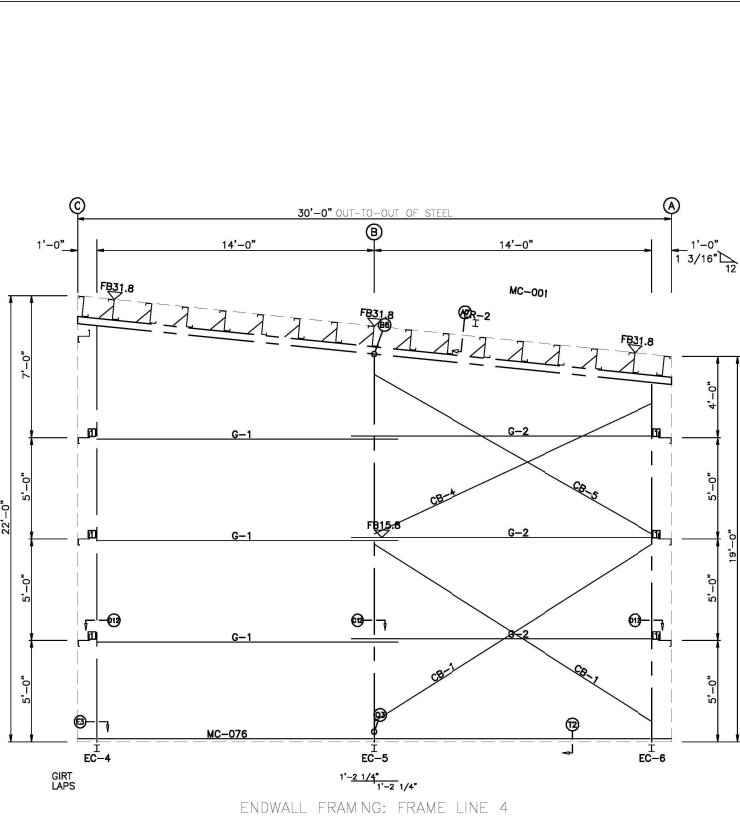
FLANGE BRACE TABLE			
FRAME LINE 1	VID MARK	LENGTH	
1	FB29.5	1'-3 1/2"	
2	FB15.5	1'-3 1/2"	

CONNECTION PLATES			
FRAME LINE 1	VID MARK	PART	
1	1	1	
1	3	1	
1	5	1	
1	6	1	

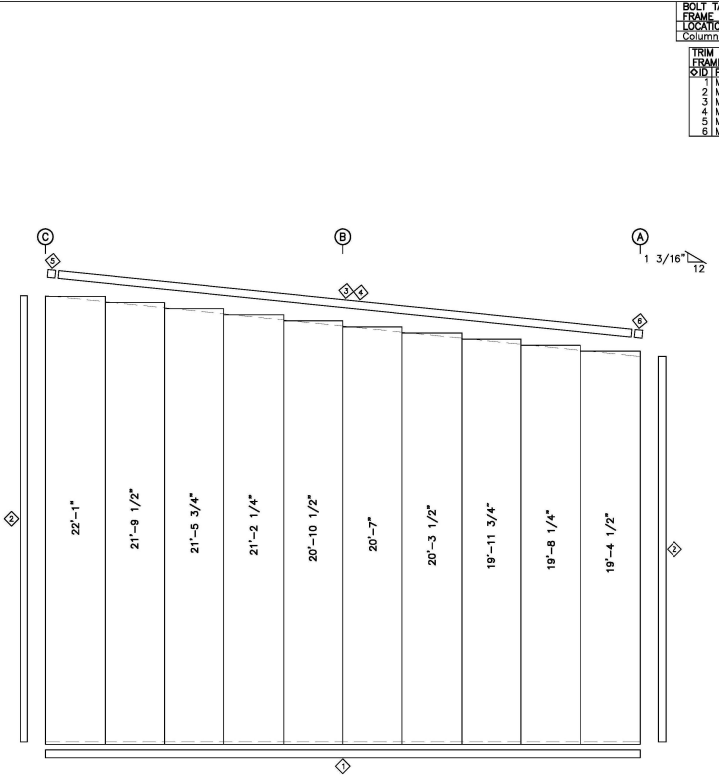


DESCRIPTION: ENDWALL FRAMING					
CUSTOMER: Canada Steel Buildings			PROJECT: Costlin Keefer Lake Lodge		
LOCATION: Cherryville, BC					
DRN. BY: KN	CK'D BY: PT	DATE: 3/12/26	SCALE: N.T.S.	REV. 00	QUOTATION NO. C25-014
					SHEET NO. OF

DRAWING STATUS:	
<input type="checkbox"/>	FOR CONSTRUCTION <small>Final drawings used for erection purposes</small>
<input checked="" type="checkbox"/>	FOR APPROVAL / PERMIT <small>Not to be used for erection purposes</small>
<input type="checkbox"/>	PRELIMINARY ONLY <small>Not for construction of work only</small>



ENDWALL FRAMING: FRAME LINE 4



ENDWALL SHEETING & TRIM: FRAME LINE 4
PANELS: 26 Ga. SSN - NEED STOCKED COLOR

BOLT TABLE			
FRAME LINE 4			
LOCATION	QUAN	TYPE	DA
Columns/Trsf	2	A325	5/8" 1 1/2"

TRIM TABLE			
FRAME LINE 4			
OID	PART	LENGTH	DETAIL
1	M04-26	20'-2"	TRIM_939
2	M12B-26	20'-2"	TRIM_936
3	M03-26	20'-2"	TRIM_915
4	M104-26	20'-2"	TRIM_969
5	M62-26	1'-2 1/2"	
6	M61-26	1'-2 1/2"	

MEMBER TABLE			
FRAME LINE 4			
MARK	PART	LENGTH	
EC-4	WBX10	19'-8 3/4"	
EC-5	WBX13	18'-1 15/16"	
EC-6	WBX10	18'-9 1/8"	
FR-1	W14X22	30'-1 5/16"	
G-1	DBZ11	15'-6"	
G-2	DBZ11	15'-6"	
CB-1	RD4	16'-11 1/4"	
CB-4	RD4	15'-8 1/2"	
CB-5	RD4	16'-3 1/2"	

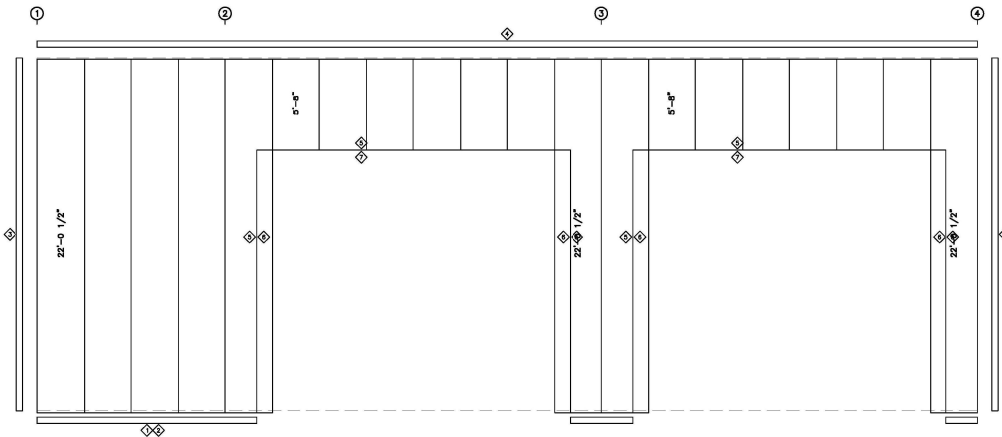
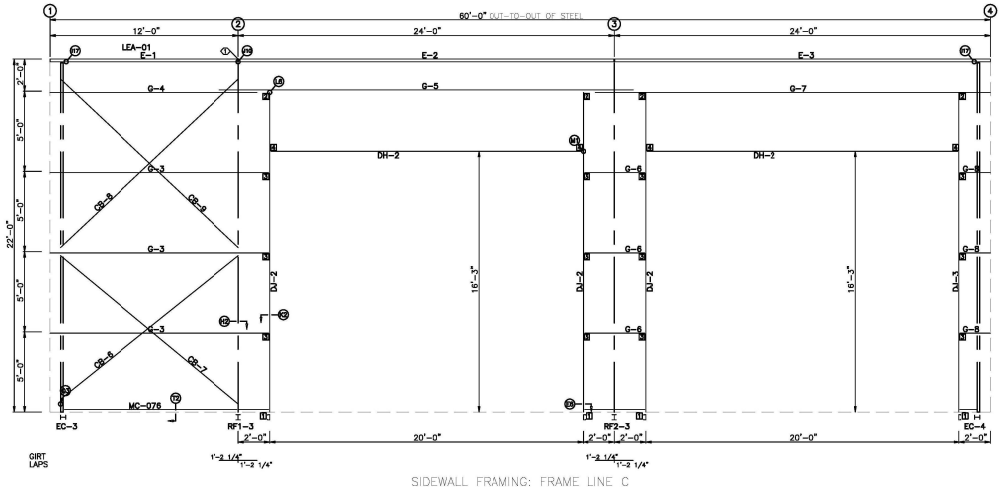
FLANGE BRACE TABLE			
FRAME LINE 4			
WID	MARK	LENGTH	
1	FB31.8	2'-3 3/4"	
2	FB15.8	1'-3 3/4"	

CONNECTION PLATES			
FRAME LINE 4			
WID	MARK	PART	
1	1	1	

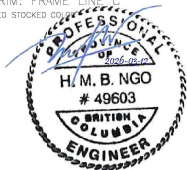
DRAWING STATUS:	
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<input checked="" type="checkbox"/>	FOR APPROVAL / PERMIT <small>NOT TO BE USED FOR ERECTION PURPOSES</small>
<input type="checkbox"/>	PRELIMINARY ONLY <small>NEED FOR CONSTRUCTION OF WORK ONLY</small>



DESCRIPTION: ENDWALL FRAMING					
CUSTOMER: Canada Steel Buildings			PROJECT: Costlin Keefer Lake Lodge		
LOCATION: Cherryville, BC					
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.
KN	PT	3/12/26	N.T.S.	00	C25-014
					SHEET NO. OF



PANELS: 26 Gg. S5N - NEED STOCKED



DESCRIPTION: SIDEWALL FRAMING					
CUSTOMER: Canada Steel Buildings			PROJECT: Costlin Keefer Lake Lodge		
LOCATION: Cherryville, BC					
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.
KN	PT	3/12/26	N.T.S.	00	C25-014
					SHEET NO. OF

TRIM TABLE			
QID	PART	LENGTH	DETAIL
1	M04-26	20'-2"	TRIM_939
2	M04-26	SCRAP	TRIM_939
3	M128-26	20'-2"	TRIM_936
4	M11-26	20'-2"	
5	M108-26	20'-2"	TRIM_979
6	M103-26	20'-2"	TRIM_983
7	M112-26	20'-2"	TRIM_977

SPECIAL BOLTS				
Q ID	QUAN	TYPE	DIA	LENGTH WASH
4	3307	1/2"	1 1/4"	0

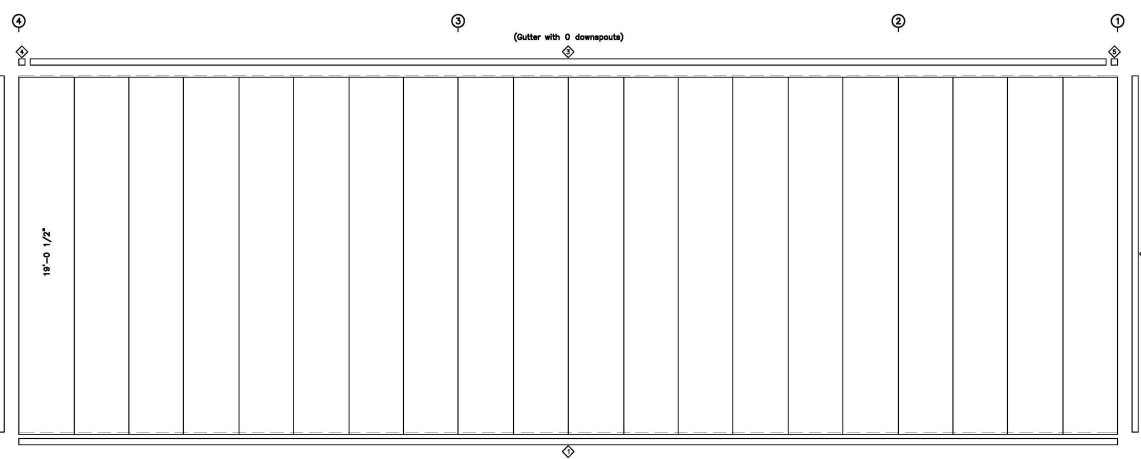
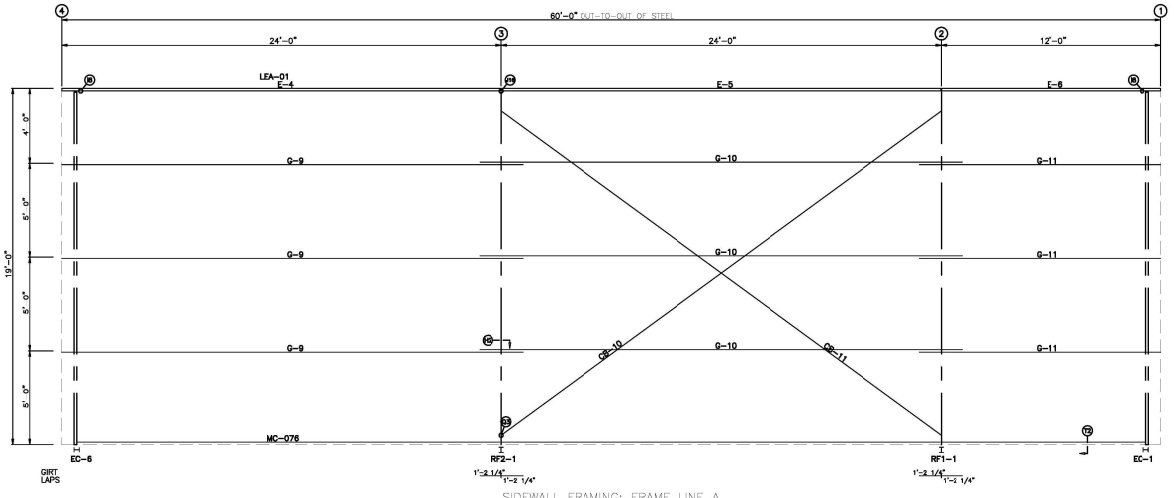
MEMBER TABLE		
MARK	PART	LENGTH
DI-2	OB214	19'-8"
DV-3	OB212	19'-8"
DI-2	OB214	19'-11 1/2"
E-7	12Z11	11'-11 5/8"
E-2	12Z11	23'-11 3/4"
E-3	12Z11	23'-11 5/8"
G-3	OBZ11	13'-8 9/16"
G-4	OBZ11	13'-2"
G-5	OBZ11	26'-4 1/2"
G-6	OBZ11	3'-5 5/8"
G-7	OBZ11	25'-2"
G-8	OBZ11	1'-8 9/16"
CB-6	RDS	14'-3 3/4"
CB-7	RDS	14'-8 3/4"
CB-8	RDS	14'-10 1/4"
CB-9	RDS	14'-6 1/4"

CONNECTION PLATES	
QID	MARK/PART
1	11
2	11
3	01
4	01

DRAWING STATUS:	
<input type="checkbox"/>	FOR CONSTRUCTION <small>FINAL QUANTITIES USED FOR ESTIMATION PURPOSES</small>
<input checked="" type="checkbox"/>	FOR APPROVAL / PERMIT <small>NOT TO BE USED FOR ESTIMATION PURPOSES</small>
<input type="checkbox"/>	PRELIMINARY ONLY <small>NEED FOR CONSTRUCTION OF WORK ONLY</small>

TRIM TABLE		
QID	PART	LENGTH
1	M04-26	20'-2"
2	M128-26	20'-2"
3	M12-26	20'-2"
4	M51-26	7' 3/16"
5	M50-26	7' 3/16"

MEMBER TABLE		
WORK	PART	LENGTH
E-4	I2Z11	23'-11" 5/8"
E-5	I2Z11	23'-11" 5/8"
F-6	I2Z11	11'-11" 5/8"
G-9	OBZ11	26'-2"
G-10	OBZ11	26'-4" 1/2"
G-11	OBZ11	13'-2"
CB-10	RDS	29'-10" 1/2"
CB-11	RDS	29'-10" 1/2"



DRAWING STATUS:	
<input type="checkbox"/>	FOR CONSTRUCTION <small>FINAL DRAWINGS USED FOR ERECTION PURPOSES</small>
<input checked="" type="checkbox"/>	FOR APPROVAL / PERMIT <small>NOT TO BE USED FOR ERECTION PURPOSES</small>
<input type="checkbox"/>	PRELIMINARY ONLY <small>INTEND FOR CONSTRUCTION OF WORK ONLY</small>

SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 26 Gg. SSN - NEED STOCKED COLOR

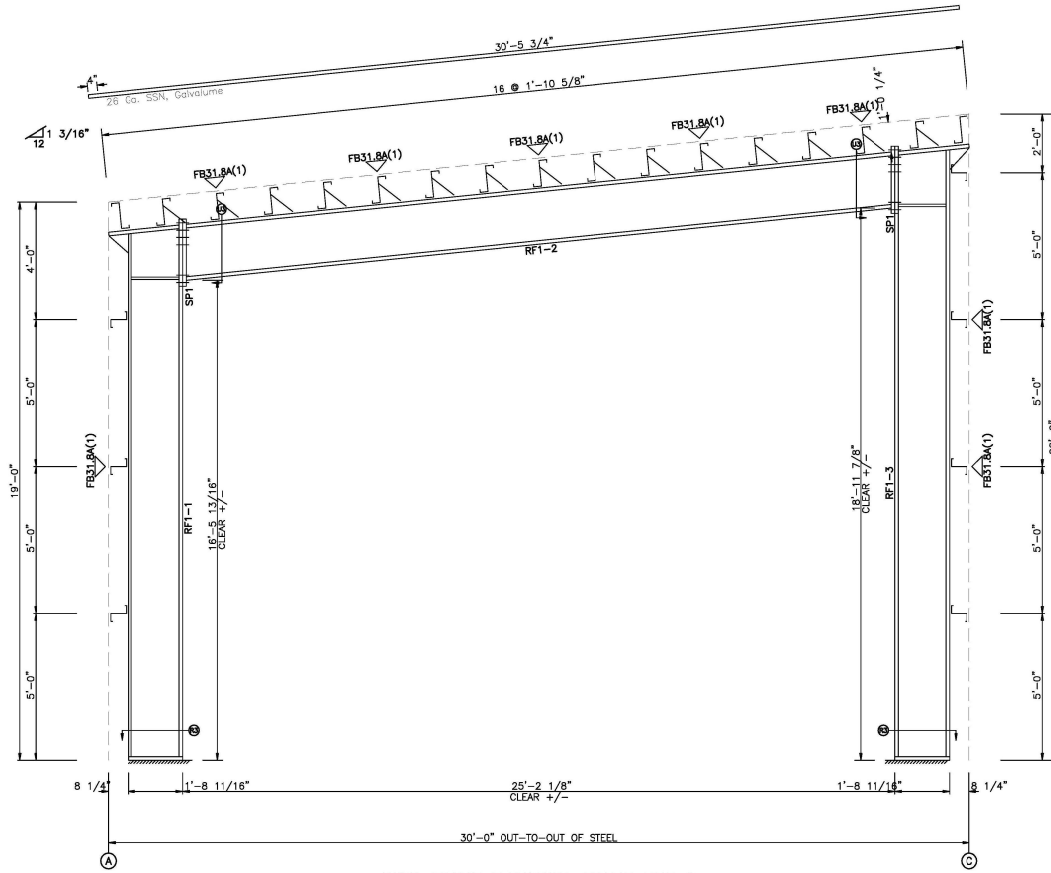


DESCRIPTION: SIDEWALL FRAMING					
CUSTOMER: Canada Steel Buildings			PROJECT: Costlin Keefe Lake Lodge		
LOCATION: Cherryville, BC					
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.
KN	PT	3/12/26	N.T.S.	00	C25-014
					SHEET NO.
					OF

SPLUCE PLATE & BOLT TABLE							
Mark	Qty	Top	Bot	Int	Type	Dia	Length
SP1	8	4	0	A325	1.00C	2.50	8"
							5/8"
							2'-6 1/2"

MEMBER SIZE TABLE			
MARK	MEMBER	LENGTH	WEIGHT
RF1-1	W21X44	18'-0 1/2"	302
RF1-2	W21X44	25'-3 5/8"	1256
RF1-3	W21X44	20'-10 7/8"	1024

FLANGE BRACES: Both Sides(U.N.)
 FB31,BA(1): xxx=length(in)
 A = FB15X1/8



RIGD FRAME ELEVATION: FRAME LINE 2



DESCRIPTION: RIGID FRAME ELEVATION							
CUSTOMER: Canada Steel Buildings				PROJECT: Costlin Keefe Lake Lodge			
LOCATION: Cherryville, BC							
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.	
KN	PT	3/12/26	N.T.S.	00	C25-014	OF	

DRAWING STATUS:	
<input type="checkbox"/>	FOR CONSTRUCTION <small>FINAL ISSUES USED FOR ERECTION PURPOSES</small>
<input checked="" type="checkbox"/>	FOR APPROVAL / PERMIT <small>NOT TO BE USED FOR ERECTION PURPOSES</small>
<input type="checkbox"/>	PRELIMINARY ONLY <small>INTEND FOR CONSULTATION OF BIDDING ONLY</small>



PLANNING DEPARTMENT INFORMATION REPORT

LIQUOR LICENCE REFERRAL APPLICATION

DATE: June 22, 2026

FILE NO.: 26-0567-F-LIQ

APPLICANT: Shuswap Cider Company c/o Kailee Ramsell

LEGAL DESCRIPTION: Part of DL 159, Shown on Plan B3843, ODYD

P.I.D.#: 011-806-303

CIVIC ADDRESS: 70 Waterside Road

PROPERTY SIZE: 3.66 ha

ZONING: Non-Urban (N.U)

O.C.P. DESIGNATION: Agricultural

PROPOSAL: Liquor License changes to an existing Manufacturer Licence to allow a Lounge Endorsement

PLANNING DEPARTMENT RECOMMENDATION:

That the Board of Directors opt out of gathering public input and providing comment on the application to amend the Manufacturer Licence of Shuswap Cider Company on the property legally described as Part of DL 159, Shown on Plan B3843, ODYD and located at 70 Waterside Road, Electoral Area "F" for liquor license changes to an existing manufacturing facility to allow a Lounge Endorsement on the property.

SUMMARY:

Shuswap Cider Company has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a change to their existing cider Manufacturer Licence liquor licence to allow a Lounge Endorsement. The LCRB requires that this application be forwarded to the Board of Directors for consideration.

The Planning Department recommends that the Board of Directors opt out of providing comment on the application as the proposal would not likely have a negative impact on the use and enjoyment of the subject and surrounding properties. In addition, the Board would have to gather public input in order to provide comment which requires notification and further consideration at a future meeting.

**Liquor License Referral
26-0567-F-LIQ (70 Waterside Road)**

Page 2

BACKGROUND:

Application History

The property was previously operated by the owner as a winery (Waterside Winery). In 2022, the owner applied for a Lounge Endorsement for an outdoor patio in relation to their Manufacturer Licence. After considering the request, the Board of Directors opted out of providing comments on the application. The application was approved by LCRB. The Lounge Endorsement permitted an outdoor patio of 44.6 m² for up to 10 people on Tuesday to Saturday from 12:00 pm to 5:00 pm.

In 2025, the owner submitted a Building Permit application to construct a roof over an existing patio area. The patio area is proposed to be used as part of this Lounge Endorsement application. The roof is currently under construction and has not yet received a final inspection but is near completion.

In 2026, the owner submitted a Building Permit application to construct an accessory building containing two bathrooms in relation to the proposed Lounge Endorsement. The accessory building received a final inspection in June 2026.

In 2026, Shuswap Cider Company began leasing the property from the owner. In May 2026, the LCRB approved a cider Manufacturer Licence for the property with an On-Site Store Endorsement.

Site Context

The subject property is located on the south side of Waterside Road and the west side of the Shuswap River and is 3.66 ha in size. An existing tasting room and manufacturing building is located towards the northern property boundary with Waterside Road. A driveway access to the building is located in the northwest corner of the property. A parking lot is located west of the manufacturing building. An existing dwelling is located near the eastern boundary of the property and the Shuswap River. The dwelling is accessed from a second driveway located near the middle of the north property line. Approximately 2.7 ha of the property is planted in fruit trees and grapes. Shuswap Cider Company has a lease with the owner to use approximately 3.24 ha of the property which includes the existing production building and majority of the fruit trees. The lease does not include the residence.

The subject and surrounding properties to the west and south are zoned Non-Urban (N.U). The properties to the north and east, across the Shuswap River, are zoned Large Holdings (L.H). All surrounding properties are also within the Agricultural Land Reserve (ALR) and are designated in the OCP as Agricultural. The attached orthophoto of the subject and surrounding properties was taken in 2022.

**Liquor License Referral
26-0567-F-LIQ (70 Waterside Road)**

Page 3

The Proposal

Shuswap Cider Company has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a change to their existing cider manufacturing facility liquor licenses. The proposed changes include a new outdoor patio and a new indoor lounge.

The proposed outdoor patio would utilize an existing covered patio area which is 118.92 m² and is located on the southwest side of the building. The indoor lounge would utilize the area in the existing tasting room and is 58 m². The proposed hours of the lounge areas are 11:00 am to 9:00 pm, 7 days a week. The proposed maximum occupancy load is 54 outdoors and 26 indoors for a total of 80 persons.

PLANNING ANALYSIS:

The Regional District Liquor Licence Policy No. GR-006 specifies that where the Board deems a public hearing or a door-to-door survey is not warranted, the Board may resolve to opt out of providing comment and allow the Liquor Licensing Branch to consider the views of residents through means available to the Branch.

Taking into account the scale of the current proposal, the Planning Department recommends that the Board opt out of gathering public input and providing comment on the subject application to amend an existing manufacturer licence as:

- the potential for adverse noise impacts is limited given the hours of operation and the location of the covered outdoor patio area;
- the area proposed for the outdoor patio has previously been approved as a lounge for a winery. Although the previous capacity was smaller, the impact on nearby residents or the community should not be largely different than the previous use;
- there are no dwellings within 150 m of the location of the outdoor patio;
- the existing cidery and proposed outdoor patio are permitted by the zoning of the property and by the Agricultural Land Commission.

Alternatively, if the Board of Directors would prefer to gather the views of the residents regarding the proposed changes to the liquor license, the Board could pass a resolution to do so in accordance with one of the consultation options outlined in Board Policy GR-006.

LIQUOR AND CANNABIS REGULATION BRANCH:

Liquor and Cannabis Regulation Branch (LCRB) Policy requires this application to be forwarded to the Board of Directors for consideration and comment. To provide comment, the Board is required to gather public input. If the Board does not wish to gather public input or provide comment, the Board must “opt out” of providing comments. The LCRB will only be able to consider a Local Government comment if the Local Government has also conducted a recognized mechanism to solicit public input. This is to ensure that the comments are informed by the public input received.

**Liquor License Referral
26-0567-F-LIQ (70 Waterside Road)**

Page 4

If the Board wishes to provide comments on this application, the Board must consider the location of the establishment and the person capacity and hours of liquor service of the establishment.

The Board must include the following in their comments:

- the impact of noise on the community in the immediate vicinity of the establishments;
- the impact on the community;
- the views of the residents and a description of the method used to gather views; and
- a recommendation on whether or not the application should be approved or rejected and the reasons on which they are based.

A Manufacturer Licence does not require comment from the Local Government / First Nation. A Manufacturer Licence permits the operator to:

- Sell their products to licensees as permitted through their manufacturing agreement with the Liquor Distribution Branch.
- Market and promote their products offsite to licensees and the public.
- Set aside one or more interior areas for public sampling of their products.
- Take patrons on guided tours of their establishment between 9 a.m. and 11 p.m. and provide them with samples during the tour. Tours are only permitted outside if there are exterior features related to manufacturing.
- Serve samples to their patrons between 9 a.m. and 11 p.m.

Manufacturers may also apply for the following endorsements which grant additional privileges if approved:

- On-Site Store Endorsement: Allows Manufacturers to sell products made under their licence (both at the onsite store and online).
- Picnic Area Endorsement: Allows Manufacturers to set aside one or more picnic areas outdoors on their property where patrons can drink liquor they have purchased at the facility or received from the sampling area.
- Lounge Endorsement: Allows Manufacturers to set aside a lounge area on their property (indoors and/or on a patio) where they may sell and serve liquor by the glass or bottle.
- Special Event Area Endorsement: Allows events at an indoor and/or outdoor special event area on their property.

ZONING BYLAW:

Section 3.11 of the Zoning Bylaw states that alcohol production facilities including breweries, cideries, distilleries, meaderies and wineries must comply with the following:

1. For properties which are located within the Agricultural Land Reserve, the alcohol production facility must comply with the Regulations of the Agricultural Land Commission.
2. The alcohol production facility and the sale of alcohol must comply with the Regulations of the Liquor and Cannabis Regulation Branch.
3. The farm product that is the primary ingredient used in a fermentation process to make an alcohol product must comply with at least one of the following:
 - a. at least 50% of the farm product used to make the alcohol product produced each year is harvested from the farm unit on which the alcohol production facility is located; or

**Liquor License Referral
26-0567-F-LIQ (70 Waterside Road)**

Page 5

- b. the property on which the alcohol production facility is located is more than 2 ha in area and at least 50% of the farm product used to make the alcohol product produced each year is harvested from that property; or both harvested from that property and received from a farm operation located in British Columbia that provides that farm product to the alcohol production facility under a contract having a term of at least 3 years.
- 4. The area of a food and beverage service lounge associated with a facility must not exceed 125 m² indoors and 125 m² outdoors.
- 5. Retail sales must comply with the provisions of Section 3.10 of this Bylaw.
- 6. Notwithstanding other provisions of this Bylaw, breweries, distilleries, and meaderies are not permitted on properties outside the Agricultural Land Reserve.

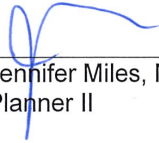
REFERRALS:

The application has been referred to the following for their review and comment:

1. Building Inspection Department


The Building Inspector has provided the occupancy load calculation which is attached to this report.

Submitted by:



Jennifer Miles, MCIP, RPP
Planner II

Endorsed by:



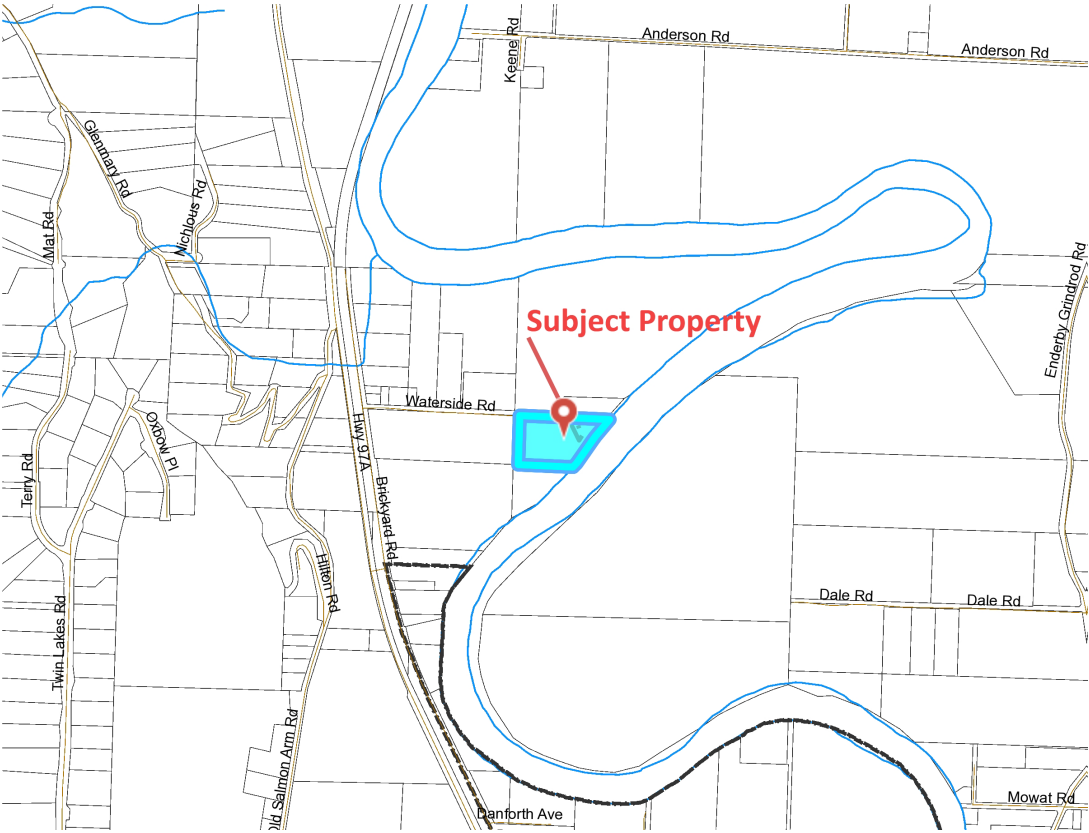
Rob Smailes, MCIP, RPP
General Manager, Planning and Building



David Sewell
Chief Administrative Officer

SUBJECT PROPERTY MAP LIQUOR LICENSE REFERRAL

File: 26-0567-F-LIQ
Location: 70 Waterside Road



SUBJECT PROPERTY MAP LIQUOR LICENSE REFERRAL

File: 26-0567-F-LIQ
Location: 70 Waterside Road

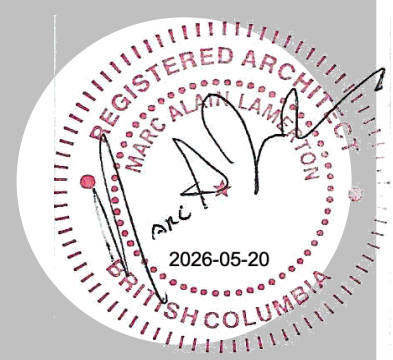


SITE PLAN LEGEND	
1) LEASED AREA (Approx. 8ac)	- - - - -
2) EXISTING FRUIT TREES - grapes, apples, pears, peaches, blueberries, plums (Approx. 4.5ac)	- - - - -
3) NEW APPLE ORCHARD (Approx. 2.2ac)	- - - - -
4) PARKING LOT	- - - - -
5) PROPOSED PICNIC AREA	- - - - -
6) TASTING ROOM & MANUFACTURING BUILDING (Approx. 2,600sf)	- - - - -
7) EXISTING PATIO AREA	- - - - -



○ SITE PLAN
Scale: 1:1000

PROJECT:
Shuswap Cider Co.
 70 Waterside Road (Enderby, BC)
 Liquor & Cannabis Regulation Branch - Licensed Area Drawing & Occupant Load Calculation
May 20, 2026



416B - 4TH ST. NE
 PO. BOX 2350
 SALMON ARM, BC, V1E 4R3
 Marc Lamerton, Architect AIBC
 T 250-515-4801
 E marc@avexarchitecture.ca
 W www.avexarchitecture.ca

**LIQUOR PRIMARY LICENSE
Maximum Occupant Load Calculation**

1. Calculated as per BC Building Code Table 3.1.17.1
 - Licensed Indoor Area 01 (Non-Fixed Seating & Standing)
 = 61.4sm / 1.2sm / person
 = 52 people

- Licensed Outdoor Area 02 (Non-Fixed Seating)
 = 99.6sm / 1.2sm / person
 = 83 people

Total = 135 people (patrons & staff)

2. Determined as per BC Building Code 3.1.17.1.(1)(c) -

Regional District of North Okanagan
 9848 Aberdeen Road
 Coldstream, BC V1B 2K9
 Phone: (250) 550-3700 Fax (250) 550-3701
 Email: info@rdno.ca

Based on the floor space reported by the Coordinating Registered Professional, the stated use, and a review of the exit doors and washroom facilities as shown on these plans, the Building Inspection Department of the Regional District of North Okanagan calculates the Occupant Load for the proposed use as shown on these plans to be:

80

Persons

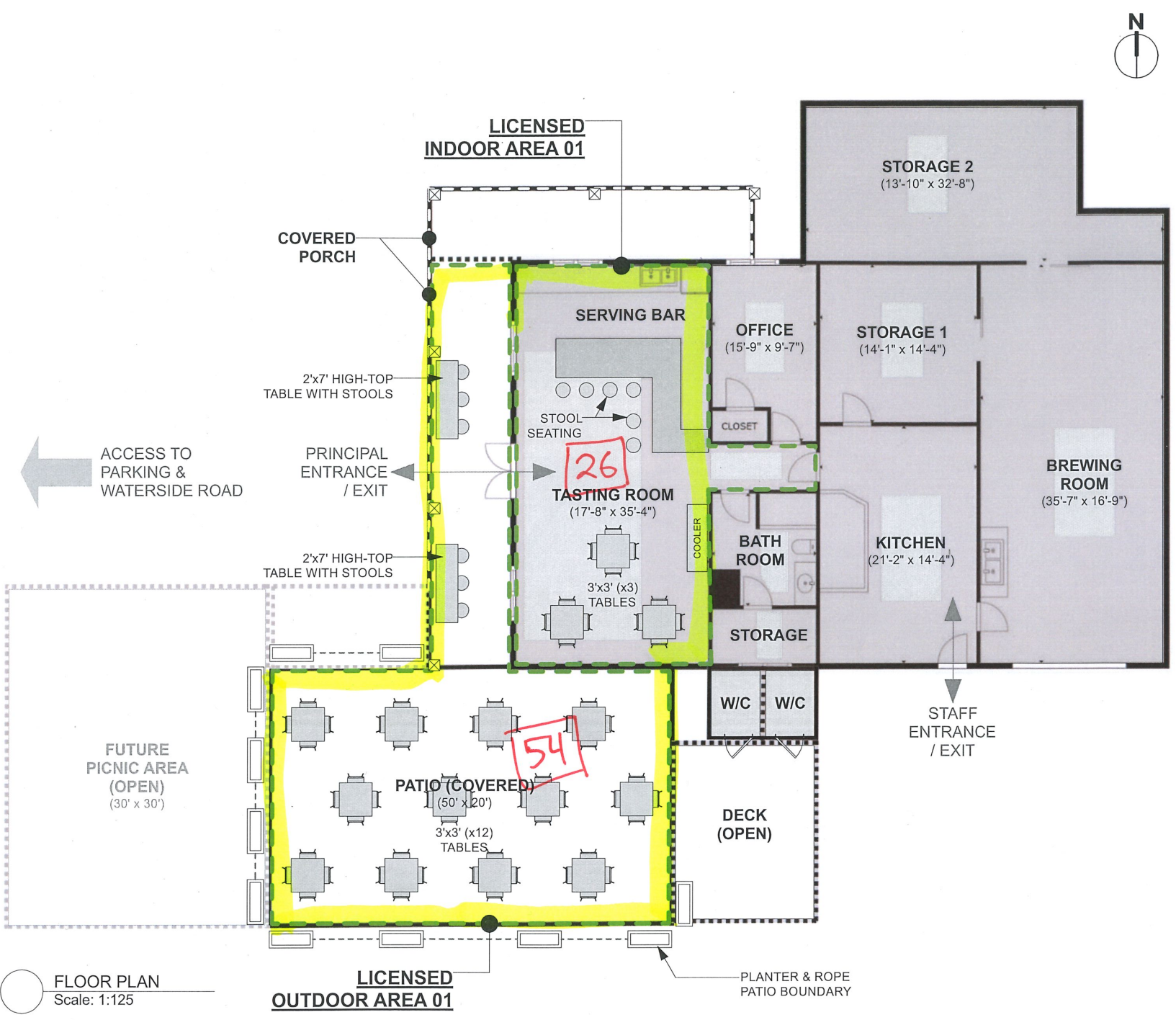
JUNE 16 2026

Date

[Signature]

Building Inspector

Provided Plumbing Fixtures
 = 3 unisex toilet rooms (1 accessed from the interior Tasting Room; 2 accessed from the exterior Patio)



FLOOR PLAN
Scale: 1:125

PROJECT:
 Shuswap Cider Co.
 70 Waterside Road (Enderby, BC)

Liquor & Cannabis Regulation Branch - Licensed Area Drawing & Occupant Load Calculation
May 20, 2026



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 P.O. BOX 2350
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PLANNING DEPARTMENT INFORMATION REPORT

APPLICATION UNDER SECTION 20(3) OF THE AGRICULTURAL LAND COMMISSION ACT

DATE:	June 16, 2026
FILE NO.:	26-0410-D-ALR
APPLICANT:	Barry and Susanne Paull
LEGAL DESCRIPTION:	The NW 1/4, Sec 7, Twp 3, ODYD, Except Plans 32755, 33102, & KAP80276
P.I.D.#:	012-685-976
CIVIC ADDRESS:	196 Bluenose Road
PROPERTY SIZE:	31.35 ha
SERVICING:	On site septic and well
SOIL CLASSIFICATION:	Class 4 and 5
ZONING:	Non-Urban (N.U)
O.C.P. DESIGNATION:	Agricultural
PROPOSAL:	To legalize the use of a permanent structure (kitchen and washroom building) associated with gatherings for events.

PLANNING DEPARTMENT RECOMMENDATION:

That the application under Section 20(3) of the *Agricultural Land Commission Act* which requests approval to legalize the use of a permanent structure (kitchen and washroom building) associated with gatherings for events on the property legally described as the NW 1/4, Sec 7, Twp 3, ODYD, Except Plans 32755, 33102, & KAP80276 and located at 196 Bluenose Road, Electoral Area "D" be authorized for submission to the Agricultural Land Commission.

SUMMARY:

This report relates to an Agricultural Land Commission (ALC) application for the property located at 196 Bluenose Road. The applicants are requesting the ALC's approval to legalize the use of a permanent structure (kitchen and washroom building) associated with gatherings on the property for events. The building was previously approved by the ALC to be used as a kitchen and dining building for a horseback riding camp on the property.

Agricultural Land Commission Application
File No. 26-0410-D-ALR (196 Bluenose Road)

Page 2

The ALC has advised that approval of a non-farm use application is required to authorize the use of the subject building as a kitchen and washroom facility associated with gatherings for events on the property. The Planning Department recommends that the application be supported as the use is generally consistent with the policies of the Electoral Areas "D" and "E" Official Community Plan and is similar to its previously authorized use.

BACKGROUND:

Site Context

The 31.35 ha subject property is located on the north side of Bluenose Road. The property contains a single family dwelling, a secondary dwelling (manufactured home), 7 cabins, a kitchen and washroom building and several accessory buildings and agricultural buildings. The cabins are one room sleeping spaces and do not contain plumbing fixtures.

The kitchen and washroom building contains commercial cooking facilities, bathrooms including showers and an open area which can be used for storage or dining. The kitchen and washroom building is approximately 9.75 m wide by 17.07 m long for a total of 166.5 m². There is also a lean-to attached to the building which is used as an outdoor kitchen area. The lean-to is 3.96 m by 3.96 m for a total of 15.69 m².

The kitchen and washroom building and manufactured home do not have valid Building Permits. RDNO files indicate the kitchen and washroom building was originally constructed around 1986 and the manufactured home was installed between 2007 and 2010.

The buildings are located in the north half of the property. A driveway connects the property to Bluenose Road near the middle of the property and extends along the west property line. The middle of the property is cleared while the most north and south sections are treed. The property slopes up from Bluenose Road in a northwest direction.

The applicants have indicated that the property is used for agricultural purposes including forage/hay production, 16 sheep, and 5 beehives for beekeeping. The property has Class 9 (farm status) classification through BC Assessment.

The attached maps show the location, ALR, zoning and OCP designation of the subject and surrounding properties. The attached orthophoto was taken in 2025.

Application and Bylaw Enforcement History

In 1990, the ALC approved a request from a previous owner of the property to establish a horseback riding camp on the subject property. The approval permitted "three duplex sleeper cabins" and a "kitchen dining facility" to be constructed on the property.

In 1994, the Regional District received a written complaint expressing concern regarding buildings which had been constructed on the property without valid Building Permits including that the associated septic system had been installed on a neighbouring property. Following an inspection by the Bylaw Enforcement Officer, it was determined that a kitchen and washroom building did not comply with the setback requirements of the Zoning Bylaw and confirmed that its associated septic system had been installed on the neighbouring property.

Agricultural Land Commission Application
File No. 26-0410-D-ALR (196 Bluenose Road)

Page 3

In 1994, the owner of the property submitted a Development Variance Permit (DVP) application to reduce the required side yard setback of the kitchen and washroom building (identified as a “cookhouse” in the application) from 8 m to 1.5 m. While the Board of Directors approved the variance request, the owner did not apply for a Building Permit for the building. RDNO files indicate the associated septic system was relocated onto the subject property.

In 2023, the Regional District received a written complaint expressing concern regarding the use of the property as an event venue with accommodations and a campground. A site inspection was conducted by a representative of the RDNO and ALC. The site inspection indicated a campground had been installed without a Campground Permit and that four buildings had been constructed without Building Permits. From 2023 to present there have been multiple correspondence between staff and the owner noting that the use of the property was in contravention of the Zoning Bylaw and that Building Permits are required.

The Interior Health Authority and ALC have also corresponded with the owners, indicating contravention of their applicable legislation. In July 2024, Interior Health ordered the closure of the unauthorized food premises on the property. In December 2024, the ALC Compliance Officer ordered the owner to cease all non-farm uses taking place on the property and to submit a non-farm use application within 60 days of the date of the letter.

The Proposal

The applicants have indicated they propose to:

- decommission the campground and two of the buildings which do not have Building Permits;
- use the property for 10 or fewer events annually, such as weddings and family reunions;
- use the existing 7 cabins for agri-tourism accommodation;
- use the existing kitchen and washroom building in connection with the events and cabins;
- conduct agri-tourism activities including educational guided farm tours and demonstrations related to sheep keeping, including information regarding sheep care and the processing and use of wool products.

The applicant’s proposal to use the kitchen and washroom building requires the ALC’s approval of a non-farm use application as the ALC Regulations do not permit the use of permanent structures related to gatherings for events.

For the other three buildings constructed without Building Permits, the applicants have advised that they have demolished one building, decommissioned another and intend to retain the manufactured home on the property as a secondary dwelling. The owners have not submitted a special inspection request to verify that the buildings and campground have been removed or decommissioned and a Building Permit application for the manufactured home has not yet been submitted. The proposed secondary dwelling does not require approval from the ALC.

PLANNING ANALYSIS:

The applicants are requesting the approval of the ALC to legalize the use of a permanent structure (kitchen and washroom building) associated with gatherings for events on the property. The Planning Department recommends that the application be supported for the following reasons:

Agricultural Land Commission Application
File No. 26-0410-D-ALR (196 Bluenose Road)

Page 4

- The kitchen and washroom building was approved in 1990 by the ALC to be used in association with a horseback riding camp. The approval permitted “three duplex sleeper cabins” and a “kitchen dining facility” to be constructed on the property.
- A Development Variance Permit was issued in 1994 by the Regional District to allow the subject kitchen and washroom building to be used as a “cookhouse” in its current location.
- The ALC Regulations state that the gathering for events on properties in the ALR is a permitted non-farm use that may not be prohibited by a local government bylaw. The ALC does not regulate the size or location of non-permanent structures used in association with gatherings for events. The use of an existing permanent structure would not substantially change the nature of the permitted uses in this instance.
- The property has Class 9 classification (farm status) as required by the Agricultural Land Commission to permit gathering for events. The existing agricultural operation would not be impacted by use of the existing building.
- The applicants have indicated that they intend to comply with the ALC Regulations related to gathering for events and agri-tourism accommodation with the exception of the requirement to not have permanent structures related to gathering for events.
- The Regional Agricultural Advisory Committee indicated no objections to the proposed use of the existing cookhouse building.

If approved by the ALC, the owners of the property would be required to obtain a Building Permit for the use of the subject kitchen and washroom building.

AGRICULTURAL CAPABILITY OF THE SUBJECT PROPERTY:

The BC Land Inventory groups land into seven classes according to the land’s potential and limitations for agricultural use depending on soil and climate characteristics. Class 1 land is capable of producing the very widest range of crops whereas Class 7 has no capability for soil bound agriculture. As the class numbers increase from Class 1 to 7, the range of crops decreases. Associated with each class is a subclass that identifies the limitations or special management practices needed to improve the soil. The classification usually gives land two ratings: improved and unimproved. Unimproved ratings describe the land in its native condition. Improved ratings indicate the land’s potential once management practices have been implemented such as irrigation, stone removal or drainage.

The subject property is rated as 70% Class 4 and 30% Class 5 with an improved rating of the same. The subclasses associated with the subject property include topography and stoniness.

AGRICULTURAL LAND COMMISSION REGULATIONS:

Gathering for an Event

Division 1 of Part 3 of the Agricultural Land Reserve Use Regulation lists “Gathering for an Event” as a non-farm use that may not be prohibited. Section 17 of the Regulation states that the use of agricultural land for the purpose of gathering for an event is permitted and may not be prohibited if all of the following conditions are met:

- (a) the event is conducted on agricultural land that is classified as a farm under the Assessment Act;
- (b) no permanent facilities are constructed or erected in connection with the event;

Agricultural Land Commission Application
File No. 26-0410-D-ALR (196 Bluenose Road)

Page 5

- (c) parking for those attending the event is available on that agricultural land, occurs only in connection with that event, and does not interfere with the productivity of that agricultural land;
- (d) no more than 150 people, excluding residents of the agricultural land and employees of the farm operation conducted on that agricultural land, are gathered on that agricultural land at one time for the purpose of attending the event;
- (e) the event is of no more than 24 hours in duration;
- (f) no more than 10 gatherings for an event of any type occur on that agricultural land within a single calendar year.

Agri-Tourism Accommodation

Division 1 of Part 4 of the Agricultural Land Reserve Use Regulation lists "Agri-tourism Accommodations" as a permitted residential use. Section 33 states that the use of agricultural land for providing accommodation in relation to an agri-tourism activity is permitted if all the following conditions are met:

- (a) the accommodation is located on agricultural land that is classified as a farm under the *Assessment Act*;
- (b) the total developed area for structures, landscaping and access for the accommodation is less than 5% of any parcel;
- (c) the accommodation is limited to 10 sleeping units in total, including bedrooms under section 34 [*tourist accommodation*];
- (d) accommodation is provided on a seasonal or short-term basis only.

Section 33 of the Regulation further states that a "sleeping unit" means the following:

- (a) a bedroom or other area used for sleeping located in a residence, cabin or other structure;
- (b) a vehicle, trailer, tent or other structure located on a campsite, field or other area.

Agri-Tourism Activities

Division 2 of Part 2 of the Agricultural Land Reserve Use Regulation lists "Agri-tourism" as a farm use that may not be prohibited. Section 12 of the Regulation states that the use of agricultural land for conducting an agri-tourism activity is designated as a farm use and may not be prohibited if all of the following conditions are met:

- (a) the activity is conducted on agricultural land that is classified as a farm under the *Assessment Act*;
- (b) members of the public are ordinarily invited to the activity, whether or not a fee or other charge is payable;
- (c) no permanent facilities are constructed or erected in connection with the activity.

The ALR Use Regulation defines the following as agri-tourism activities:

- (a) an agricultural heritage exhibit displayed on the agricultural land;
- (b) a tour of the agricultural land, an educational activity or demonstration in respect of all or part of the farm operation conducted on that agricultural land, and activities ancillary to any of these;
- (c) cart, sleigh and tractor rides on the agricultural land;
- (d) activities that promote or market livestock raised or kept on the agricultural land, whether or not the activity also involves livestock raised or kept elsewhere, including shows, cattle driving and petting zoos;

Agricultural Land Commission Application
File No. 26-0410-D-ALR (196 Bluenose Road)

Page 6

- (e) dog trials held on the agricultural land;
- (f) harvest festivals and other seasonal events held on the agricultural land for the purpose of promoting or marketing farm products produced on that agricultural land;
- (g) corn mazes prepared using corn produced on the agricultural land on which the activity is taking place.

ZONING BYLAW:

The subject property is zoned Non-Urban (N.U). Uses permitted in the N.U zone include single and two family dwellings, secondary dwellings, manufactured homes, secondary suites, agricultural use, farm retail sales, agri-tourism accommodation, home occupations, bed and breakfast, boarding house, minor day cares and minor group homes, home occupation uses, alcohol production facilities, cannabis production facilities, unenclosed parking and storage, limited resource use, assembly, civic and public service uses, public parks and playgrounds, and accessory buildings and structures.

Section 3.5.1 of the Zoning Bylaw states that for properties which are subject to the ALC Act and Regulations, agricultural uses are permitted.

Agri-tourism Accommodation

The Zoning Bylaw defines agri-tourism accommodation as accommodation for short term rental to the public which is accessory to the farm use and agri-tourism use of a property. The use includes bed and breakfast, agri-tourism campsites and agri-tourism cabins. Use of campsites and cabins for agri-tourism accommodation must be seasonal as defined by this Bylaw.

The Zoning Bylaw defines agri-tourism as any agri-tourism activity defined under the Agricultural Land Commission Act and related regulation or policy.

Section 3.9 of the Zoning Bylaw states that agri-tourism accommodation must comply with the following:

1. Agri-tourism accommodation may only be permitted on lots which are 4 ha or larger and are located within the ALR.
2. Agri-tourism accommodation must comply with the Regulations of the ALC.
3. A maximum of 10 agri-tourism accommodation units may be located on lots larger than 8 ha in size.
4. Agri-tourism accommodation units may only be used and located on a lot that is classified as "farm" under the BC Assessment Act.
5. The total developed area for buildings, landscaping and access for the accommodation must be less than 5% of the lot.
6. No one person shall stay within an agri-tourism accommodation unit for more than 30 days in one calendar year.

OFFICIAL COMMUNITY PLAN:

The Electoral Areas "D" and "E" Official Community Plan designates the land use of the subject property as Agricultural. The following OCP Policies are applicable to the application:

Agricultural Land Commission Application
File No. 26-0410-D-ALR (196 Bluenose Road)

Page 7

Agricultural Lands

- Agricultural lands are designated on Schedules B, B1 & B2 and are within the ALR and the Agricultural Land Commission Act will take precedence.
- Lands designated Agricultural and within the ALR are intended to be used for agricultural purposes and associated uses as allowed by the Agricultural Land Commission and the Regional District. All uses and subdivision of Agricultural Land Reserve land, shall be in accordance with the Agricultural Land Commission Act, regulations thereto or Orders and Policies of the Commission.
- Support ALC policies regarding agri-tourism businesses. An amendment to the Zoning Bylaw is recommended to ensure consistency between different RDNO areas.
- Minimize conflicts between agricultural and other land uses (e.g. residential/recreational) through the use of:
 - agricultural setbacks as specified in Schedule G, Division 16, Zoning Bylaw 1888;
 - supporting public access restrictions where appropriate;
 - minimum distance setbacks for intensive agricultural operations;
 - fencing requirements and landscape buffers;
 - covenants that are registered with new rural subdivisions that recognize existing neighbouring agricultural use, as applicable;
 - continued liaison with Provincial Ministries and Crown agencies in the planning, disposition, and management of Crown lands; and
 - compliance with the Farm Practices Protection Act (FPPA).

REFERRALS:

The application was referred for comments to the following:

- 1. Ministry of Transportation and Infrastructure**
- 2. Ministry of Agriculture**
- 3. RDNO Building Inspection Department**
- 4. RDNO Community Services Manager**
- 5. RDNO Parks Department**
- 6. RDNO Rural Services Manager**
- 7. Interior Health Authority**

This referral has been reviewed from Healthy Community Development and Environmental Public Health perspective, and the following is provided for your consideration. We are not in support of the application being approved until the following matter is resolved.

There is currently an existing and active ORDER against the owner/operators of Aspengrove Country Resort (Aspengrove Equestrian Academy) for being in contravention of the Food Premises Regulation (B.C. Reg. 210/99) (the "Regulation") pursuant to the Public Health Act (the "Act") at 196 Bluenose Road, Vernon, BC.

The ORDER includes the following required actions:

1. Close all food premises at the property.
 - a. Do not reopen unless you receive written notice from a Health Officer that this ORDER is terminated, rescinded, or amended in a manner that permits operation.
2. Do the following if you intend to reopen the food premises:
 - a. Obtain permit(s) and/or health approval for food premises from a Health Officer.
 - b. Obtain a permit to operate a connected water supply system from a Health Officer.
 - c. Construct and operate the premises in accordance with all applicable legislation.

**Agricultural Land Commission Application
File No. 26-0410-D-ALR (196 Bluenose Road)**

Page 8

We could reconsider our support for this application and proposed Non-Farm Use within the ALR at 196 Bluenose Road, once this ORDER is terminated, rescinded, or amended in a manner that permits operation of a food premises. This would include valid Interior Health approvals or permits for any food premises or water supply systems for which the public may have access to on the property.

Interior Health is committed to working collaboratively with the Regional District to support healthy, sustainable community development, land use planning, and policy creation.

8. Regional Agricultural Advisory Committee

The Committee discussed the application and provided the following comments:

- Questions regarding the size of the cook house building.
- When the previous owner ran an equine camp, did they have all the required approvals? Yes, there was approval for the cookhouse for that use, but it was built without permits.
- Does this set a precedent for other large buildings related to gatherings? If we allow structures like this, are we saying we are making the farms more viable by putting tourism ventures on agricultural land, thus increasing value?
- Not good or bad for agriculture. Neutral.
- The building is already there and was previously approved for a different use.
- Not a lot of active agriculture on the property; it is not promoting agriculture.
- Doesn't agri-tourism relate to agricultural business and not just a hayfield for weddings? The equine facility was an agricultural business; now it is just a place for events?

The Committee passed the following resolution:


The Committee has no objections to forwarding the Agricultural Land Commission application for the property located at 196 Bluenose Road, Electoral Area "D" to the Agricultural Land Commission.

Submitted by:



Jennifer Miles, RPP, MCIP
Planner II

Reviewed by:



Greg Routley
Planning Manager

Endorsed by:



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

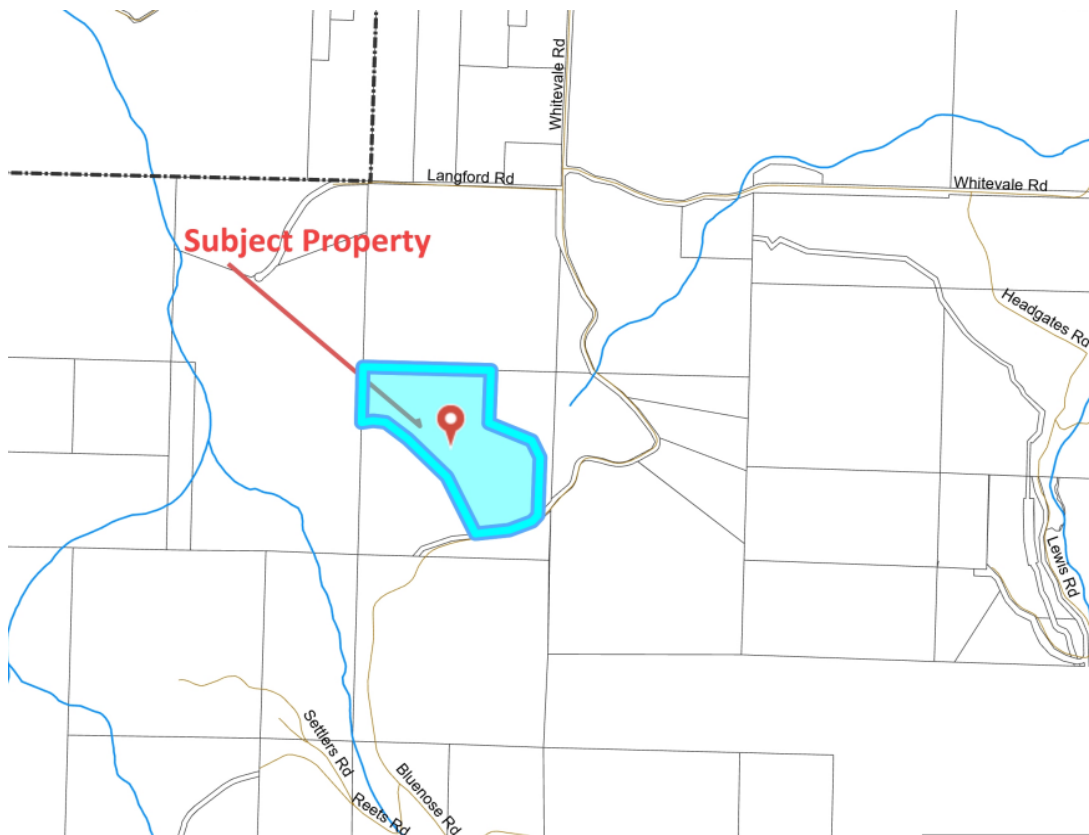
Approved for Inclusion:



David Sewell
Chief Administrative Officer

SUBJECT PROPERTY MAP AGRICULTURAL LAND COMMISSION

File: 26-0410-D-ALR
Location: 196 Bluenose Road



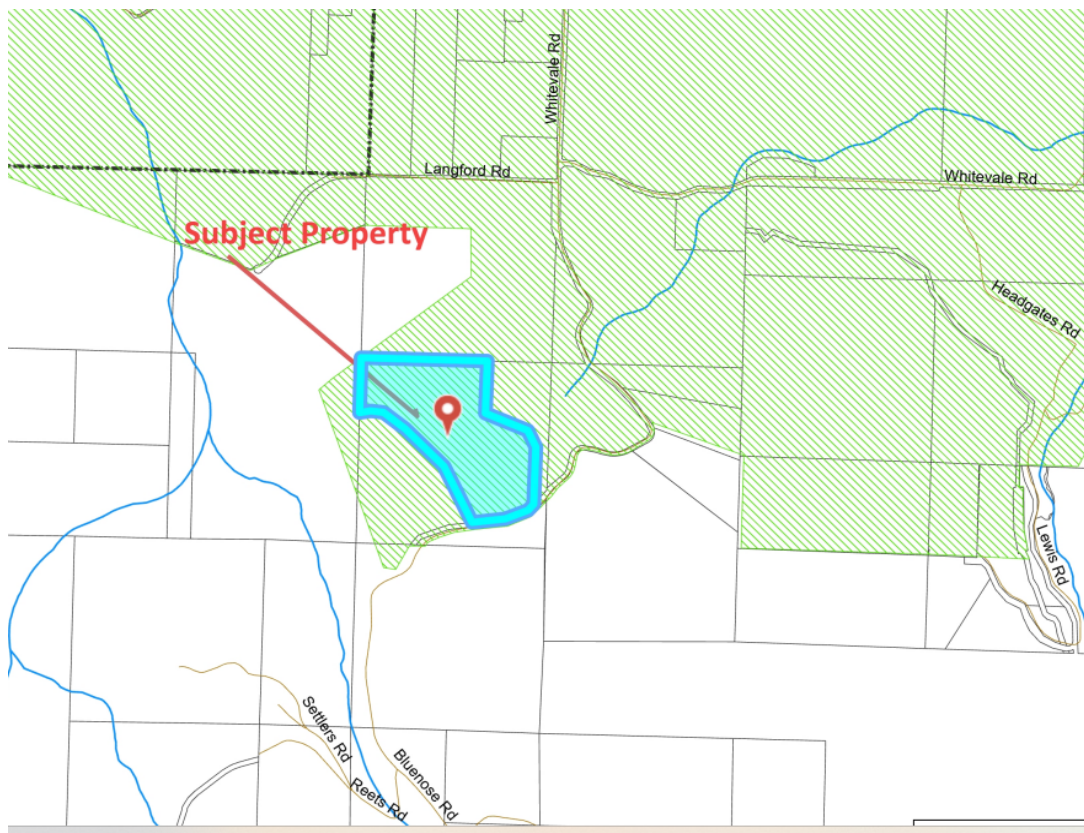
SUBJECT PROPERTY MAP AGRICULTURAL LAND COMMISSION ORTHOPHOTO

File: 26-0410-D-ALR
Location: 196 Bluenose Road



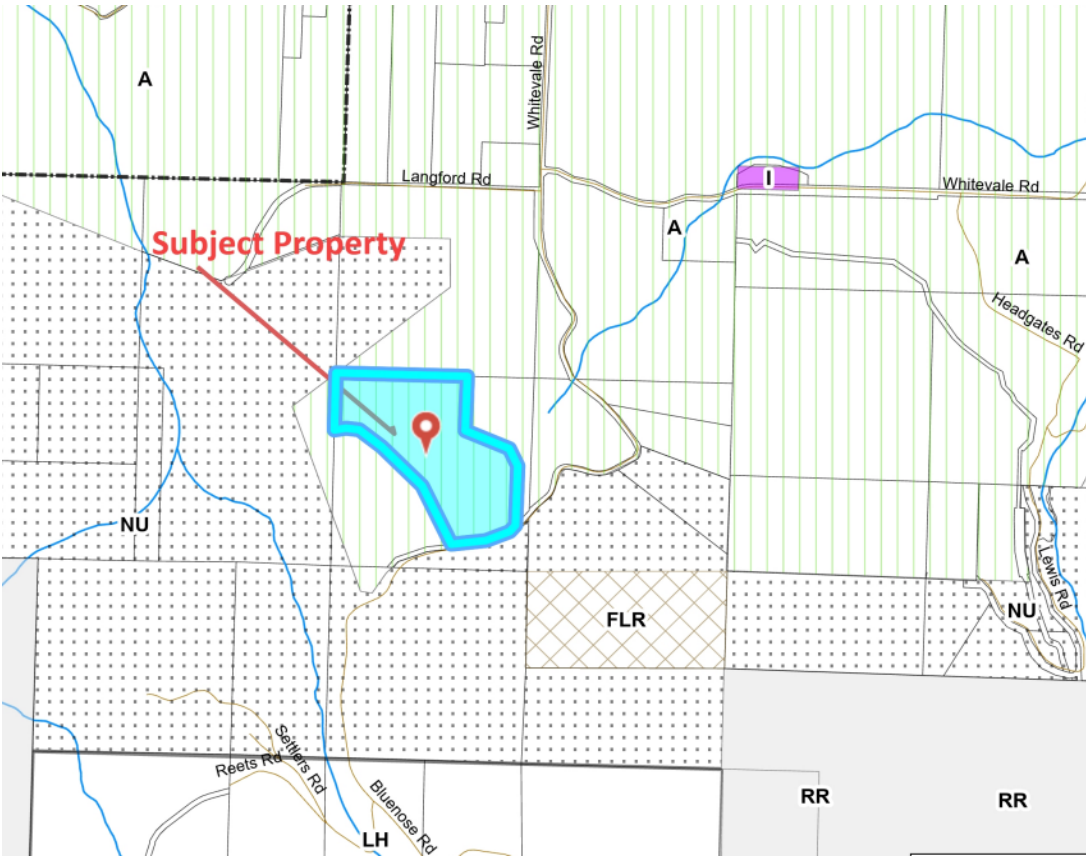
SUBJECT PROPERTY MAP AGRICULTURAL LAND COMMISSION ALR BOUNDARIES

File: 26-0410-D-ALR
Location: 196 Bluenose Road



SUBJECT PROPERTY MAP AGRICULTURAL LAND COMMISSION OCP BOUNDARIES

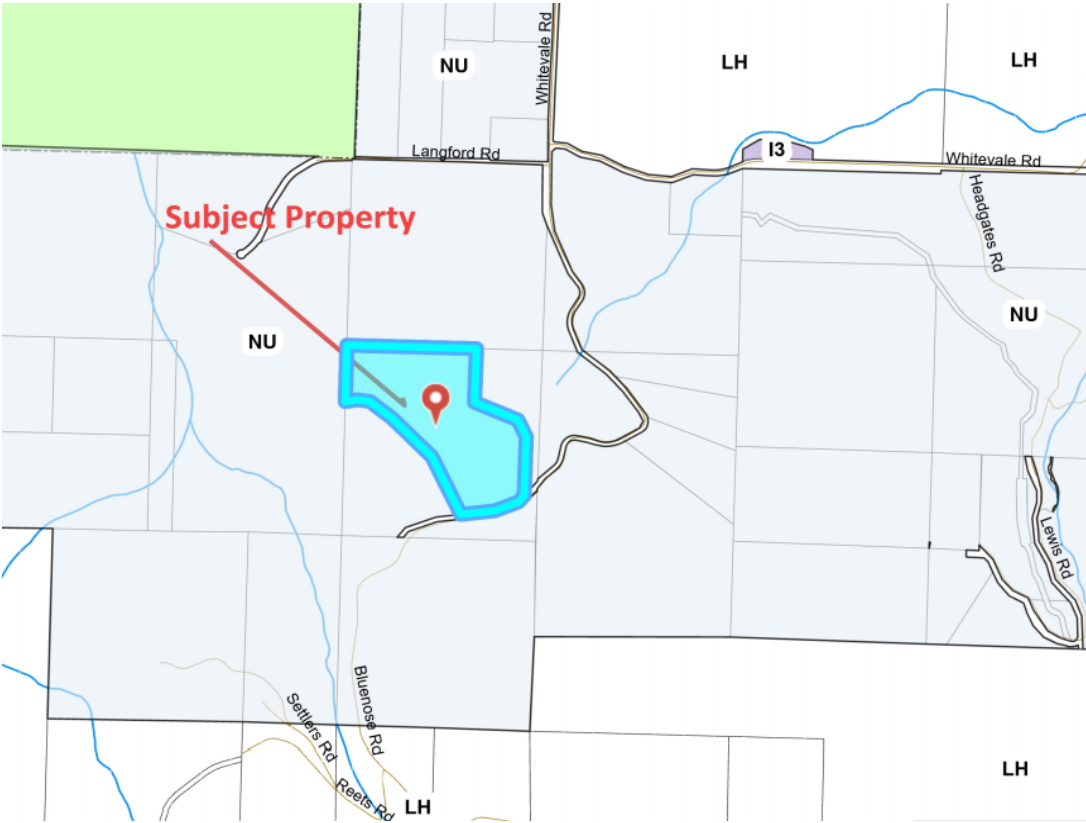
File: 26-0410-D-ALR
Location: 196 Bluenose Road



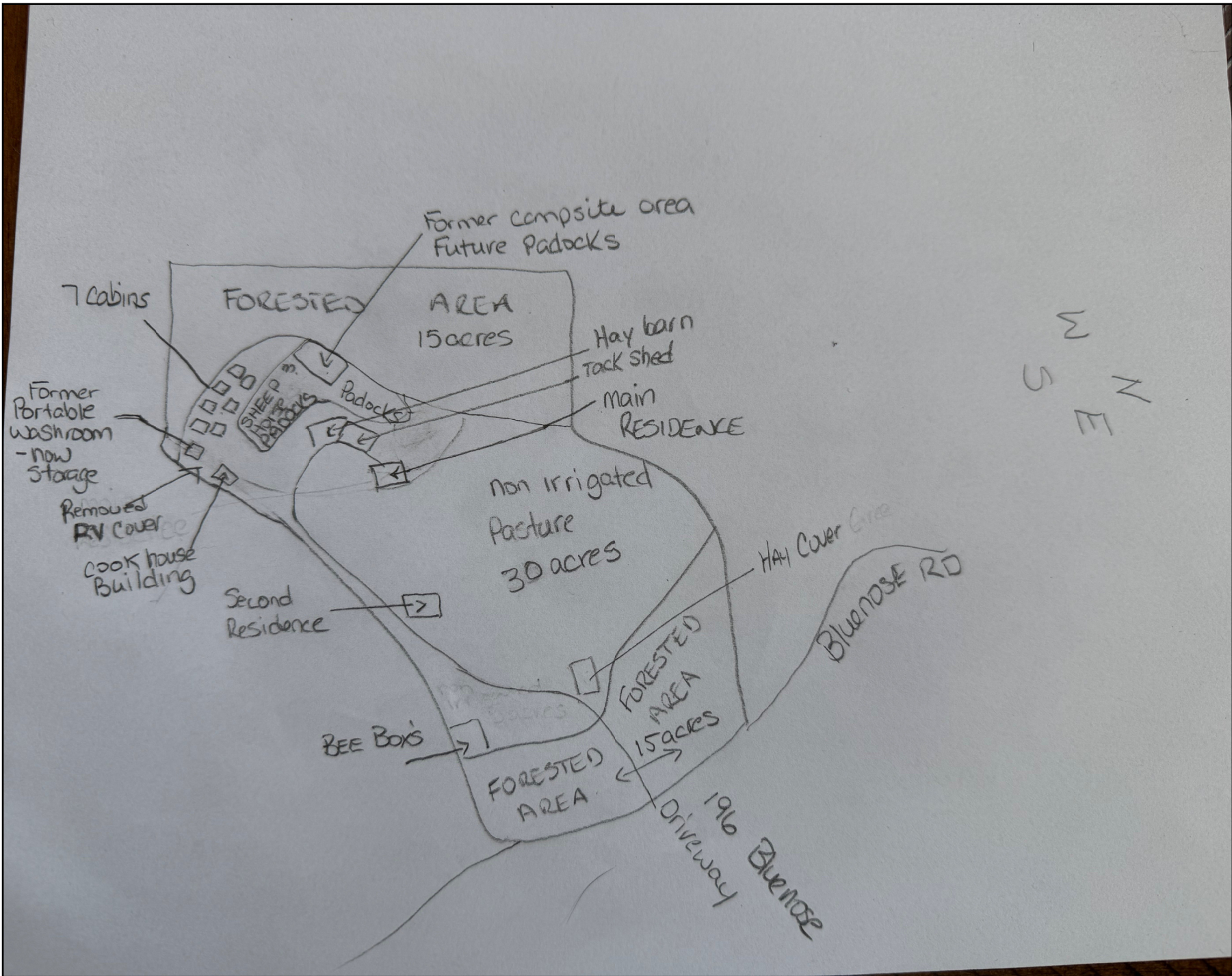
A – Agricultural
FLR – Forest Land Reserve
NU – Non-Urban
RR – Rural Residential

SUBJECT PROPERTY MAP AGRICULTURAL LAND COMMISSION ZONING BOUNDARIES

File: 26-0410-D-ALR
Location: 196 Bluenose Road



L.H – Large Holding
N.U – Non-Urban







STAFF REPORT

TO: Electoral Area Advisory Committee

File No: 4750.01.02.2026

FROM: Community Services

Date: July 9, 2026

SUBJECT: Grindrod Park Development - Phase 3 Budget Amendment

RECOMMENDATION:

That it be recommended to the Board of Directors, the 2026 Financial Plan be amended to increase the budget for the Grindrod Park – Phase 3 Development Project by \$100,000, from \$700,000 to \$800,000, within the Electoral Area 'F' Parks and Culture (092) service, funded from Community Works Funds allocated to Electoral Area 'F'.

BACKGROUND/SUMMARY

As part of the Electoral Area F Parks and Culture Master Plan completed in 2024, the Grindrod Park Development Plan identified a series of park improvements intended to meet the recreational needs of current and future residents. Improvements completed to date include significant upgrades to the existing ball diamond, expansion of the parking area, and construction of an additional washroom facility.

In 2026, Phase 3 of the Grindrod Park Development was included in the Electoral Area F Parks and Culture Service capital budget with an approved budget of \$700,000. The scope of work includes the construction of a pump track, multi-use court, picnic area, and timber-frame gazebo.

Procurement for the pump track was completed in spring 2026. More recently, a Request for Proposal for the multi-use court, picnic area, and timber-frame gazebo components closed on June 19, 2026. Following evaluation of the submissions received, staff determined that completing all four components of the Phase 3 Park Development project to the desired standard and quality will exceed the approved project budget of \$700,000.

To complete the project as envisioned in the Master Plan and provide high-quality recreational amenities that will serve the community for years to come while minimizing long-term maintenance requirements, staff are recommending that the project budget be increased by \$100,000, resulting in a total project budget of \$800,000.

FINANCIAL/BUDGETARY CONSIDERATIONS:

The current Phase 3 Grindrod Park Development Project budget of \$700,000 has been fully allocated from the Electoral Area F Community Works Fund. The current unallocated balance of the Electoral Area 'F' Community Works Funds is approximately \$511,000, which is sufficient to support the proposed increase without impacting other committed projects.

Report to: Electoral Area Advisory Committee
From: Community Services
Re: Grindrod Park Development - Phase 3 Budget Amendment

File No.: 4750.01.02.2026
Date: July 9, 2026
Page 2 of 2

Submitted by:



Andy Affleck
Manager, Parks & Recreation

Reviewed and endorsed by:



Stephen Barman
General Manager, Finance

Approved for Inclusion:



David Sewell
Chief Administrative Officer



**REGIONAL DISTRICT
OF
NORTH OKANAGAN**
Advisory Planning Commission "B" Meeting
Wednesday, June 24, 2026
7:00 p.m.
Boardroom - 9848 Aberdeen Road, Coldstream, BC

REGULAR MINUTES

Members: Wayne Korpaski Vice Chair
Ed Columbus
Chris Van der Molen
Bryan Ryley

Staff: Jill Gauthier Clerk, Customer Service

Also Present: Bob Fleming Director, Electoral Area "B"
Members of the Public

*Denotes presence for part of the meeting

CALL MEETING TO ORDER

The meeting was called to order at 7:02 p.m.

APPROVAL OF AGENDA

Advisory Planning Commission Electoral Area "B" – June 24, 2026

Moved and seconded

That the Agenda of the June 24, 2026 Advisory Planning Commission Electoral Area "B" meeting be approved as presented.

CARRIED

ADOPTION OF MINUTES

Advisory Planning Commission Electoral Area "B" – January 28, 2026

Moved and seconded

That the Minutes of the January 28, 2026 Advisory Planning Commission Electoral Area "B" meeting be adopted as circulated.

CARRIED

DELEGATIONS

Agricultural Land Commission Application
MOHAMMAD, A., & ABID, S. [File No. 26-0291-B-ALR]
7731 Old Kamloops Road, Electoral Area "B"

A Representative was present to answer any questions from the Commission.

Development Variance Permit Application
MOHAMMAD, A., & ABID, S. [File No.24-0127-B-DVP]
7731 & 7697 Old Kamloops Road, Electoral Area "B"

A Representative was present to answer any questions from the Commission.

NEW BUSINESS

Agricultural Land Commission Application
MOHAMMAD, A., & ABID, S. [File No. 26-0291-B-ALR]
7731 Old Kamloops Road, Electoral Area "B"

The Commission discussed the application. They provided the following comments and asked the following questions:

- Putting gravel down will be positive for both the owner and the neighbours, as it will keep dust down.
- It was commented that it was a long driveway. The Representative stated there a few reasons for the long driveway. They plan to build a new home at the end of the proposed driveway. During the rainy season the mud and dirt make it hard for vehicles to get to that end of the property. The Representative also stated they currently have a dirt packed road in place so they are able to turn tractors and machinery around.
- How many homes they plan to have on the property once the house is built? The Representative stated they propose to have one of the two modulars relocated to the adjoining property to the south. This will make sure they are following the zoning bylaw, which allows them two homes on the property. The proposed single family dwelling will be 541 square meters. One modular is set up for office space, however they would like to make it into another dwelling.
- What do they currently grow on the property? The Representative stated the farm has fruit trees, nectarines, plums, berries and an assortment of vegetables.

Moved and seconded

The Commission supported the recommendation contained in the staff report as follows:
That the application of Abid Mohammad & Samrana Abid under Section 20.3(5) of the *Agricultural Land Commission Act* to place fill (gravel) over a 2046.46 m² driveway area on the property legally described as Lot B, Secs 26 & 27, Twp 8, ODYD, Plan 39640 and located at 7731 Old Kamloops Road, Electoral Area "B" be authorized for submission to the Agricultural Land Commission.

CARRIED

**Development Variance Permit Application
MOHAMMAD, A, & ABID, S. [File No.24-0127-B-DVP]
7731 & 7697 Old Kamloops Road, Electoral Area "B"**

The Commission discussed the application. They provided the following comments and asked the following questions:

- The Commission asked if they currently have gas or propane to the property. The Representative said the buildings are currently used for storage so they have no gas or propane to the property yet. They discussed the may only have the option of propane installed to the property.
- The Commission asked the size of the modulars. The Representative stated both are under 500 square feet.
- It was mentioned that more housing is needed so it will be positive to have one of the modulars as a dwelling.

Moved and seconded

The Commission supported the recommendation contained in the staff report as follows:

That upon consideration of input from adjacent landowners, a Development Variance Permit be approved for the properties legally described as Lot B, Secs 26 & 27, Twp 8, ODYD, Plan 39640 AND Lot 31, Sec 27, Twp 8, ODYD, Plan 336 and located at 7731 AND 7697 Old Kamloops Road, Electoral Area "B" to allow a variance to Section 3.21.1.b of the *Regional District of North Okanagan Zoning Bylaw No. 3000* by allowing the installation of a manufactured home on each property that does not comply with the CSA Z240-92MH Series Standard; and further,

That the Development Variance Permit be approved subject to the following:

1. a report is provided from a Registered Professional which states that the manufactured home substantially complies with the structural design requirements of the BC Building Code;
2. a report is provided from a licensed tradesperson or the Electrical Safety Officer which states that the manufactured home substantially complies with the Canadian Electrical Code;
3. a report is provided from a licensed tradesperson or the Gas Safety Officer which states that the manufactured home substantially complies with the Natural Gas and Propane Installation Code;
4. a floor plan is provided showing room and building egress, electrical smoke alarm(s) installation and solid fuel burning appliance(s) installations which substantially comply with the BC Building Code.

CARRIED

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:18 p.m.

CERTIFIED CORRECT

Vice Chair
Wayne Korpaski

Recording Secretary
Jill Gauthier



**REGIONAL DISTRICT
OF
NORTH OKANAGAN**
Advisory Planning Commission "D" Meeting
Tuesday, June 23, 2026
7:00 p.m.
Whitevalley Community Centre, Lumby, BC

REGULAR MINUTES

Members: Butch Mindnich Chair
Amos Lishman Vice Chair
Melanie Wenzoski
Dennis Richardson

Staff: Jill Gauthier Clerk, Customer Service

Also Present: Rick Fairbairn Electoral Area "D" Director
Members of the Public

*Denotes presence for part of the meeting

CALL MEETING TO ORDER

The meeting was called to order at 7:00 PM.

ELECTION OF CHAIR AND VICE CHAIR

Nominations for the office of Chair were called for the Electoral Area "D" Advisory Planning Commission.

Butch Mindnich was nominated. Butch Mindnich accepted the nomination.

Nominations were called a second and third time for the office of Chair of the Electoral Area "D" Advisory Planning Commission. There being no further nominations, Butch Mindnich was declared elected by the acclamation of Chair of the Electoral Area "D" Advisory Planning Commission.

Nominations for the office of Vice Chair were called for the Electoral Area "D" Advisory Planning Commission.

Amos Lishman was nominated. Amos Lishman accepted the nomination.

Nominations were called a second and third time for the office of Vice Chair of the Electoral Area "D" Advisory Planning Commission. There being no further nominations, Amos Lishman was declared elected by the acclamation as Vice Chair of the Electoral Area "D" Advisory Planning Commission.

APPROVAL OF AGENDA

Advisory Planning Commission Electoral Area "D" – June 23, 2026

Moved and seconded

That the Agenda of the June 23, 2026 Advisory Planning Commission Electoral Area "D" meeting be approved as presented.

CARRIED

ADOPTION OF MINUTES

Advisory Planning Commission Electoral Area "D" – August 26, 2025

Moved and seconded

That the minutes of the August 26, 2025 Advisory Planning Commission Electoral Area "D" meeting be adopted as circulated.

CARRIED

DELEGATIONS

**Development Variance Permit Application
DESSERT, T. & B. [File No. 26-0345-D-DVP]
732 Arbutus Road, Electoral Area "D"**

The applicant was present to speak to the application and provided the following comments:

- There is already an existing garage and the addition will not affect any neighbours, existing fences, waterlines, roadways or driveways.
- The side chosen for the addition is the only side they would be able to do the addition.
- They have recently put new siding on their house which has given it a fresh and updated look. They plan to use the same materials for the garage addition. This will be a huge improvement to the property.
- There will be a new slab poured which will also be an improvement as the one they currently have slopes toward the garage.
- They will still have 6 feet from the end of the garage to the existing fence. On the other side of the fence there will be around 18-20 feet before the road so there is still plenty of room.

**Agricultural Land Commission Application
PAULL, S. & B. [File No. 26-0410-D-ALR]
196 Bluenose Road, Electoral Area "D"**

The applicant was not present to speak to the application.

NEW BUSINESS

**Development Variance Permit Application
DESSERT, T. & B. [File No. 26-0345-D-DVP]
732 Arbutus Road, Electoral Area "D"**

The Commission discussed the application and provided the following comments:

- This application seems to be straight forward as it will not affect any neighbours or any existing utilities.
- This addition will be an improvement.

Moved and seconded

That the Advisory Planning Commission supports the recommendation in the staff report dated June 12, 2026:

That upon consideration of input from adjacent landowners, a Development Variance Permit be issued for the property legally described as Lot 42, DL 418, ODYD, Plan 26668 and located at 732 Arbutus Road, Electoral Area "D" to allow a variance to Section 15.2.7.b of the Regional District of North Okanagan Zoning Bylaw No. 3000, 2023 by reducing the exterior side yard setback of a garage from 4.5 m to 2.24 m as shown on the site plan, floor plan and building elevations attached to the Planning Department report dated June 12, 2026.

CARRIED

**Agricultural Land Commission Application
PAULL, S. & B. [File No. 26-0410-D-ALR]
196 Bluenose Road, Electoral Area "D"**

The Commission discussed the application and provided the following comments:

- The building was originally constructed in 1986, which was way before the current owners owned the property. Current owners want to be in compliance and make it right.
- The proposed events will bring money into the community.
- There is not another facility like this in town to host these type of events.
- The septic system was originally installed on neighbouring property, and it has since been relocated which was a big fix.
- If approved, it won't take away from any farming activities on the property.
- The bylaw may have been misinterpreted as there are some exemptions.
- Hard to argue with ALC regulations as the rules specify that they can't run a venue, but the kitchen was previously approved by the ALC.

Advisory Planning Commission "D" Meeting - Regular

June 23, 2026

Moved and seconded

The Advisory Planning Commission supports the recommendation in the staff report dated June 16, 2026:

That the application under Section 20(3) of the Agricultural Land Commission Act which requests approval to legalize the use of a permanent structure (kitchen and washroom building) associated with gatherings for events on the property legally described as the NW 1/4, Sec 7, Twp 3, ODYD, Except Plans 32755, 33102, & KAP80276 and located at 196 Bluenose Road, Electoral Area "D" be authorized for submission to the Agricultural Land Commission.

CARRIED

ADJOURNMENT

There being no further business, the meeting adjourned at 7:26 PM.

CERTIFIED CORRECT

Chair
Butch Mindnich

Recording Secretary
Jill Gauthier

RDNO Building Permits Issued Comparison for Year/Month - Summary

Area: ELECTORAL AREA B

Category: BUILDING PERMITS

Year: 2026 Month: 05

Folder Type	2026 / 05			2025 / 05			2026 to 05			2025 to 05		
	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value
ACCESSORY BUILDING	0	0	0	1	0	25,000	3	0	402,544	2	0	125,000
AGRICULTURAL BUILDING	0	0	0	0	0	0	0	0	0	0	0	0
CHANGE OF OCCUPANCY	0	0	0	0	0	0	0	0	0	0	0	0
COMMERCIAL BUILDING	0	0	0	1	0	15,000	0	0	0	1	0	15,000
DEMOLITION	0	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL BUILDING	0	0	0	0	0	0	0	0	0	1	0	10,000
INSTITUTIONAL	0	0	0	0	0	0	0	0	0	0	0	0
MANUFACTURED HOME	0	0	0	0	0	0	0	0	0	0	0	0
MODULAR HOME	0	0	0	0	0	0	0	0	0	0	0	0
MOVING	0	0	0	0	0	0	0	0	0	0	0	0
MULTI FAMILY DWELLING	0	0	0	0	0	0	0	0	0	0	0	0
OLD PIMS PERMITS	0	0	0	0	0	0	0	0	0	0	0	0
PARK MODEL RV	0	0	0	1	0	175,000	0	0	0	1	0	175,000
PLUMBING	1	0	6,000	0	0	0	2	0	11,000	1	0	7,000
POOL	0	0	0	0	0	0	1	0	30,000	0	0	0
RETAINING WALL	0	0	0	0	0	0	1	0	100,000	0	0	0
SIGN	0	0	0	0	0	0	0	0	0	1	0	46,000
SINGLE FAMILY DWELLING	0	0	0	0	0	0	3	0	60,000	3	1	700,000
SINGLE FAMILY DWELLING W/SUI	0	0	0	0	0	0	1	1	200,000	0	0	0
SOLID FUEL BURNING APPLIANC	0	0	0	0	0	0	0	0	0	0	0	0
Report Totals	<u>1</u>	<u>0</u>	<u>6,000</u>	<u>3</u>	<u>0</u>	<u>215,000</u>	<u>11</u>	<u>1</u>	<u>803,544</u>	<u>10</u>	<u>1</u>	<u>1,078,000</u>

RDNO Building Permits Issued Comparison for Year/Month - Summary

Area: ELECTORAL AREA C

Category: BUILDING PERMITS

Year: 2026 Month: 05

Folder Type	2026 / 05			2025 / 05			2026 to 05			2025 to 05		
	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value
ACCESSORY BUILDING	0	0	0	3	0	275,000	5	0	330,000	6	0	581,000
AGRICULTURAL BUILDING	0	0	0	0	0	0	0	0	0	0	0	0
CHANGE OF OCCUPANCY	0	0	0	1	1	40,000	0	0	0	2	2	120,000
COMMERCIAL BUILDING	0	0	0	0	0	0	0	0	0	0	0	0
DEMOLITION	0	0	0	0	0	0	0	0	0	0	0	0
DUPLEX	0	0	0	2	4	2,555,000	0	0	0	2	4	2,555,000
INDUSTRIAL BUILDING	0	0	0	0	0	0	0	0	0	0	0	0
INSTITUTIONAL	0	0	0	0	0	0	0	0	0	0	0	0
MANUFACTURED HOME	0	0	0	0	0	0	0	0	0	0	0	0
MODULAR HOME	0	0	0	0	0	0	0	0	0	0	0	0
MOVING	0	0	0	0	0	0	0	0	0	0	0	0
MULTI FAMILY DWELLING	0	0	0	0	0	0	0	0	0	0	0	0
OLD PIMS PERMITS	0	0	0	0	0	0	0	0	0	0	0	0
PLUMBING	0	0	0	0	0	0	1	0	8,000	2	0	16,000
POOL	1	0	60,000	0	0	0	4	0	250,000	2	0	318,500
RETAINING WALL	0	0	0	0	0	0	0	0	0	1	0	200,000
SIGN	0	0	0	0	0	0	0	0	0	0	0	0
SINGLE FAMILY DWELLING	6	3	3,889,967	4	2	1,600,000	13	4	4,794,967	11	2	2,896,312
SINGLE FAMILY DWELLING W/SUI	0	0	0	0	0	0	2	1	45,000	0	0	0
SOLID FUEL BURNING APPLIANC	0	0	0	0	0	0	0	0	0	0	0	0
Report Totals	<u>7</u>	<u>3</u>	<u>3,949,967</u>	<u>10</u>	<u>7</u>	<u>4,470,000</u>	<u>25</u>	<u>5</u>	<u>5,427,967</u>	<u>26</u>	<u>8</u>	<u>6,686,812</u>

RDNO Building Permits Issued Comparison for Year/Month - Summary

Area: ELECTORAL AREA D

Category: BUILDING PERMITS

Year: 2026 Month: 05

Folder Type	----- 2026 / 05 -----			----- 2025 / 05 -----			----- 2026 to 05 -----			----- 2025 to 05 -----		
	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value
ACCESSORY BUILDING	1	0	150,000	0	0	0	4	0	200,999	3	0	319,000
AGRICULTURAL BUILDING	0	0	0	0	0	0	2	0	600,000	0	0	0
CHANGE OF OCCUPANCY	0	0	0	0	0	0	0	0	0	0	0	0
COMMERCIAL BUILDING	0	0	0	0	0	0	0	0	0	0	0	0
DEMOLITION	0	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL BUILDING	0	0	0	0	0	0	0	0	0	0	0	0
INSTITUTIONAL	0	0	0	0	0	0	0	0	0	0	0	0
MANUFACTURED HOME	0	0	0	0	0	0	0	0	0	0	0	0
MODULAR HOME	0	0	0	1	1	200,000	0	0	0	2	1	221,939
MOVING	0	0	0	0	0	0	0	0	0	0	0	0
MULTI FAMILY DWELLING	0	0	0	0	0	0	0	0	0	0	0	0
OLD PIMS PERMITS	0	0	0	0	0	0	0	0	0	0	0	0
PLUMBING	0	0	0	0	0	0	0	0	0	0	0	0
POOL	0	0	0	1	0	100,000	0	0	0	1	0	100,000
SIGN	0	0	0	0	0	0	0	0	0	0	0	0
SINGLE FAMILY DWELLING	1	0	10,000	1	0	250,000	3	0	72,000	4	3	2,131,540
SINGLE FAMILY DWELLING W/SUI	0	0	0	0	0	0	0	0	0	1	1	6,400
SOLID FUEL BURNING APPLIANC	0	0	0	0	0	0	0	0	0	0	0	0
Report Totals	<u>2</u>	<u>0</u>	<u>160,000</u>	<u>3</u>	<u>1</u>	<u>550,000</u>	<u>9</u>	<u>0</u>	<u>872,999</u>	<u>11</u>	<u>5</u>	<u>2,778,879</u>

RDNO Building Permits Issued Comparison for Year/Month - Summary

Area: **ELECTORAL AREA E**

Category: **BUILDING PERMITS**

Year: **2026** Month: **05**

Folder Type	----- 2026 / 05 -----			----- 2025 / 05 -----			----- 2026 to 05 -----			----- 2025 to 05 -----		
	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value
ACCESSORY BUILDING	0	0	0	0	0	0	0	0	0	1	0	150,000
AGRICULTURAL BUILDING	0	0	0	0	0	0	0	0	0	0	0	0
CHANGE OF OCCUPANCY	0	0	0	0	0	0	0	0	0	0	0	0
COMMERCIAL BUILDING	0	0	0	0	0	0	0	0	0	0	0	0
DEMOLITION	0	0	0	0	0	0	0	0	0	0	0	0
INSTITUTIONAL	0	0	0	0	0	0	0	0	0	1	0	110,000
MANUFACTURED HOME	0	0	0	0	0	0	0	0	0	0	0	0
MODULAR HOME	0	0	0	0	0	0	0	0	0	0	0	0
MOVING	0	0	0	0	0	0	0	0	0	0	0	0
OLD PIMS PERMITS	0	0	0	0	0	0	0	0	0	0	0	0
PARK MODEL RV	0	0	0	0	0	0	0	0	0	0	0	0
PLUMBING	0	0	0	0	0	0	0	0	0	0	0	0
SINGLE FAMILY DWELLING	0	0	0	0	0	0	1	1	500,000	1	1	300,000
SINGLE FAMILY DWELLING W/SUI	0	0	0	1	0	48,000	0	0	0	1	0	48,000
SOLID FUEL BURNING APPLIANC	0	0	0	0	0	0	0	0	0	1	0	9,500
Report Totals	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>48,000</u>	<u>1</u>	<u>1</u>	<u>500,000</u>	<u>5</u>	<u>1</u>	<u>617,500</u>

RDNO Building Permits Issued Comparison for Year/Month - Summary

Area: ELECTORAL AREA F

Category: BUILDING PERMITS

Year: 2026 Month: 05

Folder Type	----- 2026 / 05 -----			----- 2025 / 05 -----			----- 2026 to 05 -----			----- 2025 to 05 -----		
	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value
ACCESSORY BUILDING	3	0	575,000	0	0	0	9	0	1,690,000	6	0	876,000
AGRICULTURAL BUILDING	0	0	0	1	0	19,200	1	0	15,000	4	0	1,388,200
CHANGE OF OCCUPANCY	0	0	0	0	0	0	0	0	0	0	0	0
COMMERCIAL BUILDING	0	0	0	0	0	0	0	0	0	0	0	0
DEMOLITION	0	0	0	0	0	0	2	0	0	1	0	0
DUPLEX	0	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL BUILDING	0	0	0	0	0	0	0	0	0	0	0	0
INSTITUTIONAL	0	0	0	0	0	0	0	0	0	0	0	0
MANUFACTURED HOME	1	1	100,000	1	1	200,000	3	3	545,000	3	2	245,660
MODULAR HOME	0	0	0	0	0	0	1	1	405,000	0	0	0
MOVING	0	0	0	0	0	0	0	0	0	0	0	0
MULTI FAMILY DWELLING	0	0	0	0	0	0	0	0	0	0	0	0
OLD PIMS PERMITS	0	0	0	0	0	0	0	0	0	0	0	0
PARK MODEL RV	0	0	0	0	0	0	0	0	0	4	0	495,993
PLUMBING	0	0	0	0	0	0	0	0	0	0	0	0
POOL	0	0	0	0	0	0	0	0	0	0	0	0
RETAINING WALL	0	0	0	0	0	0	0	0	0	0	0	0
SIGN	0	0	0	0	0	0	0	0	0	0	0	0
SINGLE FAMILY DWELLING	2	2	605,000	2	2	1,000,000	7	3	1,370,955	5	4	2,407,500
SINGLE FAMILY DWELLING W/SUI	0	0	0	0	0	0	0	0	0	0	0	0
SOLID FUEL BURNING APPLIANC	0	0	0	0	0	0	0	0	0	0	0	0
Report Totals	<u>6</u>	<u>3</u>	<u>1,280,000</u>	<u>4</u>	<u>3</u>	<u>1,219,200</u>	<u>23</u>	<u>7</u>	<u>4,025,955</u>	<u>23</u>	<u>6</u>	<u>5,413,352</u>

RDNO Building Permits Issued Comparison for Year/Month - Summary

Area: ELECTORAL AREAS

Category: BUILDING PERMITS

Year: 2026 Month: 05

Folder Type	2026 / 05			2025 / 05			2026 to 05			2025 to 05		
	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value
ACCESSORY BUILDING	4	0	725,000	4	0	300,000	21	0	2,623,543	18	0	2,051,000
AGRICULTURAL BUILDING	0	0	0	1	0	19,200	3	0	615,000	4	0	1,388,200
CHANGE OF OCCUPANCY	0	0	0	1	1	40,000	0	0	0	2	2	120,000
COMMERCIAL BUILDING	0	0	0	1	0	15,000	0	0	0	1	0	15,000
DEMOLITION	0	0	0	0	0	0	2	0	0	1	0	0
DUPLEX	0	0	0	2	4	2,555,000	0	0	0	2	4	2,555,000
INDUSTRIAL BUILDING	0	0	0	0	0	0	0	0	0	1	0	10,000
INSTITUTIONAL	0	0	0	0	0	0	0	0	0	1	0	110,000
MANUFACTURED HOME	1	1	100,000	1	1	200,000	3	3	545,000	3	2	245,660
MODULAR HOME	0	0	0	1	1	200,000	1	1	405,000	2	1	221,939
MOVING	0	0	0	0	0	0	0	0	0	0	0	0
MULTI FAMILY DWELLING	0	0	0	0	0	0	0	0	0	0	0	0
OLD PIMS PERMITS	0	0	0	0	0	0	0	0	0	0	0	0
PARK MODEL RV	0	0	0	1	0	175,000	0	0	0	5	0	670,993
PLUMBING	1	0	6,000	0	0	0	3	0	19,000	3	0	23,000
POOL	1	0	60,000	1	0	100,000	5	0	280,000	3	0	418,500
RETAINING WALL	0	0	0	0	0	0	1	0	100,000	1	0	200,000
SIGN	0	0	0	0	0	0	0	0	0	1	0	46,000
SINGLE FAMILY DWELLING	9	5	4,504,967	7	4	2,850,000	27	8	6,797,922	24	11	8,435,352
SINGLE FAMILY DWELLING W/SUI	0	0	0	1	0	48,000	3	2	245,000	2	1	54,400
SOLID FUEL BURNING APPLIANC	0	0	0	0	0	0	0	0	0	1	0	9,500
Report Totals	16	6	5,395,967	21	11	6,502,200	69	14	11,630,465	75	21	16,574,544

**RDNO MONTHLY BUILDING REPORT
MAY 2026**

PERMITS ISSUED May 2026				PERMITS ISSUED May 2025			PERMITS ISSUED 2026 Year to Date			PERMITS ISSUED 2025 Year to Date		
Area: DISTRICT OF COLDSTREAM												
Permits Issued	Res. Units Created	Building Value		Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value
11	3	\$ 3,316,700		14	8	\$ 3,520,524	59	23	\$ 11,810,415	59	25	\$ 16,053,836
Area: CITY OF ENDERBY												
Permits Issued	Res. Units Created	Building Value		Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value
1		\$ 3,000		2	2	\$ 635,000	10	8	\$ 2,384,950	16	6	\$ 6,664,232
										*Enderby Pool		
Area: VILLAGE OF LUMBY												
Permits Issued	Res. Units Created	Building Value		Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value
4	0	\$ 19,875		2	2	\$ 879,139	8	3	\$ 2,846,875	9	8	\$ 2,938,139
Area: TOWNSHIP OF SPALLUMCHEEN												
Permits Issued	Res. Units Created	Building Value		Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value
3		\$ 575,000		5		\$ 493,548	14		\$ 2,139,900	23		\$ 2,349,029
*Specific data not available for Spallumcheen, these numbers are estimated												
TOTALS												
Permits Issued	Res. Units Created	Building Value		Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value
19	3	\$ 3,914,575		23	12	\$ 5,528,211	91	34	\$ 19,182,140	107	39	\$ 28,005,236
16	6	\$ 5,395,967		21	11	\$ 6,502,200	69	14	\$ 11,630,465	75	21	\$ 16,574,544
35	9	\$ 9,310,542		44	23	\$ 12,030,411	160	48	\$ 30,812,605	182	60	\$ 44,579,780