

JANE HOFFMAN
REALTY



AGRI-COMMERCIAL LOT

Agricultural Land • Development
8070 Hwy 97 N, Kelowna

High-visibility, *agri-tourism* & *agri-commercial* land for development in *Kelowna*.

Unison Jane Hoffman Realty and Unison HM Commercial Realty are pleased to present the opportunity to purchase an excellently located agri-commercial or agri-tourism development opportunity.



7.00 AC



320 FT

Hwy 97 N frontage



A1 ZONING

PROPERTY HIGHLIGHTS

- 7.0 acres of well-located agri-commercial or agri-tourism development opportunity.
- Offers approximately 320 feet of high-visibility frontage along Highway 97.
- The land is gently sloping and fertile.
- Zoned A1 agricultural, presenting an ideal setting for a farm-based business.
- Strategically positioned beside the established and local favourite Jammery restaurant.
- Just two doors down from the newly built Jealous Fruits facility, this location benefits from strong neighboring businesses and continuous traffic exposure.
- Only 1.8 km from Lake Country's primary commercial hub on the Highway 97 and Seaton/Beaver Lake Road intersection, this site is easily accessible.

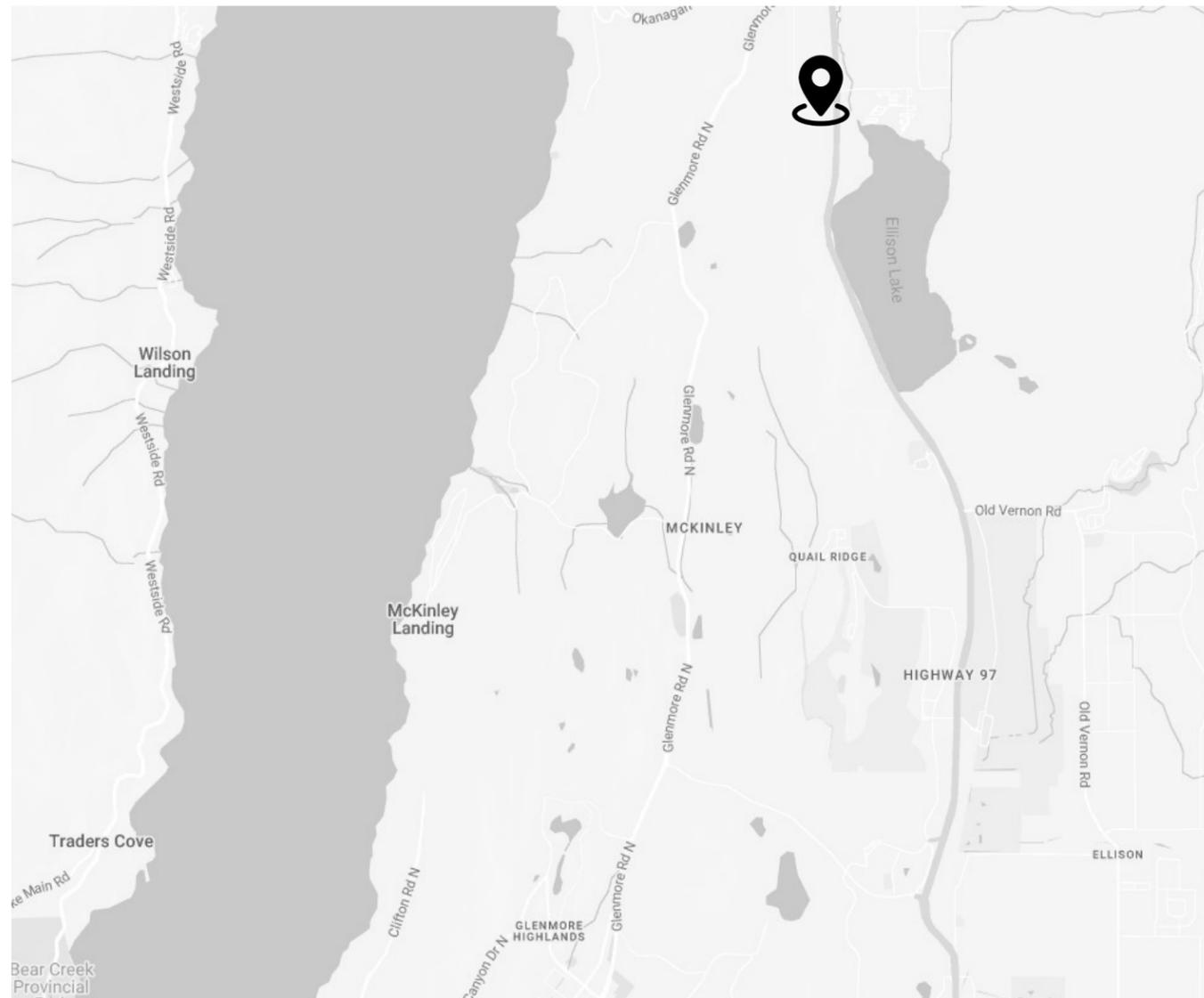


Property Overview

CIVIC ADDRESS	8070 Highway 97 N, Kelowna, BC, V4T 1T3
LEGAL DESCRIPTION	LOT 2 SECTION 34 TOWNSHIP 23 ODYD PLAN 21193
PID	007-561-890
LAND AREA	7.00 acres (304,920 SF)
ZONING (CURRENT)	A1 Agricultural
FUTURE LAND USE	R-AGR Agricultural
LOT DIMENSIONS	≈ 333 FT x 926 FT
PROPERTY TAXES	\$2,957.00 (2024)

Aerial Map

8070 Highway 97 N is strategically positioned beside the established and local favourite Jammy restaurant and just two doors down from the newly built Jealous Fruits facility. Just north of the airport and only 1.8 km from Lake Country's primary commercial hub, the subject property has excellent access to all the area has to offer.



Zoning

SECTION 10 –

Agriculture & Rural Residential Zones

Section 10.1 Zone Purposes	
Zones	Purpose
A1 - Agriculture	The purpose is to provide a zone for Agricultural Land Reserve parcels that permit agricultural uses and other complementary uses suitable in an agricultural setting.
A2 – Agriculture / Rural Residential	The purpose is to provide a zone that allows for rural residential and agricultural land uses outside the Agricultural Land Reserve .
RR1 – Large Lot Rural Residential	The purpose is to provide a zone for country residential development on larger lots that permit more rural land uses, minor agricultural, and a holding zone where future development could occur subject to the direction of the Official Community Plan .
RR2 – Small Lot Rural Residential	The purpose is to provide a zone for country residential development on smaller lots , and complementary uses, in areas of high natural amenity and limited urban services.

Section 10.2 – Sub-Zones		
Zones	Sub - Zones	Purpose
A1 - Agriculture	n/a	n/a
A2 – Agriculture / Rural Residential	n/a	n/a
RR1 – Large Lot Rural Residential	RR1cc – Large Lot Rural Residential with Child Care Centre, Major	The purpose is to provide a sub-zone for RR1 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.
RR2 – Small Lot Rural Residential	RR2cc – Small Lot Rural Residential with Child Care Centre, Major	The purpose is to provide a sub-zone for RR2 lots to allow child care centre, major on a case-by-case basis were supported by OCP policy.

Section 10 – Agriculture & Rural Residential Zones

Definitions / General Rules / Site Layout / Parking / Min Parking Table / Min Bicycle Table / Specific Uses / CD Zones													
Agriculture & Rural Zones			Suburban Residential Zones			Multi-Dwelling Zones			Core Area and Other Zones				
Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Zoning *Continued*

Section 10.3 - Permitted Land Uses				
Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	A1	A2	RR1	RR2
Accessory Buildings or Structures	S	S	S	S
Agriculture	P	P	-	-
Agriculture, Urban	P	P	P	P
Agriculture, Intensive ^{.10}	P	-	-	-
Agri-Tourism ^{.10}	S	S	-	-
Alcohol Production Facility ^{.10}	S	-	-	-
Animal Clinics, Major	P	S ^{.5}	S ^{.5}	-
Animal Clinics, Minor	P	S	S	-
Aquaculture	P	P	-	-
Bed and Breakfast Homes	S ^{.12}	S ^{.12}	S ^{.12}	S ^{.12}
Cannabis Cultivation ^{.10}	P	-	-	-
Carriage House	S ^{.8}	S ^{.8}	S ^{.8}	S ^{.8}
Child Care Centre, Major	-	-	P ^{.1}	P ^{.1}
Child Care Centre, Minor	S	S	S	S
Farm Retail Sales Stands ^{.10}	S	-	-	-
Forestry	P	-	-	-
Greenhouses and Plant Nurseries	P ^{.4}	P ^{.4}	P ^{.4}	-
Group Home	-	P	P	P
Home-Based Business, Major	S	S	S	S
Home-Based Business, Minor	S	S	S	S
Home-Based Business, Rural	S ^{.9}	S ^{.9}	S ^{.9}	-
Kennels	P ^{.5}	P ^{.5}	P ^{.5}	-

Section 10 – Agriculture & Rural Residential Zones

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Zoning *Continued*

Section 10.3 - Permitted Land Uses				
Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	A1	A2	RR1	RR2
Mobile Home	P ^{.6}	-	-	-
On-Farm Processing of Cannabis ^{.10}	S	-	-	-
On-Farm Processing ^{.10}	S	-	-	-
Secondary Suite	S ^{.3}	S ^{.3}	S ^{.3}	S ^{.3}
Single Detached Dwelling	P ^{.6}	P	P	P
Stables	P	P ^{.5}	-	-
Temporary Farm Worker Housing (TFWH) ^{.10}	S ^{.7}	S ^{.7}	-	-

FOOTNOTES (Section 10.3):

^{.1} The lot must have a child care sub-zone 'cc' on the property for a child care centre, major to be permitted.

^{.2} [Deleted].

^{.3} Secondary suites must be on a lot serviced with community water.

^{.4} Greenhouses and plant nurseries may include the accessory sale of landscaping and gardening non-farm products provided that this accessory use is limited to 150 m² on the lot.

^{.5} Minimum lot area for animal clinics, major, kennels, and stables (stables only in the A2 zone) is 20,000 m².

^{.6} Maximum one single detached dwelling or mobile home per lot, unless another residence is permitted within the Agriculture Land Reserve as described in the Agriculture Land Commission Act (and related regulation and policy).

^{.7} Existing structure with a building permit that was approved at least two (2) years prior to TFWH application, can be converted into TFWH, on the parcel within the farm unit. New TFWH must be in temporary structures on non-permanent foundations, such that it is designed to be removed by a truck or vehicle. Concrete pads or foundations are not permitted.

^{.8} Carriage houses must be on a lot serviced with community sanitary sewer and community water, except, carriage houses are permitted on lots without community sanitary sewer services if the lot area is at least 10,000 m². Mobile homes may be used as carriage houses in the A1 zone.

^{.9} All home-based business, rural must have a minimum lot area as described in Section 9.2 Home-based businesses.

^{.10} Other legislation like the Agriculture Land Commission Act applies and may limit land uses.

^{.11} [Deleted]

Section 10 – Agriculture & Rural Residential Zones

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Zoning *Continued*

Section 10.3 - Permitted Land Uses				
Uses	Zones			
	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)			
	A1	A2	RR1	RR2
.12 [Deleted]				

Section 10.4 - Subdivision Regulations				
m = metres / m ² = square metres				
Criteria	Zones			
	A1	A2	RR1	RR2
Min Lot Width	40.0 m	40.0 m	36.0 m	18.0 m except it is 20.0 m for a corner lot
Min Lot Depth	n/a	n/a	30.0 m	30.0 m
Min Lot Area	No Sewer Lots	40,000 m ²	300,000 m ²	40,000 m ²
	Sewer Lots	40,000 m ²	40,000 m ²	8,000 m ²
	Both Sewer Lots and Lots without Sewer	Each lot shall have a minimum building envelope area of 150 m ² .		

Section 10.5 – A1 Agricultural and Development Regulations							
m = metres / m ² = square metres							
Agricultural Facilities, Building, & Structures	Max. Site Coverage of all Buildings, Structures, & Impermeable Surfaces ^{.5}	Max. Gross Floor Area ^{.5}	Min. Front & Flanking Side Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. ALR Interface Setback ^{.4}	Max. Height
Non-Agricultural Accessory Buildings or Structures	35%	130 m ² per building ^{.1}	6.0 m	3.0 m	3.0 m	n/a	6.0 m
Apiculture: Bee Hive; Honey House	35%	n/a	7.5 m	7.5 m	7.5 m	n/a	n/a
Agricultural Liquid or Solid Waste Storage (field storage)	35%	n/a	30.0 m	30.0 m	30.0 m	100.0 m	n/a

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density	

Zoning *Continued*

Section 11.6 – Density and Height Development Regulations					
m = metres / m ² = square metres / FAR = floor area ratio / GFA = gross floor area					
Zones					
		RU1	RU2	RU3	RU5
Max. Density		4 dwelling units per lot	4 dwelling units per lot	4 dwelling units per lot	9 dwelling units per 1,000 m ² ^{.1}
Max. Height		11.0 m & 3 storeys			
Max. Height for Buildings with Walkout Basements	Front or Flanking Yard Building Elevation	9.0 m	9.0 m	9.0 m	9.0 m
	Rear Building Elevation	12.5 m	12.5 m	12.5 m	12.5 m
Max. Gross Floor Area of a Third (3rd) Storey relative to the Second (2nd) Storey (this does not apply to Dwellings with Walkout Basements)		70% See Figure 5.11 for Example Diagram			
Max. Height for Carriage Houses		5.7 m ^{.2}	n/a	n/a	5.7 m ^{.2}
Max. Upper Storey Gross Floor Area for Two (2) Storey Carriage Houses		70% of the carriage house footprint area See Figure 5.9 as Example Diagram	70% of the carriage house footprint area See Figure 5.9 as Example Diagram	70% of the carriage house footprint area See Figure 5.9 as Example Diagram	70% of the carriage house footprint area See Figure 5.9 as Example Diagram
Max. Height for Accessory Buildings / Structures		4.8 m	4.8 m	4.8 m	4.8 m
FOOTNOTES (Section 11.6): ^{.1} The maximum density is one (1) dwelling unit per 1,000 m ² if the lot is not connected to community sanitary sewer and community water. ^{.2} For a carriage house with a roof slope ratio less than 3 in 12 the maximum height is increased to a maximum of 6.1 metres.					

Section 11 – Single and Two Dwelling Zones

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density

Zoning *Continued*

Section 10.5 – A1 Agricultural and Development Regulations							
m = metres / m ² = square metres							
Agricultural Facilities, Building, & Structures	Max. Site Coverage of all Buildings, Structures, & Impermeable Surfaces ^{.5}	Max. Gross Floor Area ^{.5}	Min. Front & Flanking Side Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. ALR Interface Setback ^{.4}	Max. Height
Mushroom Barns and/or Mushroom Processing Facility	35%	n/a	15.0 m	7.5 m	7.5 m	30.0 m	16.0 m
On-Farm Processing	35%	n/a	6.0 m	3.0 m	3.0 m	n/a	16.0 m
On-Farm Processing of Cannabis	35%	n/a	6.0 m	3.0 m	3.0 m	100 m	16.0 m
Secondary Suite	35%	90 m ²	n/a	n/a	n/a	n/a	n/a
Single Detached Housing	35%	500 m ² ^{.1}	6.0 m	3.0 m	10.0 m	n/a	10.0 m
Stables	35%	n/a	15.0 m	15.0 m	15.0 m	n/a	16.0 m
FOOTNOTES (Section 10.5): ^{.1} For any lot 8,000 m ² or greater in lot area, a residential footprint must be registered on title for any residential development triggered by a Farm Protection Development Permit. The maximum residential footprint is 2,000 m ² . A second residential footprint up to 1,000 m ² may be registered for carriage houses. The maximum gross floor area for a carriage house on any lot 40,000m ² or larger is 186 m ² . ^{.2} Farm retail sales stands, selling only produce grown on the site or another site operated by the same producer do not have a maximum area. If non-farm products are being sold, then the total area, both indoors and outdoors, used for retail sales of all products must not exceed 300 m ² and at least 50 per cent of the retail sales area must be for the sale of farm products produced on the farm. ^{.3} The setback is increased to 30 m when the lot is abutting: a rural residential zone, a single & two dwelling zone, a commercial zone, a village centre zone, a core area zone, or an urban centre zone. ^{.4} ALR interface is the perimeter border of the ALR including all satellite areas. The ALR interface is measured from the lot line on the farm side of the subject property. ^{.5} Other legislation like the Agricultural Land Commission Act (and related regulation and policy) regulate gross floor area and site coverage. ^{.6} For greenhouses and plant nurseries designed with a closed wastewater and storm water management systems then the site coverage may be increased to 75%. ^{.7} Except horse paddocks, which can be setback 15 m. ^{.8} These setbacks apply to cannabis cultivation if grown in a greenhouse.							

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Uses	A1 Regs	Regs	Uses	Sub	Regs	Uses	Regs	Density	Uses	Regs	Ind	Health	Density	



PROUDLY PRESENTED BY



GREGORY DUSIK

Personal Real Estate Corporation

250-869-2806
greg@janehoffman.com



GEOFFREY OLIVER

Personal Real Estate Corporation

250-859-4043
geoffrey@hmcommercial.com