

# FOR SALE

Restoration Lands Okanagan Eco Industrial Park,  
 Coldstream, BC

## PROPERTY DETAILS

- Industrial land starting at \$799K per acre
- Stratified I2-zoned industrial lots ranging from 1.05 acres to 11.84 acres
- Restoration Lands Okanagan Eco Industrial Park located in the Greater Vernon Area of Coldstream
- Access to all the infrastructure and transport logistics

# FOR SALE

STARTING AT \$840,000

## INDUSTRIAL LOTS FOR SALE IN NORTH OKANAGAN

Restoration Lands Okanagan Eco Industrial Park,  
Coldstream, BC

*HM Commercial Realty is pleased to present 91 acres of stratified I2-zoned industrial lots in the beautiful Greater Vernon Area of Coldstream. The property represents 54% of the serviced industrial land in the region, with some of the most significant on-site infrastructure in the BC interior.*

### AMENITIES INCLUDE

- » Easy highway access
- » Low-cost industrial-grade electricity
- » Water, and natural gas
- » Significant property tax savings through industrial revitalization tax grants
- » Lots ranging from 1 to 12 acre parcels

The lack of industrial land in the region has concerned local municipalities and business owners for decades. Restoration Lands Okanagan Eco Industrial Park located in the Greater Vernon Area of Coldstream, hopes to create sustainable jobs while stewarding an essential and valuable land base.

### LAND USES INCLUDE

- » Agricultural
- » Value-add forest products
- » Manufacturing, Processing, and Storage
- » Biochemical
- » Food Processing & Service Industries
- » Machinery & Heavy Equipment Sales
- » Commercial & Personal Automobile Body Repair

With access to all the infrastructure and transport logistics, all of these land uses can benefit and cooperate. The surrounding communities share resources, thereby increasing efficiency profitability and ensuring environmental sustainability.





# PROPERTY DETAILS

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## THE BASICS

- 91.74 Acres of I2 Industrial land with easy highway access
- Note that I2 Zoning incorporates all of the I1 zoning uses as well as the additional uses allotted to I2
- I2 Zoning can have a separate suite for a caretaker
- Frontage 1,901 FT x Depth 2,400 FT
- Strata title allows for versatility in lot sizes
- Unlimited power at the lowest rates offered by BC Hydro
- Natural gas to the site, individual septic
- 2 water sources - VID and Municipal, 10 Inch water main
- Significant property tax savings through industrial revitalization tax grants
- Restoration Lands will soon boast the largest solar panel installation in the BC Interior ([read article here](#))

# FLEXIBILITY

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## OPPORTUNITY INCLUDES

The Developer, Restoration Lands Inc, offers a full turnkey solution for your commercial/industrial needs including civil works, design-build and full construction services.

- » Full turnkey solution for your commercial/industrial needs
- » The purchase of available industrial lands in the Okanagan
- » Very competitive and cost effective, FAST, All Discipline Building construction, including design/build
- » VTB financing options available (terms TBD)
- » Build to suit options available
- » Temporary operations lease in building during construction if applicable
- » Offers quick connections to services without red tape of BC Hydro and other utility providers
- » Project is a bare land strata, and as such developer notice signed by any potential purchaser is required



# AERIAL MAP

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The subject properties are located off of Highway 6, just 15 minutes to downtown Vernon. The assembly is also just 40 minutes to YLW Kelowna International Airport, and UBC Okanagan Campus.

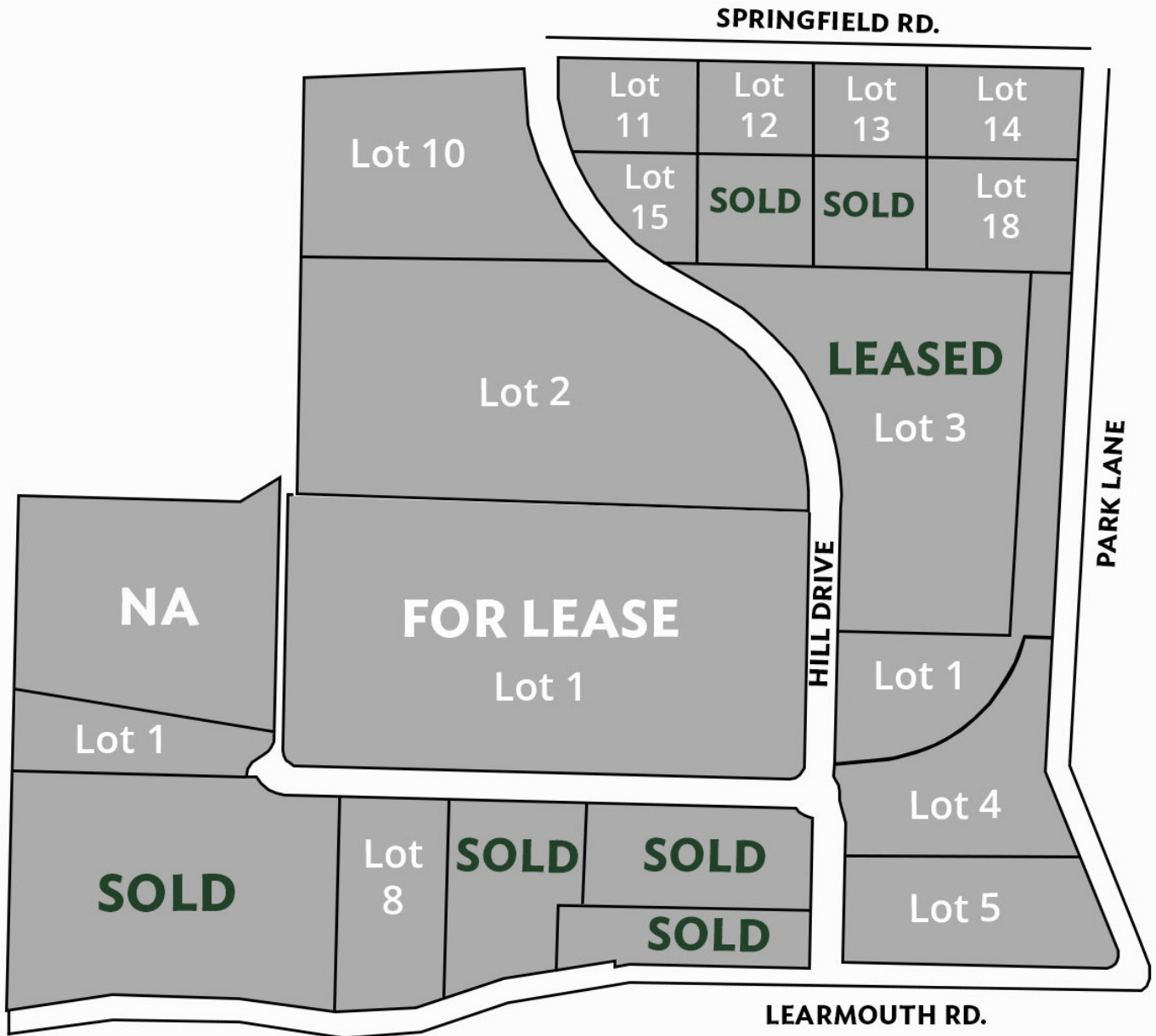


# LOT AVAILABILITY

CIVIC ADDRESS	LOT #	PID	ACRES	PRICE / ACRE	LISTING PRICE
9626 Hill Drive	2	031-609-881	11.84	\$799,932	\$9,468,000
9623 Hill Drive	3	031-609-899	SOLD	SOLD	SOLD
9619 Hill Drive	4	031-609-902	3.21	\$800,000	\$2,569,600
9615 Hill Drive	5	031-609-911	3.11	\$900,000	\$2,802,600
9618 Hill Drive	6	031-609-929	SOLD	SOLD	SOLD
9614 Hill Drive	7	031-609-937	SOLD	SOLD	SOLD
9610 Hill Drive	8	031-609-945	2.47	\$850,202	\$2,100,000
9606 Hill Drive	9	031-609-953	LEASED	LEASED	LEASED
9630 Hill Drive	10	031-609-961	4.92	\$900,000	\$4,425,300
9678 Springfield Road	11	031-609-970	1.46	\$950,000	\$1,387,000
9682 Springfield Road	12	031-609-988	1.16	\$950,000	\$1,102,950
9686 Springfield Road	13	031-609-996	1.13	\$950,000	\$1,077,300
9690 Springfield Road	14	031-610-005	1.54	\$950,000	\$1,458,250
9701 Hill Court	15	031-610-013	1.05	\$800,000	\$840,000
9705 Hill Court	16	031-610-021	SOLD	SOLD	SOLD
9709 Hill Court	17	031-610-030	SOLD	SOLD	SOLD
9713 Hill Court	18	031-610-048	1.80	\$899,944	\$1,619,000

# SITE PLAN

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# ZONING

## 502 GENERAL INDUSTRIAL ZONE

### INTENT

502.1 The intent of the General Industrial Zone is to accommodate both light industrial and a broader range of general industrial uses.

### PERMITTED USES

502.2

Permitted Uses Table for I2 Zone	
(1) Primary Uses	<ul style="list-style-type: none"> <li>(a) All uses listed as permitted in I1 Zone</li> <li>(b) Agriculture, Intensive (lands within the ALR)</li> <li>(c) Automobile Body Shop</li> <li>(d) Commercial Vehicle Sales and Repair</li> <li>(e) General Industrial</li> <li>(f) Heavy Equipment and Machinery Sales</li> <li>(g) Manufacturing, Processing, and Storage of Chemical, Food, Metal, Non-Metallic Mineral, Petroleum and Coal, and Wood Products, Synthetic Fibres; and Machinery and Transportation Equipment</li> <li>(h) Motor Vehicle Sales, Rental and Repair</li> <li>(i) Recycling Depot</li> <li>(j) Service and Repair Facility for Automobiles and Heavy Equipment</li> <li>(k) Warehouse</li> </ul>
(2) Secondary uses	<ul style="list-style-type: none"> <li>(a) Accessory Buildings and Structures</li> <li>(b) Accessory Residential Use</li> <li>(c) Accessory Use</li> </ul>

### DEVELOPMENT REGULATIONS

502.3

Development Regulations Table for I2 Zone	
Column I	Column II
(1) Minimum setbacks (front yard)	<ul style="list-style-type: none"> <li>(a) Lots separated by streets from Residential or Rural zones – 9.0 m (29 ft.-6 in.)</li> <li>(b) All other lots – 6.0 m (19 ft.-8 in.)</li> </ul>
(2) Minimum setbacks (rear yard)	<ul style="list-style-type: none"> <li>(a) Lots abutting to or separated by a lane from Residential or Rural zones – 9.0 m (29 ft.-6 in.)</li> <li>(b) All other lots – 3.0 m (9 ft.-10 in.)</li> </ul>

# ZONING

(3) Minimum setbacks (interior lot line)	(a) 3.0 m (9 ft.-10 in.) excepting (i) Lots not abutting a street, lane, or Residential or Rural zone may be reduced to 0 m if the other side yard has a width of 6.0 m (19 ft.-8 in.) (ii) Lots abutting Residential or Rural zones or separated by a lane from Residential or Rural zones – 6.0 m (19 ft.-8 in.)
(4) Minimum setbacks (exterior lot line)	(a) 6.0 m (19 ft.-8 in.) excepting lots separated from Residential or Rural zoned lots by a street – 9.0 m (29 ft.-6 in.)
(5) Height (maximum)	(a) 18.0 m (59 ft.)
(6) Lot coverage (maximum)	(a) 60% of the lot area for all buildings and structures to a maximum of 75% including hard-surfaced areas
(7) Minimum setbacks for agricultural buildings and structures	(a) As set out in Schedule 'G'
(8) Maximum number of accessory residential buildings	(a) One

## SUBDIVISION REGULATIONS

502.4	Subdivision Regulations Table for I2 Zone	
	Column I	Column II
	(1) Lot area (minimum)	(a) Lots serviced by community water and community sewer – 1100 m <sup>2</sup> (0.27 ac.) (b) Lots serviced by community water and septic tank – 1.0 ha (2.47 ac.)
	(2) Lot frontage (minimum)	The greater of either: (a) 23.0 m (75 ft.-5 in.); or (b) 1/10 <sup>th</sup> of the perimeter of the lot

## OTHER REGULATIONS

- 502.5 (1) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, smoke, vibration, noise or glare; nor shall any activity be carried out which creates or causes a health, fire, or explosion hazard, electrical interference, or undue traffic congestion.

# ZONING

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- (2) If there is a dwelling unit for the use of the owner, operator, or employee of the primary use, the dwelling unit must be located either at the second storey level or behind the commercial premises and must be contained within the same building housing the commercial premises.
- (3) An agricultural use is not permitted on lots outside of the ALR and smaller than 1.0 ha (2.47 ac.).
- (4) Buildings and structures used for agricultural use must be provided with setbacks in accordance with Schedule 'G'.
- (5) For a service station use, the fuel pumps and accessory structures must not be located closer than 35.0 m (114 ft.-10 in.) from the centre line of a controlled access highway.
- (6) Storage yards or areas, are not permitted in a required front yard, nor in any required yard which abuts a lot in a Residential zone, or is separated therefrom by a street or main thoroughfare.

# THE FINE PRINT

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