



Colliers



For Sale

Development Opportunity

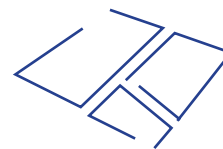
44 Greenhow Road, Spallumcheen, B.C.

Asking Price
\$549,000

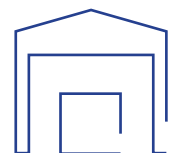
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546 Leon Avenue, Suite 304
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Size
0.87 Acres



Zoning
C2

Overview

Subject Property

Civic Address	44 Greenhow Road, Spallumcheen, B.C. V1B 3S2
Legal Address	Lot A Section 35 Township 8 ODYD Plan KAP79445
PID	026-468-701
Zoning	C2, Highway and Tourist Commercial Zone
Size	0.870 Acres

0.87 acres with road frontage ready for development. Serviced to the lot line, this is one of the last of commercially zoned land parcels left in the Township of Spallumcheen.

Water for the property is currently serviced by Stepping Stones out of Vernon with no issues. The property is in Phase 1 status within the North Okanagan Wastewater Recovery Project, with sewer work expected to commence in the Spring of 2023.

It is located across the highway from the proposed area for the Agri-Hub for agricultural industry uses that complement and/or support a local agricultural economy by producing, selling, or supplying agricultural products and/or services. A short 10 minute drive to the City of Vernon allows easy access to additional amenities.

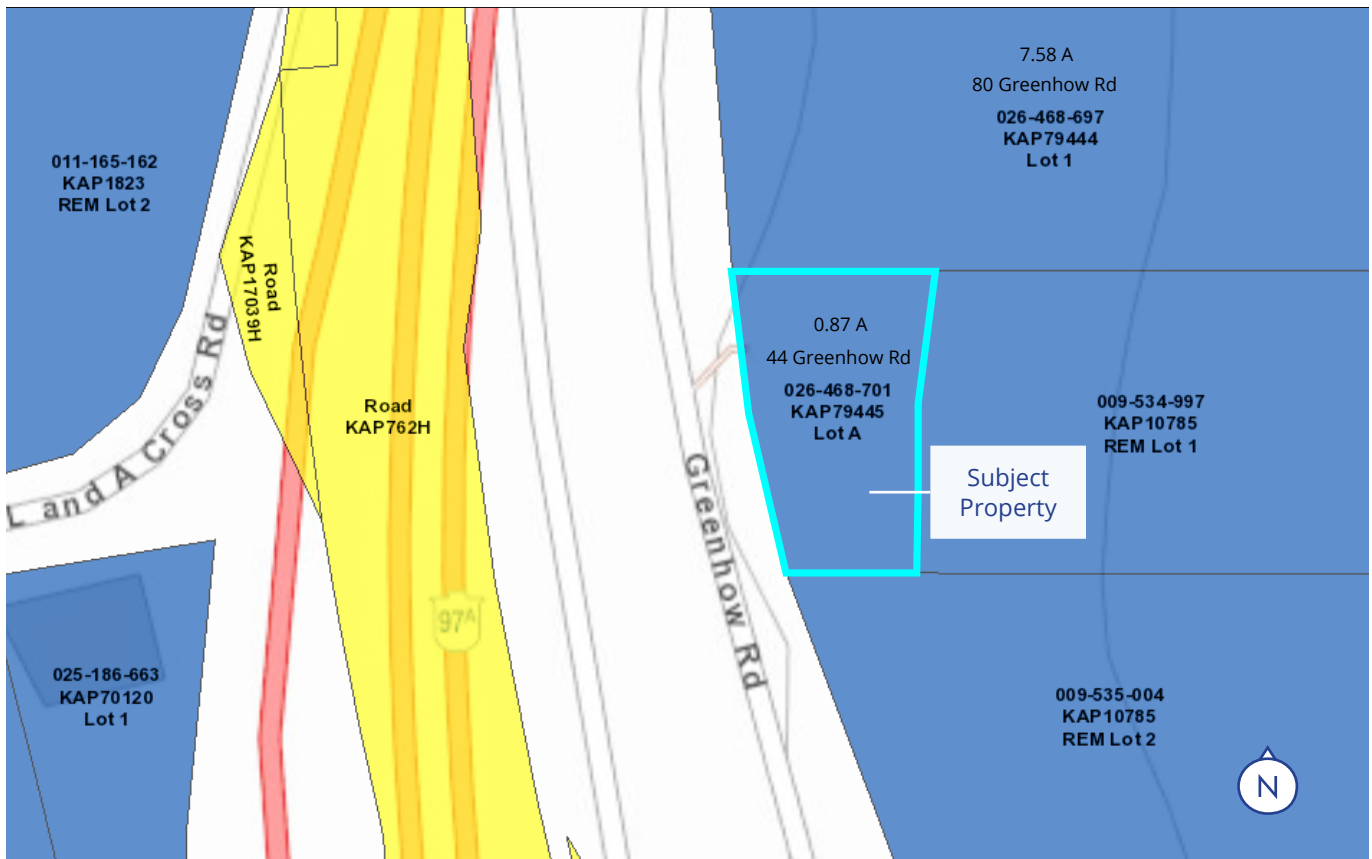
Next to this property, at 80 Greenhow Road, is a much larger parcel of 7.58 acres available for purchase. Combined, both properties have excess land making development an attractive opportunity.



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Overview

Subject Property



ParcelMap BC

The Township of Spallumcheen is located on the western boundary of the Regional District of the North Okanagan. It is approximately half way between the City of Enderby and the City of Vernon. The area's population was 5,055 in the Canada 2011 Census.

Agriculture remains the Township's primary economic driver. The region continues to become more diversified, as manufacturing, industrial and tourism have developed a strong presence.

Easy and direct access to the Trans-Canada Highway 97 and Highway 97A networks along with connection to the rail system makes this area strategically located.



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Zoning

Subject Property

DIVISION FIVE – COMMERCIAL

C.2

DIVISION FIVE - COMMERCIAL ZONES

501 HIGHWAY AND TOURIST COMMERCIAL ZONE (C.2)

1. Permitted Uses of Land, Buildings, and Structures:

Subject to the provisions of Divisions Three and Four of this Bylaw, the following uses and no others shall be permitted in the *Highway and Tourist Commercial Zone (C.2)*:

- a. Accessory buildings and structures
- b. Accommodation including campgrounds (including rental cabins), hotels, motels, and one (1) dwelling unit for the owner, operator, or employee of the principal and permitted use
- c. Food service establishment including coffee shops, convenience stores, dairy bars, and restaurants
- d. Retail sales of flowers, food (including meat and fish), fruit, garden supplies, gasoline and motor oil, groceries, plants, produce and liquor subject to the provisions of Section 501.11.i. of this Bylaw
- e. Service and repair including automobile rental, greenhouses, nurseries, petroleum distribution installations, and service stations
- f. Transportation facilities including passenger transportation depots

<https://www.spallumcheentwp.bc.ca/services/planning-development.htm>

Location

Subject Property



Spallumcheen

Water Project

SE Sector Updates

Spring 2022



Public meetings were held in fall 2021 to update key stakeholders on infrastructure plans in the Township's SE Sector. This newsletter is to update you on activities we have undertaken over the last 6 months.



NORTH OKANAGAN WASTEWATER RECOVERY PROJECT

The Township of Spallumcheen is currently working with our project partners to finalize the details of the North Okanagan Wastewater Recovery Project. Over the last few months the project team has been working through the design and approvals process which includes registration under the

Municipal Wastewater Regulation as well as several permits from the Agricultural Land Commission. Expectations are that construction of the facility would break ground within the next 12 months. The Township continues to explore options for future expansion of the system.

Spallumcheen

Water Project

SE SECTOR WATER UPDATES

The Township of Spallumcheen has applied for and is expecting to be able to make an announcement soon regarding grant funding to undertake various water projects including:

- Construction of a new reservoir in the SE Sector.
- Water meter retrofits throughout the Township
- Construction of a new well linked to the Larkin Water system

Eagle Rock Waterworks District has provided notice to the Township of Spallumcheen of their intent to dissolve. With that notification, the Township applied for and was awarded \$25,000 in grant funding to assist with the transfer process.

SE Sector Update Spring 2022



WILDFIRE FUEL MITIGATION

The SE Sector is heavily forested and therefore some property owners are preparing for wildfire management. A wildfire hazard and hillside development permit may be necessary prior to land alteration or tree removal.

Prior to commencing work, a wildland fire management assessment would need to be submitted to the Township. You can contact the Township Planning Department for more information and assistance.



HAVE YOUR SAY!

The Township of Spallumcheen has started a review of the Subdivision Servicing Bylaw and the Zoning Bylaw. Watch for opportunities coming soon to provide input on these important bylaws that will help shape the future of Spallumcheen.

CONTACT US: The Township is here to help. Please reach out to the Township regarding any of these topics. mail@spallumcheentwp.bc.ca | (250) 546-3013

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