

**FOR SALE**

**160 Acre  
Future Land  
Development  
Site**

## Eastside Ridge

Eastside Road  
Vernon, BC

- 160 acres of undeveloped holding land located near Predator Ridge Resort
- Beautiful, 180 degree lake views
- Ideal future development site

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# OPPORTUNITY TO PURCHASE 160 ACRES OF UNDEVELOPED LAND BACKING ONTO PREDATOR RIDGE RESORT IN VERNON, BC.

## SALIENT FACTS

Civic Address	Eastside Road, Vernon
Legal Address	The Northwest 1/4 of Section 3 Township 13, ODYD
PID	003-917-339
Site Area	160 acres
Location	The property is situated east of Eastside Road
Current Zoning	A2 - Rural - Large Holdings
Future Land Use	Hillside RAGR
Taxes (2017)	\$2,340
Environmental	An environmental report has not been completed
DCC Charges	Available on City of Vernon website
Geotechnical	A geotechnical report has not been completed
Development Costs	To date costs have not been established
Price	\$6,500,000

## HIGHLIGHTS

- 160 acres of mature treed acres
- The Eastside Ridge has been identified as future Hillside Residential Development
- The property is located near Predator Ridge, a thriving year-round community, offering unparalleled amenities and two of Canada's finest golf courses and Sparkling Hill Resort and Spa
- Offers stunning views of Okanagan Lake
- The City of Vernon has preliminary plans to create a road (Ellison Parkway) to bisect the property making it an extremely attractive for future development





# EASTSIDE ROAD

## VERNON, BC

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### LOCATION



Vernon is located in the Okanagan region of the Southern Interior of British Columbia, Canada. The community is located approximately 4 1/2 hours by car from Vancouver and is one of the most desirable regions in Canada in which to live.

The Greater Vernon area has three beautiful lakes, rolling hills and scenic vistas. Vernon provides all the amenities of a major city including world-class resorts, boutique shopping, theatre, championship golf courses, wineries, distilleries and amazing recreational opportunities all situated in a natural setting.

### DEVELOPMENT POTENTIAL



The Property has been identified as future Hillside Residential development with a neighbourhood plan being the next step in the process. The city has created preliminary plans to create Ellison Parkway which will bisect the property. The property will be able to be developed in phases and can offer different housing options. The Purchaser may be responsible for bonding of off site cost as follows:

- Domestic water & fire protection which is available off Eastside Road, abutting the property.
- Connection of existing homes to new sewer lines, off Eastside Road, abutting the property.
- Road works incl. curb, gutters, sidewalks which may include the bypass. Late comer fees may be applicable.

### LAND USE DESIGNATION



The property has been designated as Hillside Residential and Agricultural District. The Hillside Residential and Agricultural District is home to the hillsides and vast grasslands that have helped to make Vernon a unique and scenic city in the Okanagan Valley. The property has been designated as Hillside Residential and Agricultural District. The goal and objective of this designation is to Enhance and promote neighbourhood identity and ensure the identity of a neighbourhood is considered and included in new development. As these neighbourhood plan areas start to reach their approved development potential, additional greenfield areas may be brought forward to ensure that an adequate supply of this housing type is available. In order to provide certainty to both land owners and the City, greenfield areas intended to be brought into the development stream next are identified as Hillside Residential – Reserve. As these neighbourhood plan areas start to reach their approved development potential, additional greenfield areas may be brought forward to ensure that an adequate supply of this housing type is available. In order to provide certainty to both land owners and the City, greenfield areas intended to be brought into the development stream next are identified as Hillside Residential – Reserve.

## 8.2 A2 : Rural – Large Holdings

### 8.2.1 Purpose

The purpose is to provide a **zone** for large rural parcels and agricultural **uses**, as well as other complementary **uses** suitable in an agricultural setting.

### 8.2.2 Primary Uses

- **agriculture**
- **aquaculture**
- **care centre, major** (*requires a Secondary Use Development Permit*)
- **emergency protective services**
- **farmers' market**
- **greenhouses and plant nurseries**
- **single detached housing**
- **stables and riding academies**
- **utility services, minor impact**

### 8.2.3 Secondary Uses

- **agricultural or garden stands**
- **agricultural dwellings, additional**
- **animal clinics, minor**
- **animal clinics, major**
- **bed and breakfast homes** (in single detached housing only) **or agri-tourist accommodation**
- **boarding rooms** (*Bylaw 5440*)
- **brewing or distilling, Class A**
- **care centres, minor**
- **forestry**
- **home based businesses, rural**
- **home based businesses, minor**
- **home based businesses, major**
- **kennels** (*Bylaw 5339*)
- **second kitchens**
- **secondary suites** (*Bylaw 5339*)
- **wineries and cideries**

### 8.2.4 Subdivision Regulations

- Minimum **lot width** is 100.0m
- Minimum **lot area** is 12.0ha (30 acres)

### 8.2.5 Development Regulations

- There shall be no more than one **single detached house** per lot.
- Maximum **site coverage** is 10% for residential **development**, and it is 35% for **agricultural structures** except it may be increased to 75% for **greenhouses** with closed wastewater and storm water management systems.
- Maximum **height** is the lesser of 9.5m or 2.5 **storeys**, except it is 13.0m for **secondary buildings** and 16.0m for agricultural **structures**.
- Minimum **front yard** is 6.0m.
- Minimum **side yard** is 3.0m, except it is 6.0m from a **flanking street**.
- The minimum **rear yard** is 10.0m, except it is 3.0m for **secondary buildings**.

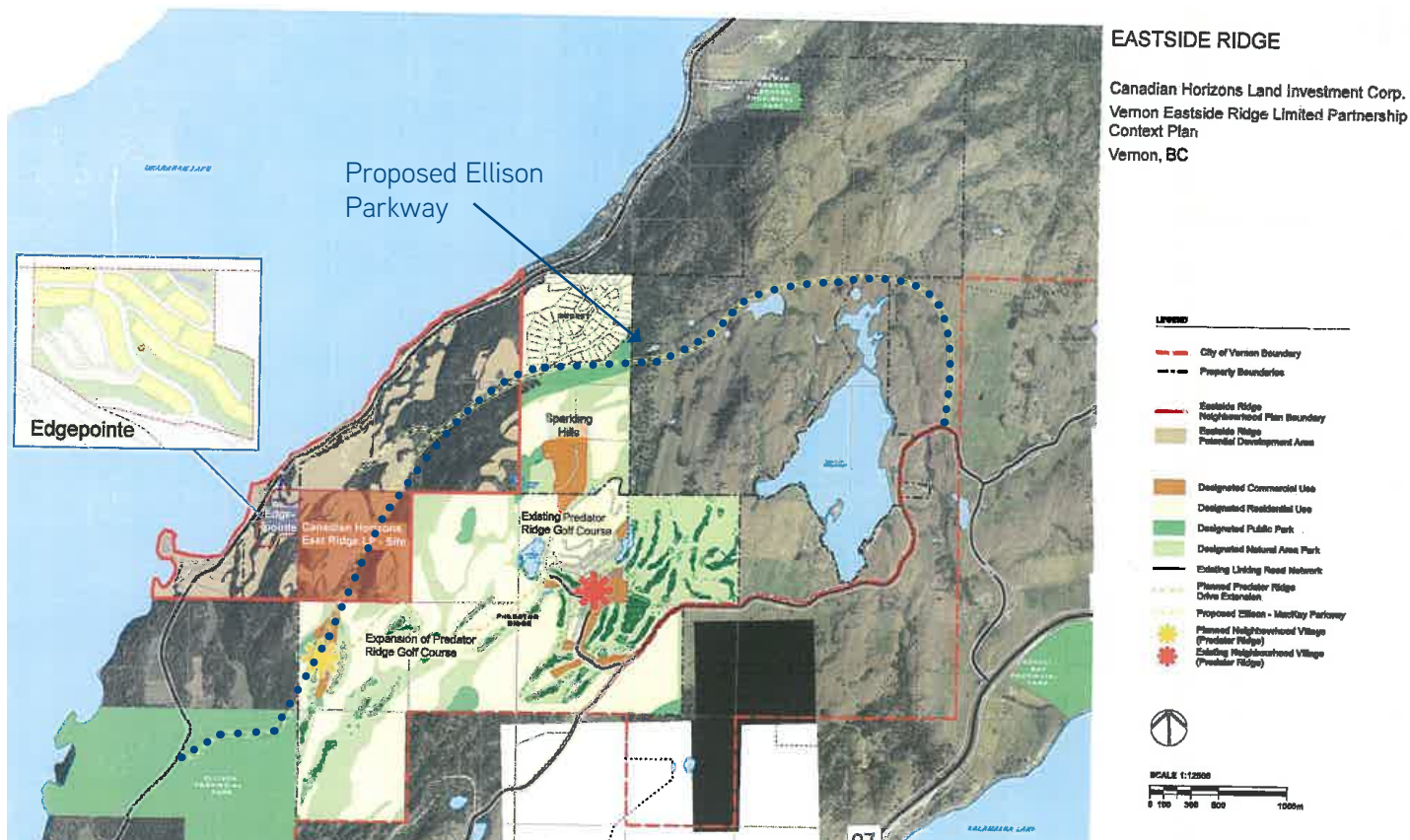
# CURRENT ZONING

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- **Buildings** housing more than 4 animals, used for **processing animal products** or for **agriculture** and **garden stands** shall be located no closer than 15.0m to any **lot line**, except no closer than 30.0m to a **lot** in **residential zones**. (*Bylaw 5339*)

## 2.6 Other Regulations

- Farm and **animal products processing** is allowed provided that a minimum of 50% of the products are produced on-site.
- When a **home based business** of any type involves the cutting and wrapping of wild game and/or the butchering of domestic meat, the **lot** must have a minimum **lot area** greater than 0.33ha (0.8 acres).
- Single wide **mobile homes** shall not be located on **lots** smaller than 2.0ha (5 acres) and double wide **mobile homes** shall not be located on **lots** smaller than 0.8ha (2 acres).
- **Major animal clinics** or **kennels** and **stables** shall not be located on parcels less than 2.0ha (5 acres).
- **Agricultural and garden stands** selling produce grown on the **site** or another **site** operated by the same producer do not have a maximum area. The maximum **gross floor area** of stands selling produce that is produced off-site shall be 50.0m<sup>2</sup>. For **sites** within the **Agricultural Land Reserve**, the maximum **gross floor area** of agricultural and garden sales for produce off-site shall be lesser of 33% of the total floor area of the **agricultural or garden stand** or 50.0m<sup>2</sup>.
- Retail sales and other **uses** are subject to the *BC Agricultural Land Commission Act* and regulations where in the **ALR**.
- **Agri-tourist accommodation** shall not be located on **lots** smaller than 2.0ha (5 acres) in size and shall not exceed 10 bedrooms, campsites or recreational **vehicle** pads.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific **use** regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7. Lands within the **ALR** may also be affected by additional regulations of the *Agricultural Land Commission*.
- As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B". (*Bylaw 5440*)



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