



9526 Bottom Wood Lake Rd.

Lake Country, BC

Property Features

The property represents an opportunity to acquire 0.218 acres of commercial development site. The property is zoned C10, Service Commercial and can accommodate various uses.

Located in the industrial section of Lake Country and is only minutes away from Kelowna International Airport.

The property currently generates a monthly income with a residential tenancy on a month-to-month basis. Tenants willing to stay until development plans are finalized.



PRICE	\$899,999.00
Year Built	1961
Size	0.218 Acres
Frontage	62.38 ft
Depth	146.87 ft
Zoning	C10 Service Commercial
MLS ®	10265299

For more information:

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Location



Location

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This property is centrally located, nestled in between to major cities in the Interior of British Columbia; to the south is Kelowna and to the north is Vernon.

Kelowna International Airport is situated 6.8 KM south of the property. The location benefits from major transportation routes such as Highway 97, Beaver Lake Road and Jim Bailey Road.

Kelowna International Airport	6.8 KM
UBCO	9.9 KM
Orchard Park Mall	18.2 KM
Downtown Kelowna	19.5 KM
Vernon, BC	31.8 KM

Zoning Bylaw 561, 2007 CONSOLIDATED 2022-04-05

16.4. C10 – Service Commercial

16.4.1. Purpose

The purpose is to designate and preserve land for the accommodation of a mix of commercial uses, including vehicular oriented uses not provided for in other zones.

16.4.2. Principal Uses

- (a) amusement arcades, major
- (b) animal clinics, major
- (c) animal clinics, minor
- (d) animal daycare
- (e) auctioneering establishments
- (f) automotive and minor recreation vehicle sales/rentals
- (g) automotive and equipment repair shops
- (h) breweries and distilleries, minor
- (i) broadcasting studios
- (j) business support services
- (k) car washes
- (l) care centres, major
- (m) commercial schools
- (n) commercial storage
- (o) convenience vehicle rentals
- (p) drive-in food services
- (q) equipment rentals
- (r) emergency and protective services
- (s) flea markets
- (t) fleet services
- (u) food primary establishment
- (v) funeral services
- (w) gaming facilities
- (x) gas bars
- (y) government agencies
- (z) greenhouses and plant nurseries
- (aa) household repair services
- (bb) liquor primary establishment, minor
- (cc) licensee retail liquor store
- (dd) non-accessory parking
- (ee) participant recreation services, indoor
- (ff) pawnshop
- (gg) private clubs

Amended by Bylaw 1066

Zoning Bylaw 561, 2007 CONSOLIDATED 2022-04-05

- (hh) rapid drive-through vehicle services
- (ii) recycled materials drop-off centres
- (jj) religious assembly
- (kk) retail stores, service commercial
- (ll) service stations, minor
- (mm) truck and manufactured home sales rentals
- (nn) used goods stores
- (oo) vehicle and equipment sales rentals, industrial
- (pp) vehicle and equipment services, industrial
- (qq) warehouse sales

16.4.3. Secondary Uses

- (a) amusement arcades, minor
- (b) office
- (c) outdoor storage
- (d) residential security operator unit
- (e) utility services, minor impact

Added by Bylaw 719

16.4.4. Subdivision Regulations

- (a) WIDTH
The minimum lot width is 30.0 m, except it is 40.0 m if not abutting a lane.
- (b) DEPTH
The minimum lot depth is 30.0 m.
- (c) AREA
The minimum lot area is 1000 m².

16.4.5. Development Regulations

- (a) FLOOR AREA RATIO
The maximum floor area ratio is 0.65.
- (b) SITE COVERAGE
The maximum site coverage is 60%.
- (c) HEIGHT
The maximum height is the lesser of 12.0 m or 3 storeys.
- (d) FRONT YARD
The minimum front yard is 2.0 m.
- (e) SIDE YARD
The minimum side yard is 0.0 m, except it is 2.0 m when abutting a flanking street, and 4.5 m when adjacent to a residential, agricultural, or institutional zone.
- (f) REAR YARD

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The minimum rear yard is 0.0 m, except it is 4.5 m for lots abutting a residential zone with no intervening lane or street.

16.4.6. Other Regulations

(a) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

(b) Only one residential security operator unit is permitted on a site.

(c) There is to be no outside storage of material or equipment, except that commercial vehicles and equipment, not in a state of disrepair, is allowed provided that the area to be used for storage does not exceed the building area used by the business to carry on its operation and the storage is screened from view from any street or lane and from adjacent properties.

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