
To: Mayor & Council
From: Paul Gipps, CAO

Meeting Date: March 17, 2026
Meeting Type: Regular Council Meeting

Prepared by: Ruth Sulentich, Economic Development
Department: Parks, Recreation and Culture

Title: Lake Country Business Park Area Structure Plan Update
Description: Review of the Area Structure Plan as Project is Finalized

RECOMMENDATION

For Information.

EXECUTIVE SUMMARY

The Lake Country Business Park Area Structure Plan has been developed to guide future land use, servicing, and development within a strategically located area in Lake Country - in close proximity to Highway 97, Kelowna International Airport (YLW) and UBC Okanagan.

The plan proposes a mixed-use employment-focused community that integrates:

- Industrial lands supporting light and general industrial uses, logistics, and employment opportunities.
- Commercial nodes intended to serve local businesses, residents, and the travelling public.
- Residential areas creating opportunities for residential housing close to employment centres.
- Greenspace and open space networks that support livability, active transportation, and environmental stewardship.

The combination of uses is designed to support a vibrant, complete community where businesses benefit from regional connectivity and residents enjoy convenient access to employment, transportation, services, and schools.

The ASP area consists of multiple parcels held by different landowners with varying development goals and timelines. This creates challenges including:

- Coordinating infrastructure investment and phasing
- Ensuring consistent development standards
- Aligning private development intentions with the long-range vision

The ASP provides a framework to help coordinate these interests.

The Okanagan continues to experience strong demand for commercial and industrial space. The ASP positions Lake Country to respond by having:

- Designated employment lands
- Servicing strategies

- Improved road connectivity
- Zoning frameworks
- Development policies

DISCUSSION/ANALYSIS

Lake Country Business Park has been a long-standing initiative in the community. Formerly known as the Glenmore Industrial Lands, the area includes approximately 200 acres of privately owned property. The purpose of establishing the Business Park is to support several key community objectives:

- Expanding the tax base to help reduce the tax burden on residential property owners;
- Upgrading and improving the surrounding road network; and
- Extending water and sewer servicing to support future development

The creation of the Business Park will stimulate new development, attract businesses, and support higher-paying jobs in Lake Country. Diversifying the tax base is a Council priority, as residential properties currently represent roughly 95% of the District's assessed value and contribute about 88% of annual property taxes.

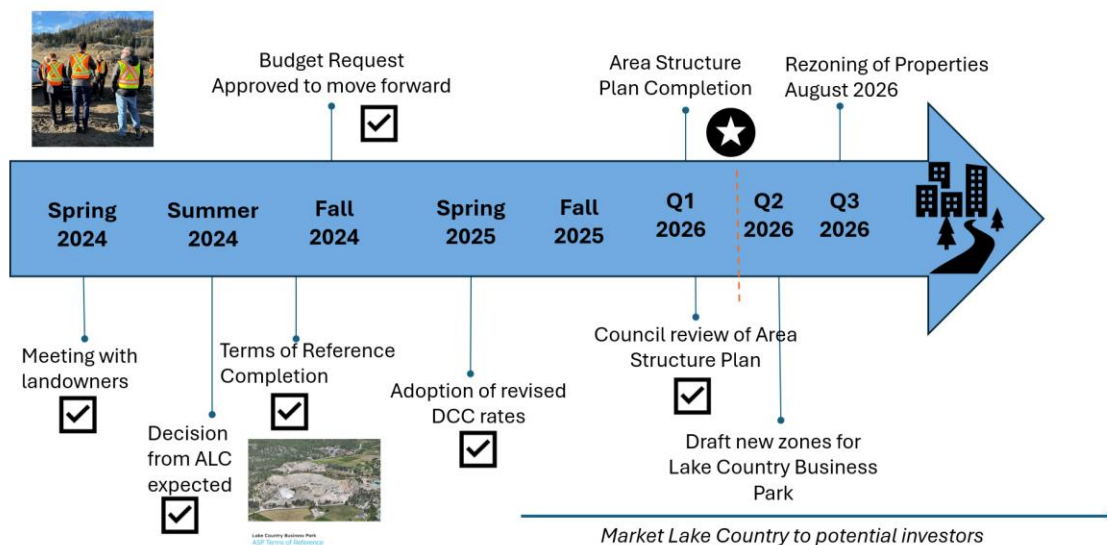
As part of the planning process, an Area Structure Plan (ASP) was required. Following completion of the Terms of Reference, Council approved funding for the ASP in the 2025 budget. Placemark Design was contracted to prepare both the Terms of Reference and the ASP.

Council is now being asked to review and provide feedback on the final ASP. Once finalized, the ASP will become an attachment to the revised Official Community Plan (OCP), which Council will consider at a future meeting.

Work has also begun on new zoning for the properties within the Business Park, with presentations to Council anticipated to start in July 2026. Properties currently located within the Agricultural Land Reserve (ALR) must be rezoned by August 2026, as required by the Agricultural Land Commission.

Staff continue to advance a financial plan to support road upgrades and servicing improvements within the Business Park. Council has approved funding in 2026 to begin a comprehensive water and sewer servicing plan and initiate design work for Phase One.

Lake Country Business Park – Path Forward



Date	Project Updates
October 1, 2024	Terms of Reference for the Area Structure Plan
May 20, 2025	Areas Structure Plan Update Presentation
August 19, 2025	Area Structure Plan Update Presentation
October 7, 2025	Area Structure Plan Update Presentation
March 17, 2026	Area Structure Plan Concluding Presentation

FINANCIAL IMPLICATIONS

None
 Budget Previously Approved
 Other (see below)

COMMUNICATION

Communication and Engagement with landowners within the Business Park has been ongoing since the beginning of the project. Throughout the Terms of Reference phase and Area Structure Plan phase – ongoing dialogue and in person meetings (whenever possible) have been conducted with individual landowners. In 2025 the community was informed by [Let's Talk-Lake Country](#) and District of [Lake Country Advances Business Park Initiatives](#) – news released to [LakeCountry.bc.ca](#) subscribers. The news item was picked up by [Castanet](#), followed by online discussions on community forums.

Respectfully Submitted.

Matt Vader

Director of Parks, Recreation & Culture

Report Approval Details

Document Title:	Lake Country Business Park - Area Structure Plan Update.docx
Attachments:	260312 - Lake Country Business Park - Area Structure Plan (1)
Final Approval Date:	Mar 10, 2026

This report and all of its attachments were approved and signed as outlined below:

Matt Vader, Director Parks, Recreation and Culture - Mar 9, 2026 - 4:23 PM

Task assigned to Reyna Seabrook, Director of Corporate Services was completed by workflow administrator Makayla Ablitt, Manager of Corporate Administration - Mar 10, 2026 - 9:38 AM

Paul Gipps, Chief Administrative Officer - Mar 10, 2026 - 10:09 AM

Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - Mar 10, 2026 - 10:38 AM