



City of
Kelowna

Z22-0038
9640 McCarthy Road
Rezoning Application

Proposal

- ▶ To rezone the subject property from the I2 – General Industrial and the I3 – Heavy Industrial zone to the I2 – General Industrial zone to facilitate an industrial development.

Development Process



Jun 15th, 2022

Development Application Submitted



Staff Review & Circulation



Jul 25th, 2022

Public Notification Received



Oct 3rd, 2022

Initial Consideration



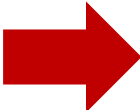
First, Second & Third Readings



Final Reading and Development Permit



Building Permit



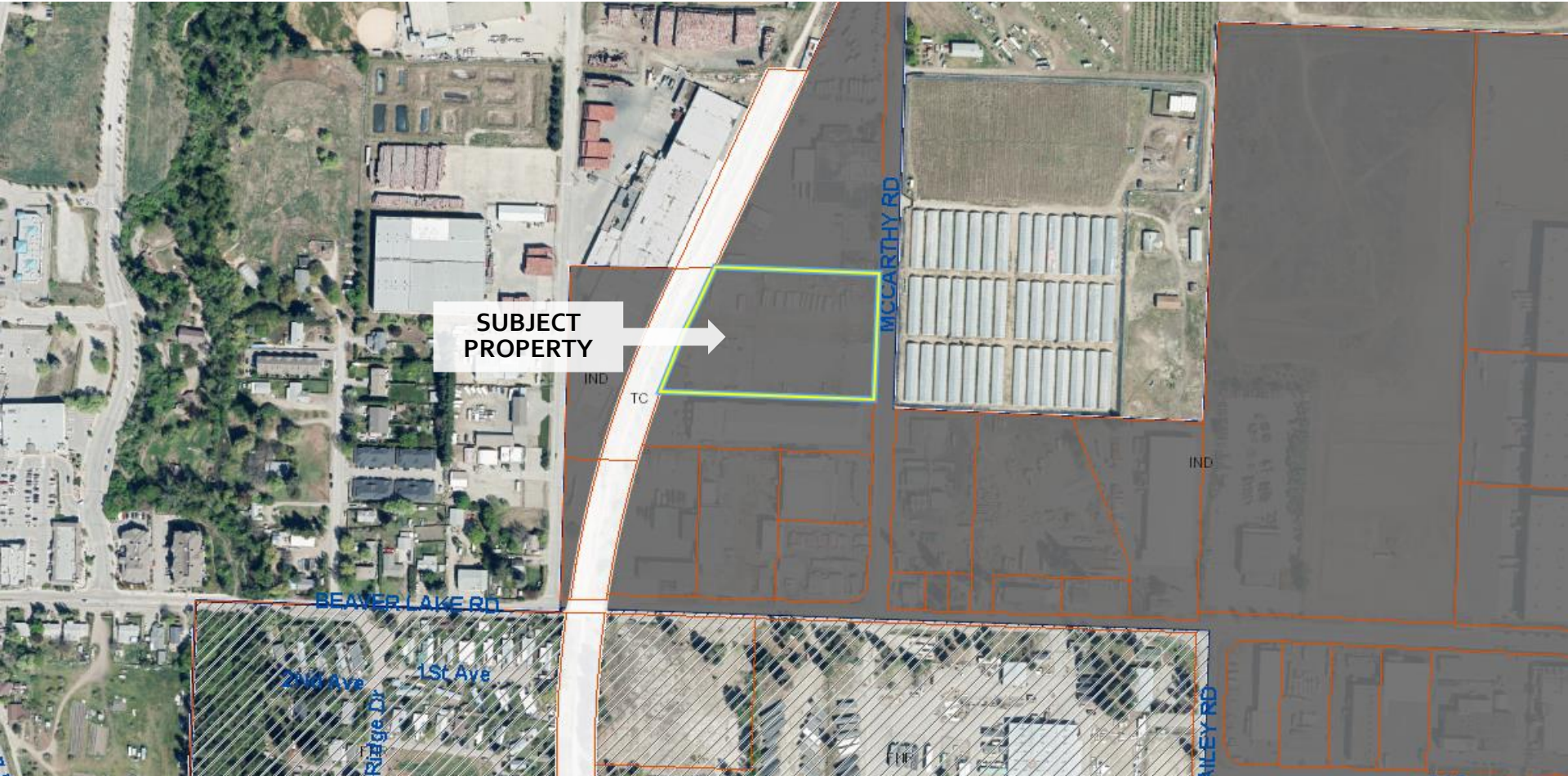
Council Approvals

Context Map



City of Kelowna

OCP Future Land Use / Zoning



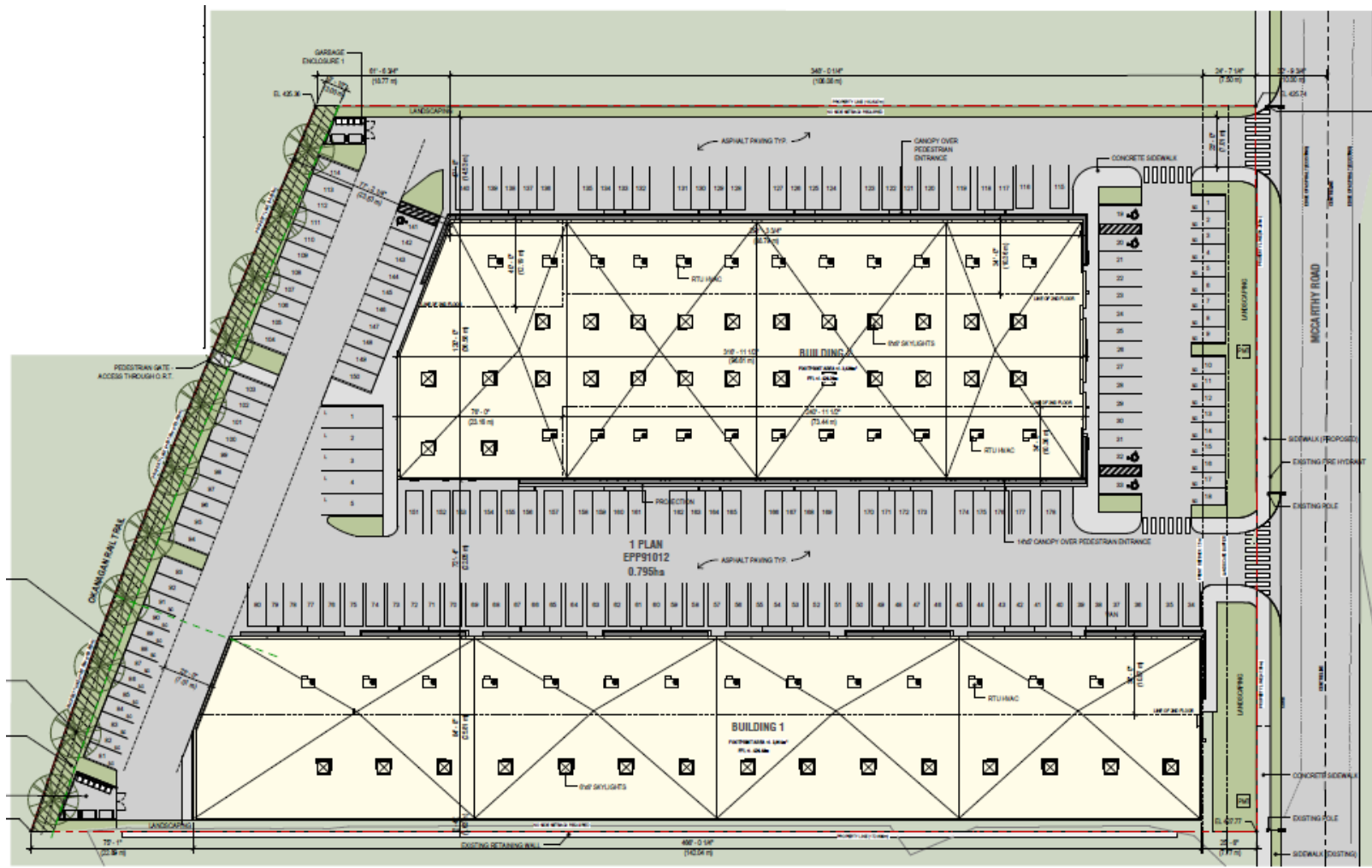
Subject Property Map



Project details

- ▶ The rezoning to I2 is to facilitate a new industrial development.
- ▶ The proposal is for two industrial buildings.
- ▶ The property will be have vehicular access from McCarthy Road and pedestrian/cyclist access from the Rail Trail.
- ▶ No variances have been identified.

Site Plan



Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
 - ▶ Subject property is within the Permanent Growth Boundary.
 - ▶ Meets the Future Land Use Designation of Industrial.
 - ▶ Split-zoned properties create issues when developing.



Conclusion of Staff Remarks