

REPORT TO COUNCIL



Date: April 3rd, 2023

To: Council

From: City Manager

Department: Development Planning

Application: Z22-0019

Owner: Reid Industrial Centre Ltd., Inc.
No. BC1326474

Address: 2930 Sexsmith Road

Applicant: Stefano Faedo – Reid Industrial
Centre Limited Partnership

Subject: Rezoning Application

Existing OCP Designation: IND – Industrial

Existing Zone: A2 – Agriculture / Rural Residential

Proposed Zone: I2 – General Industrial

1.0 Recommendation

THAT Rezoning Application No. Z22-0019 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 34 Section 3 Township 23 ODYD Plan 18861, located at 2930 Sexsmith Road, Kelowna, BC from the A2 – Agriculture / Rural Residential zone to the I2 – General Industrial zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Development Planning Department dated April 3rd, 2023.

2.0 Purpose

To rezone the subject property from the A2 – Agriculture / Rural Residential zone to the I2 – General Industrial zone to facilitate the construction of a new industrial development.

3.0 Development Planning

Staff support the proposed rezoning from the A2 – Agriculture / Rural Residential zone to the I2 – General Industrial zone to facilitate a new industrial development. The subject property has the Future Land Use Designation of Industrial and is within the Permanent Growth Boundary (PGB). As such, the proposed zone

is consistent with the Official Community Plan’s (OCP) objectives. The I2 zone will allow a wide range of industrial uses including manufacturing, production, repair, processing, storage, and distribution activities.

The parcel is a corner property at the intersection of Sexsmith Road and Arab Road. The application will require the dedication of 5.0 m of roadway fronting Sexsmith Road and a 6.0 m radius corner rounding on the Southeast corner of the property.

4.0 Site Context

4.1 Site Context

Orientation	Zoning	Land Use
North	A2 – Agriculture / Rural Residential	Rural Residential / Outdoor Storage
East	I2 – General Industrial	Outdoor Storage
South	A1 – Agriculture	Vacant
West	A2 – Agriculture / Rural Residential	General Industrial Uses

Subject Property Map: 2930 Sexsmith Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 6.4. Support the continued development of industrial lands.	
Policy 6.4.1. Erosion of Industrial Lands.	Discourage the re-designation of industrial lands in the Gateway and ensure their use for industrial purposes to protect employment, production manufacturing, warehousing, logistics and repair function in the City. This includes limiting residential and commercial uses within industrial areas that promote speculation, which make development industrial uses challenging.
	<i>The application is adding industrial lands into the Gateway Region. This includes adding employment and other industrial uses.</i>

6.0 Technical Comments

6.1 Development Engineering Department

6.1.1 Development Engineering Memorandum attached dated April 3rd, 2023

7.0 Application Chronology

Date of Application Accepted: March 10th, 2022

Date Public Consultation Completed: April 4th, 2022 & March 2nd, 2023

Report prepared by: Tyler Caswell, Planner II

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Development Engineering Memo