



City of  
**Kelowna**

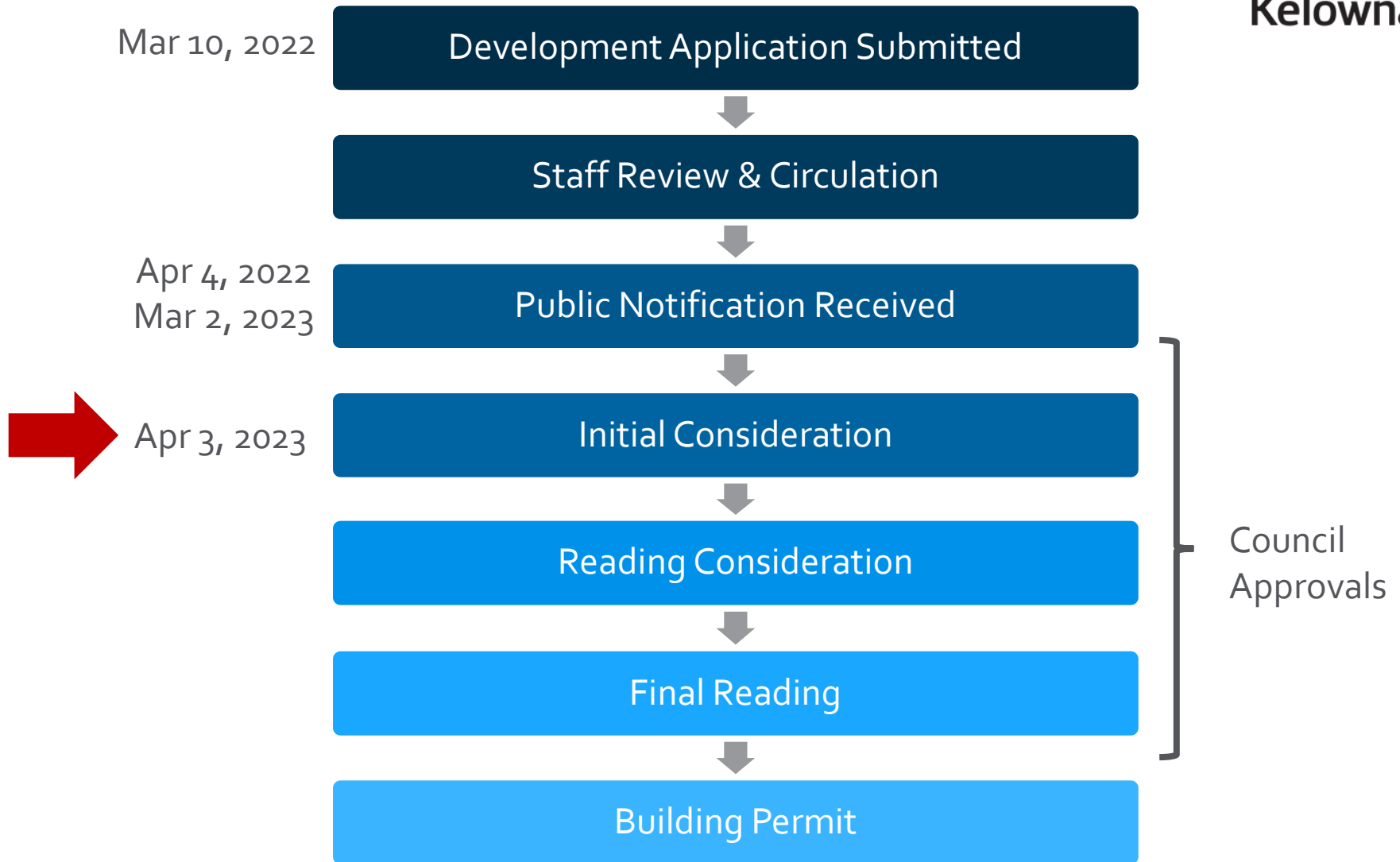
# Z22-0019 2930 Sexsmith Road

Rezoning Application

# 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.

# Development Process

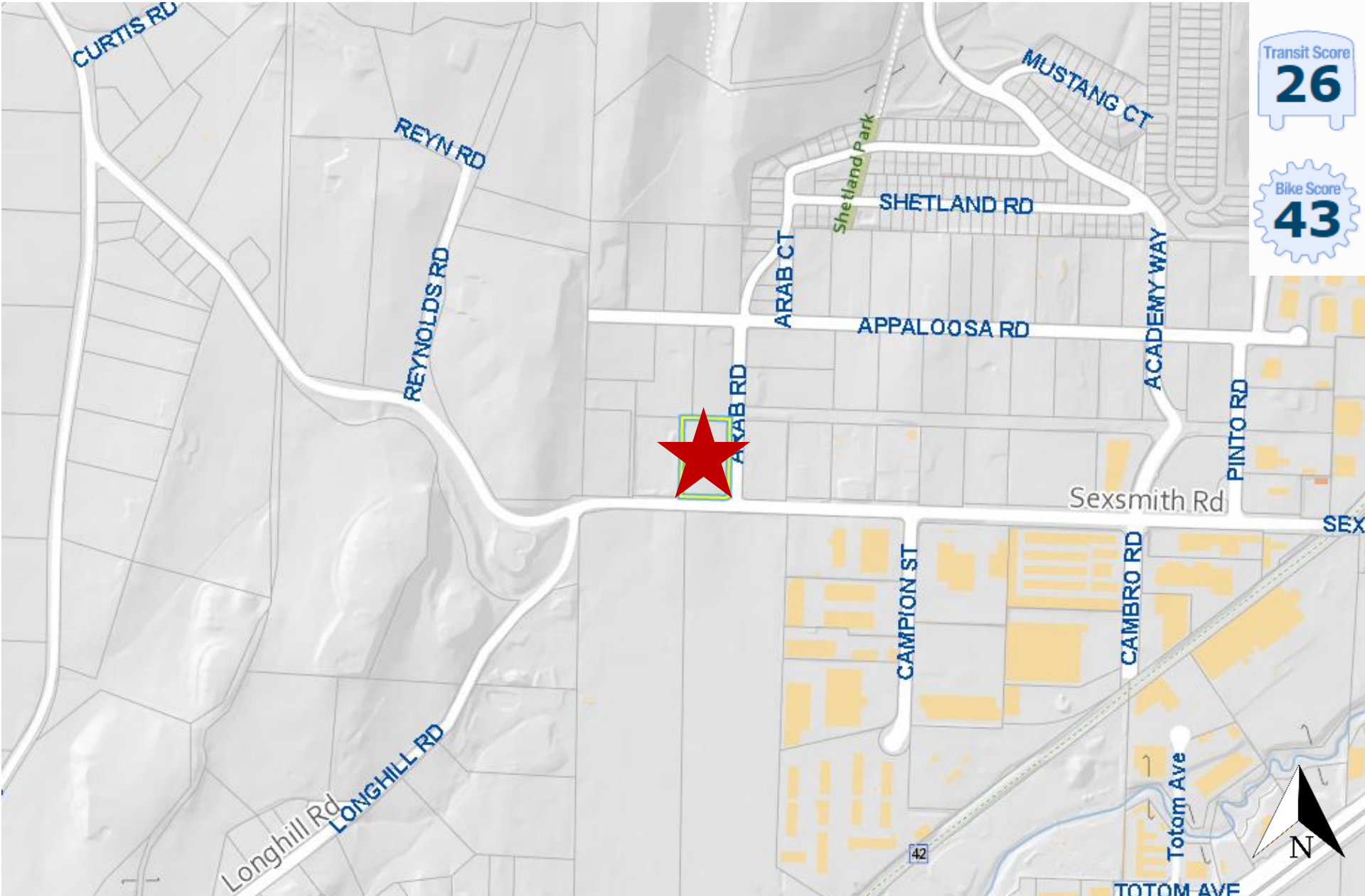


# Context Map

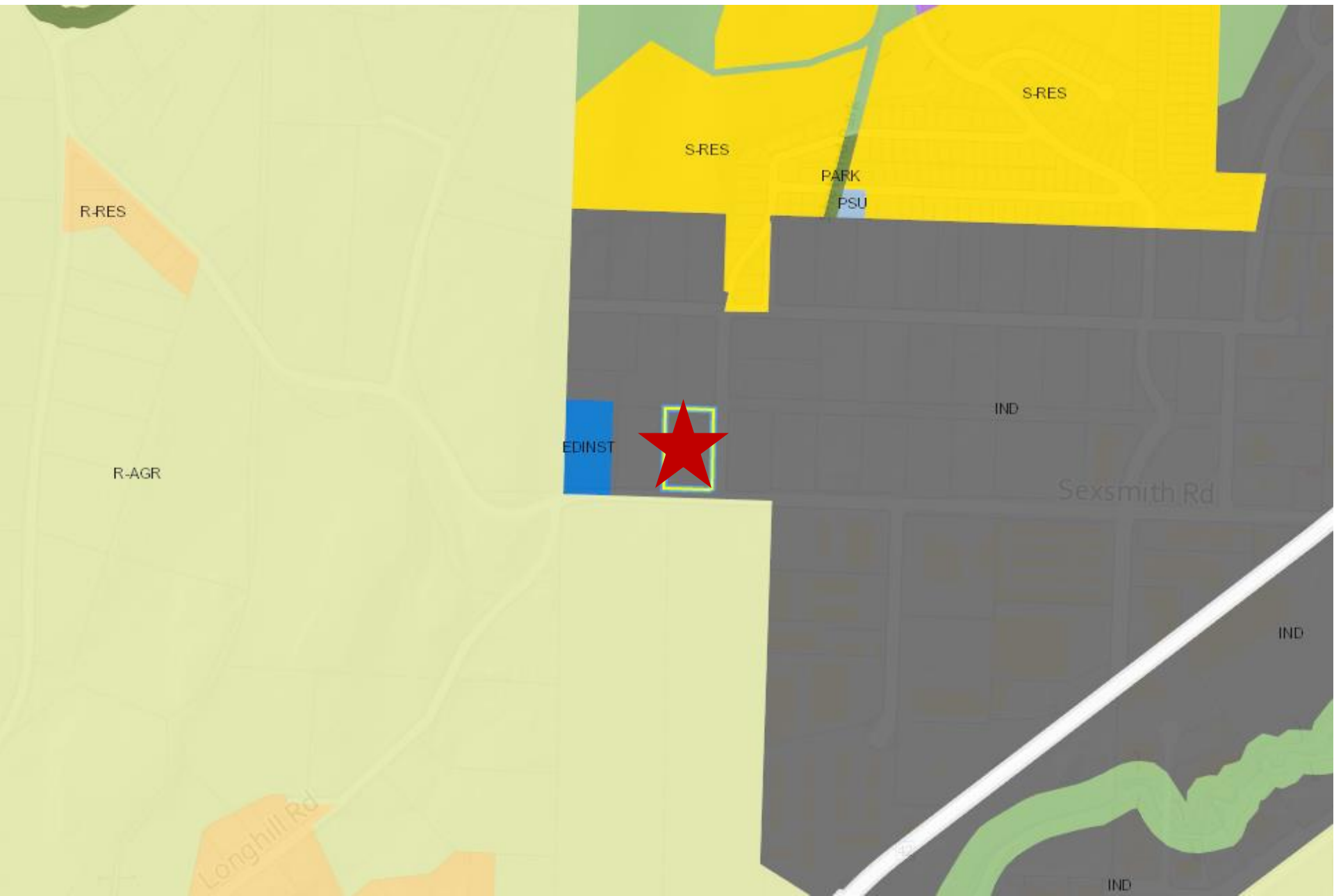
Walk Score  
**19**

Transit Score  
**26**

Bike Score  
**43**



# OCP Future Land Use



# Subject Property Map



# Project Details

- ▶ The Rezoning to the I2 zone is to facilitate the construction of two new industrial buildings.
- ▶ I2 – General Industrial use allows wide range of uses including manufacturing, production, repair, processing, storage and distribution activities.
- ▶ 5.0m of roadway dedication is required of Sexsmith and 6.0m of corner rounding is required on the SE corner.
- ▶ Surrounding area is zoned Industrial or has the Future Land Use Designation of Industrial

# OCP Objectives & Policies

- ▶ Policy 6.4.1. Erosion of Industrial Lands
  - ▶ The proposal adds industrial lands into the Gateway Region.
  - ▶ Adds employment opportunities and other industrial uses.
  - ▶ Continues to develop the Arab/Appaloosa area.



# Staff Recommendation

- ▶ Staff recommend support for the proposed rezoning as it is consistent with:
  - ▶ Subject property is within the Permanent Growth Boundary.
  - ▶ Meets the OCP Future Land Use: Industrial.
  - ▶ Continues to add industrial into the Arab/Appaloosa Neighbourhood