



April 22, 2024

Aspen File: 2022-076

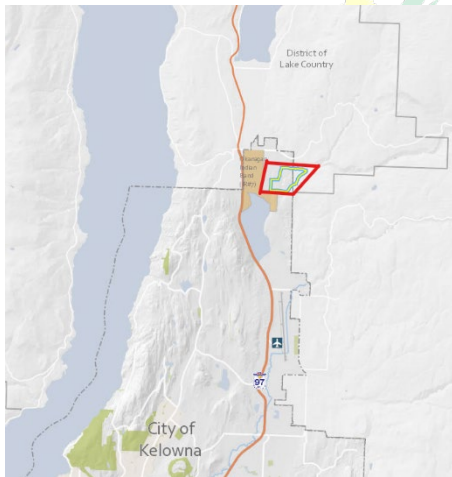
**City of Kelowna
Planning and Development Department**

Attention: Barbara Crawford

**Re: 380 Bubna Road (formerly 8805 Jim Bailey Road)
City of Kelowna File No.: Z22-0039, S22-0033
Rezoning Application Rationale**

Aspen Lands Advisory Ltd. represents the owner/developer of 380 Bubna Road, tasked with facilitating the rezoning and subdivision process.

James Kay of our firm submitted the rezoning application for this parcel to the City of Kelowna in April 2022, following the initial 2018 application. Since this time, extensive efforts have been made by the owner/developer and their consultants to align with staff recommendations provided in 2023 and the Kelowna Official Community Plan 2040.



The current zoning is A1-Agricultural/I5-Extraction, with a proposed zoning of I2-General Industrial, aiming to develop the land into an Industrial Park. The site area spans 585,588 m² and a concept plan for a 60-lot subdivision has been created.

Located conveniently between Kelowna and Lake Country, the area offers accessible employment opportunities and proximity to Highway 97N.

We look forward to working with Staff through the approval process and welcome any feedback regarding the application.

For further information, please contact Erika Kretchmer at 250-864-1605 or via email at erika@aspenlands.ca.

Yours truly,

ASPEN LANDS ADVISORY LTD.

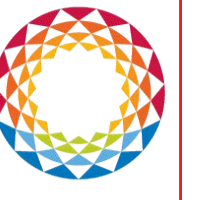
Erika Kretchmer

Erika Kretchmer
V.P. of Operations

ASPEN LANDS ADVISORY LTD.

James Kay

James Kay, P.Eng
Principal/ Project Manager



FOR APPROVAL



	NUMBER OF LOTS	TOTAL AREA (m ²)
LOT AREA	60	405740.8
BUILDABLE AREA	60	235036.6

- NOTES:
- ORIGINAL GROUND CONTOURS SHOWN AT 1.0m INTERVALS BASED ON AERIAL PHOTO INTERPRETATION AND FIELD SURVEY.
 - TYPICAL SLOPES:
CUT SLOPE TO BE 2:1
FILL SLOPE TO BE 2:1

LEGEND

LOT AREA	7	LOT NO.
BUILDABLE AREA	6144m ²	
PLATFORM ELEV.	4524m	
	468.8	



CITY FILE # Z18-0088 17101

THE CITY OF KELOWNA
ENGINEERING DEPARTMENT
INDUSTRIAL PARK
PHASE 1
SITE PLATFORM PLAN

Division	MUNICIPAL
Drawing No.	DP-02
Rev No.	0

Drawn	TF
Design	TF/MHC
Approved	
Date	OCTOBER 2023
Scale	1:2000



No.	YY.MM.DD	By	Issued	Chkd	No.	YY.MM.DD	By	Revision	Chkd

Legend

- TOE OF FILL
- TOP OF CUT
- EXTENT OF GRADING

L:\General Data\Projects\2017\17101 - Industrial Park - Kelowna-Lake Country\CAD\DESIGN-SET\DP\17101-DP-02.dwg October 23, 2023 Tobi Friesen