



City of
Kelowna

Z22-0039
380 Bubna Rd

Rezoning Application

Purpose

- ▶ To rezone the subject property from the I₄ – Natural Resource Extraction zone and the A₂ -Agriculture/Rural Residential (non-ALR) zone to the I₂ – General Industrial zone to facilitate a 60-lot subdivision to accommodate an industrial development.

Development Process

June 14, 2022

Development Application Submitted



Staff Review & Circulation



Sep 23, 2023

Neighbourhood Notification Received



May 13, 2024

Initial Consideration

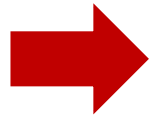


Reading Consideration and Final Reading



Subdivision PLR

Council
Approvals



Context Map



Walk Score
6

Transit Score
0

Bike Score
29

District of
Lake Country

Hwy 97

Jim Bailey Rd

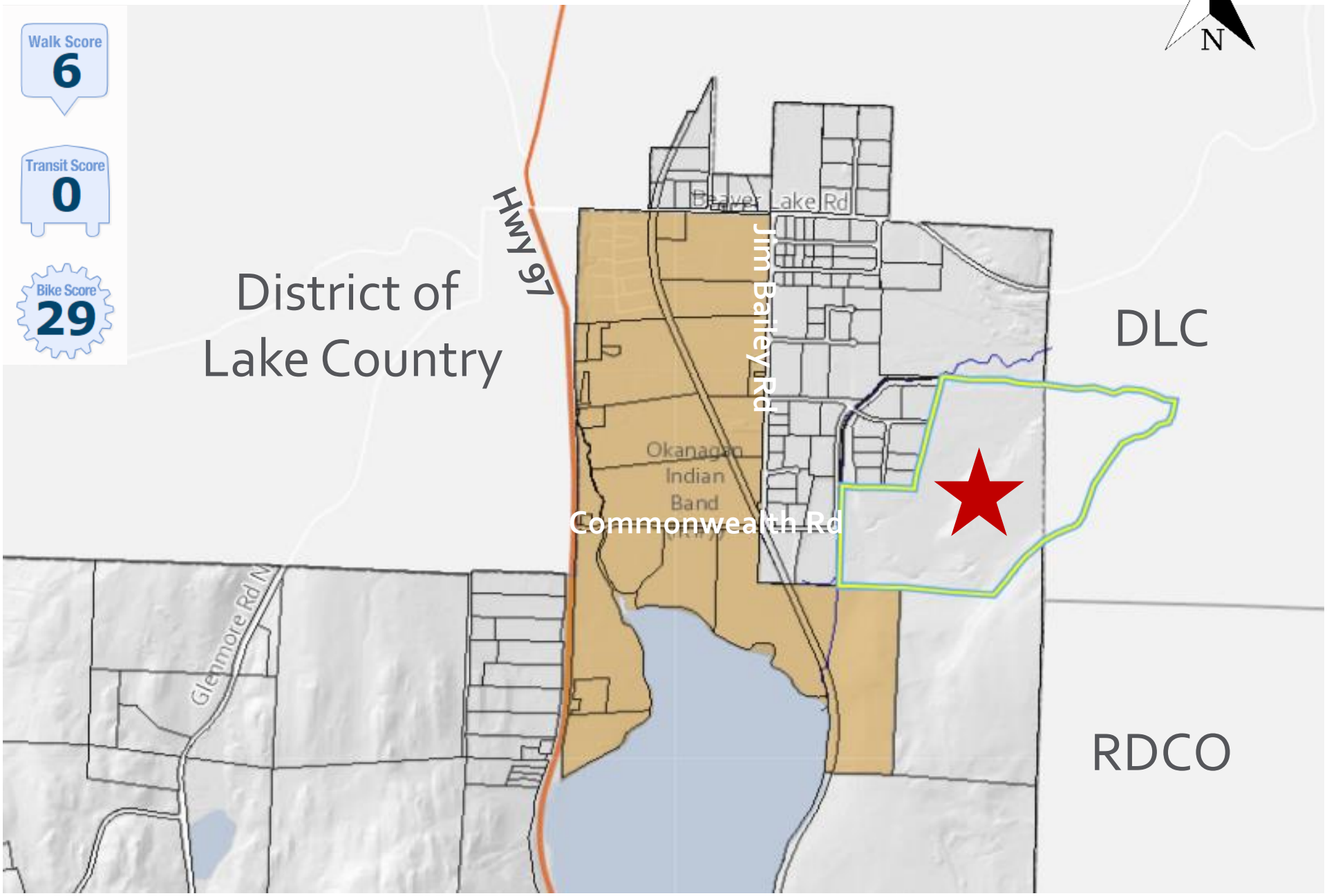
Beaver Lake Rd

Okanagan
Indian
Band

Commonwealth Rd

DLC

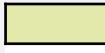



RDCO



OCP Future Land Use



District of
Lake Country

	R-AGR – Rural Agricultural & Resource
	IND - Industrial
	PARK – Park and Open Space
	NAT – Natural Area

Hwy 97

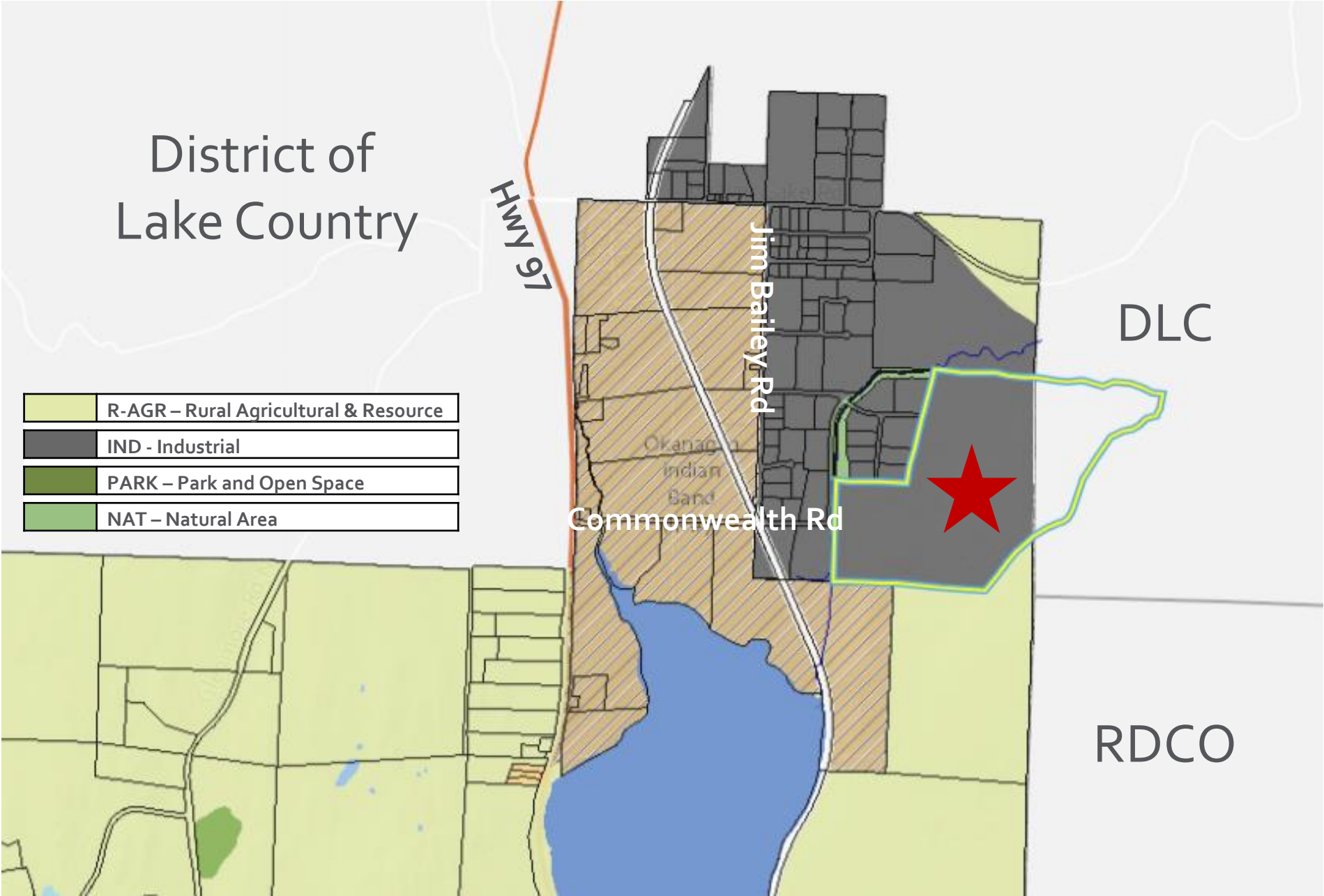
Jim Bailey Rd

Commonwealth Rd

Okanagan
Indian
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RDCO



Subject Property Map



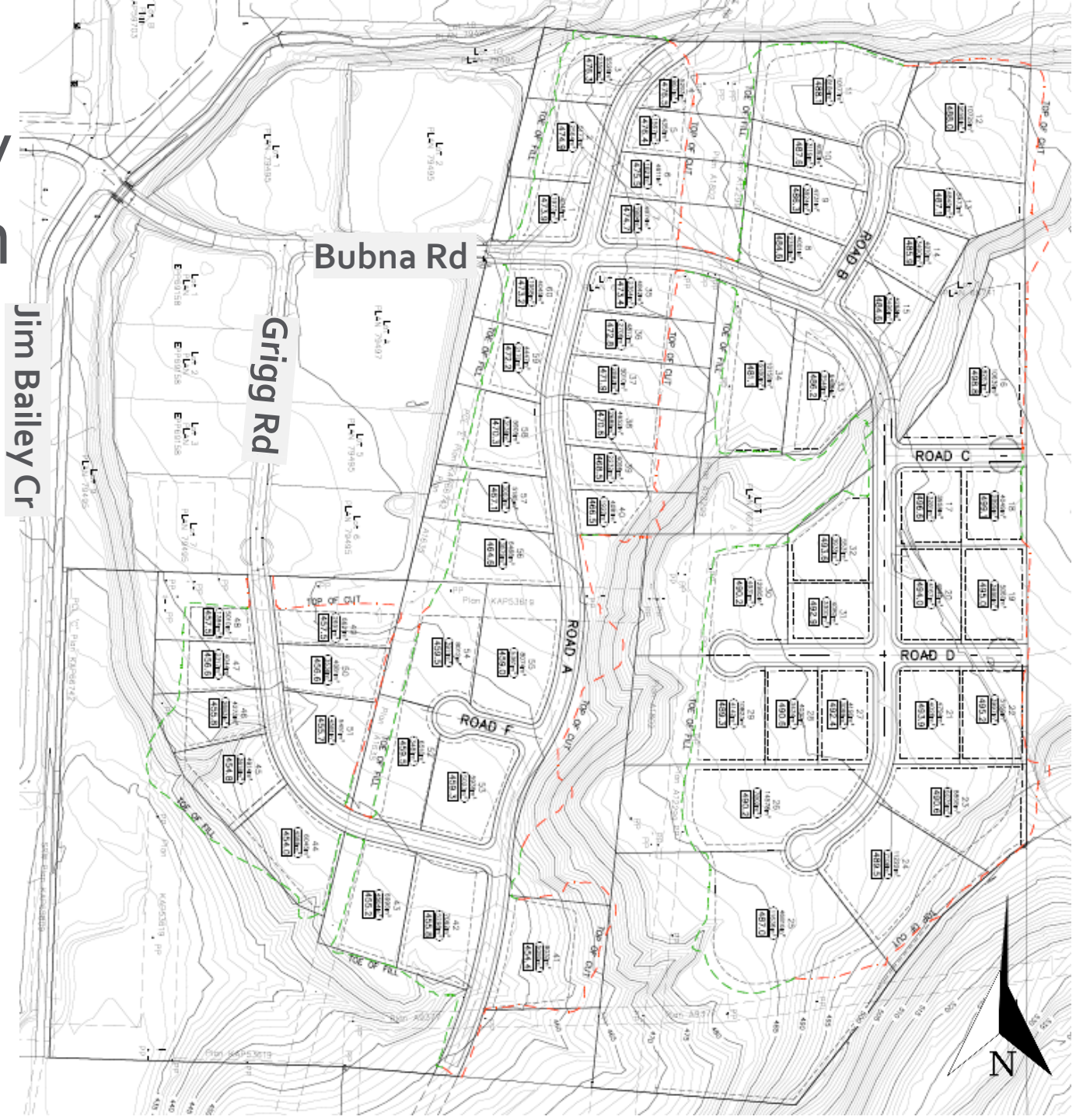
District of
Lake Country

RDCO

Project Details

- ▶ IND – Industrial
 - ▶ I2 – General Industrial
 - ▶ 60 lots subdivision
 - ▶ varying sized lots - ranging from 0.4 ha to 4.9 ha
 - ▶ Approx. 70% lot area
 - ▶ Approx. 20% green space
 - ▶ Approx. 10% roads
- ▶ Comprehensive & coordinated engineering solutions
– CoK, DLC, OIB, IR#7, MoTI
- ▶ Memorandum of Understanding
 - ▶ 2023 Milestone – Water & Wastewater Service Agreement between CoK & DLC

Preliminary Subdivision Plan



OCP Objectives & Policies

- ▶ Policy 6.4.1: Jim Bailey/Beaver Lake Industrial Lands
 - ▶ Encourage the development of the industrial lands in the vicinity of Jim Bailey Road and Beaver Lake Road, recognizing the unique role that the area plays as large-scale industrial area.
- ▶ Policy 6.4.7: Industrial Employment
 - ▶ Support development of industrial lands in the Gateway. Industrial activities play in meeting employment and service needs of the city and region.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use IND - Industrial
 - ▶ OCP Objectives in Chapter 6 - Gateway
 - ▶ Jim Bailey/Beaver Lake Industrial Lands
 - ▶ Industrial Employment
 - ▶ Subdivision PLR to follow