



City of
Kelowna

SALT & BRICK

MOO-LIX
PREMIUM ICE CREAM

Jicks

TA24-0012
8999 Jim Bailey Rd
Text Amendment Application

Purpose

- ▶ To permit a maximum floor area of 300 m² for tasting, serving, and consumption of alcohol for an Alcohol Production Facility

Development Process

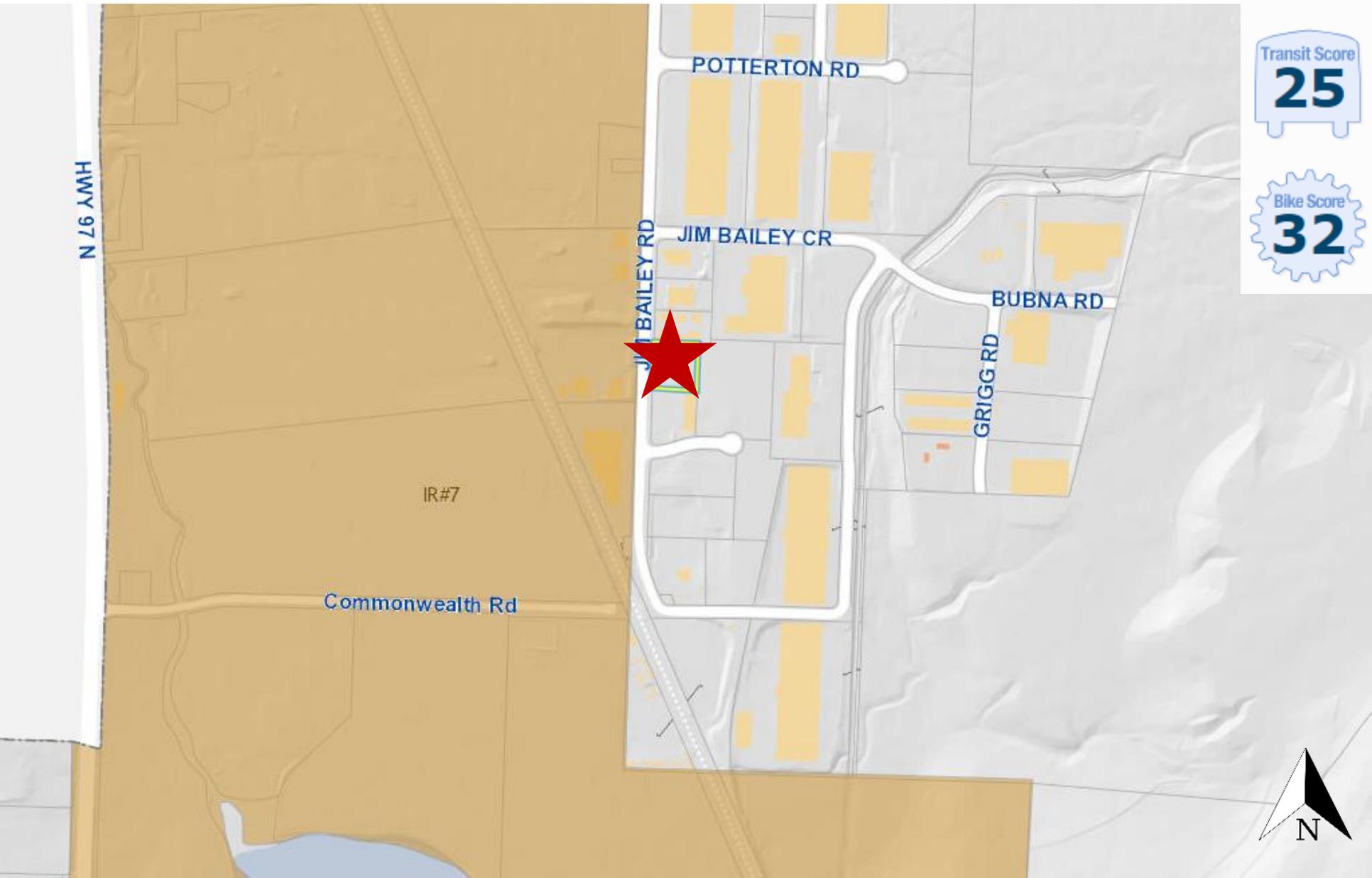


Context Map

Walk Score
26

Transit Score
25

Bike Score
32



N 16 Ave N

POTTERTON RD

JIM BAILEY RD

JIM BAILEY CR

BUBNA RD

GRIGG RD

IR#7

Commonwealth Rd



Subject Property Map



I2 – General Industrial Zone

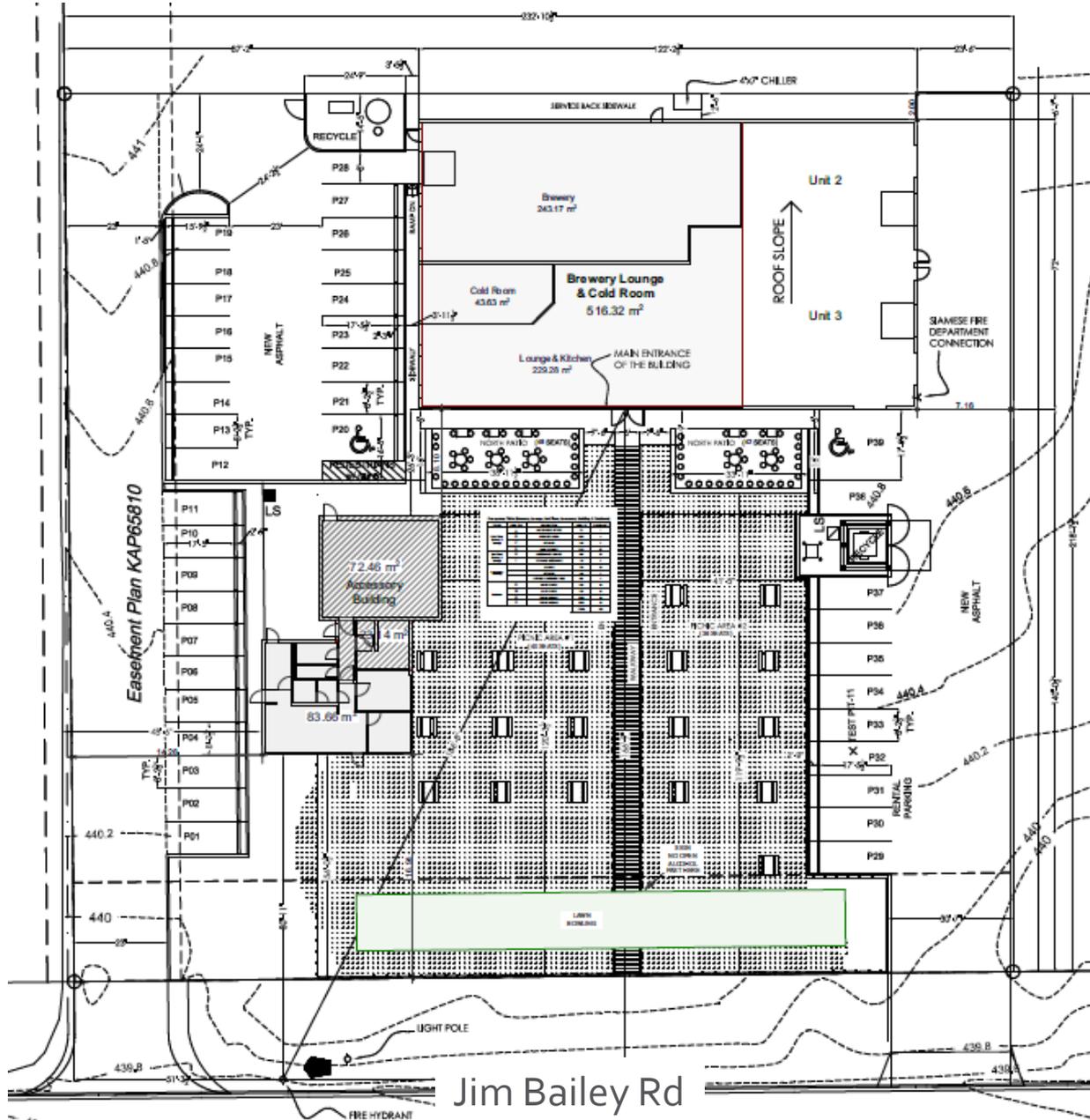
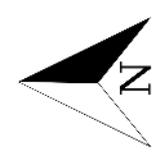
Purpose

- To provide a zone for general industrial uses.
- General Industrial Use includes processing & manufacturing; storage; repairing and testing of materials and goods; terminals for distribution of materials and goods; and training of personnel for industrial operations.

Summary of Uses

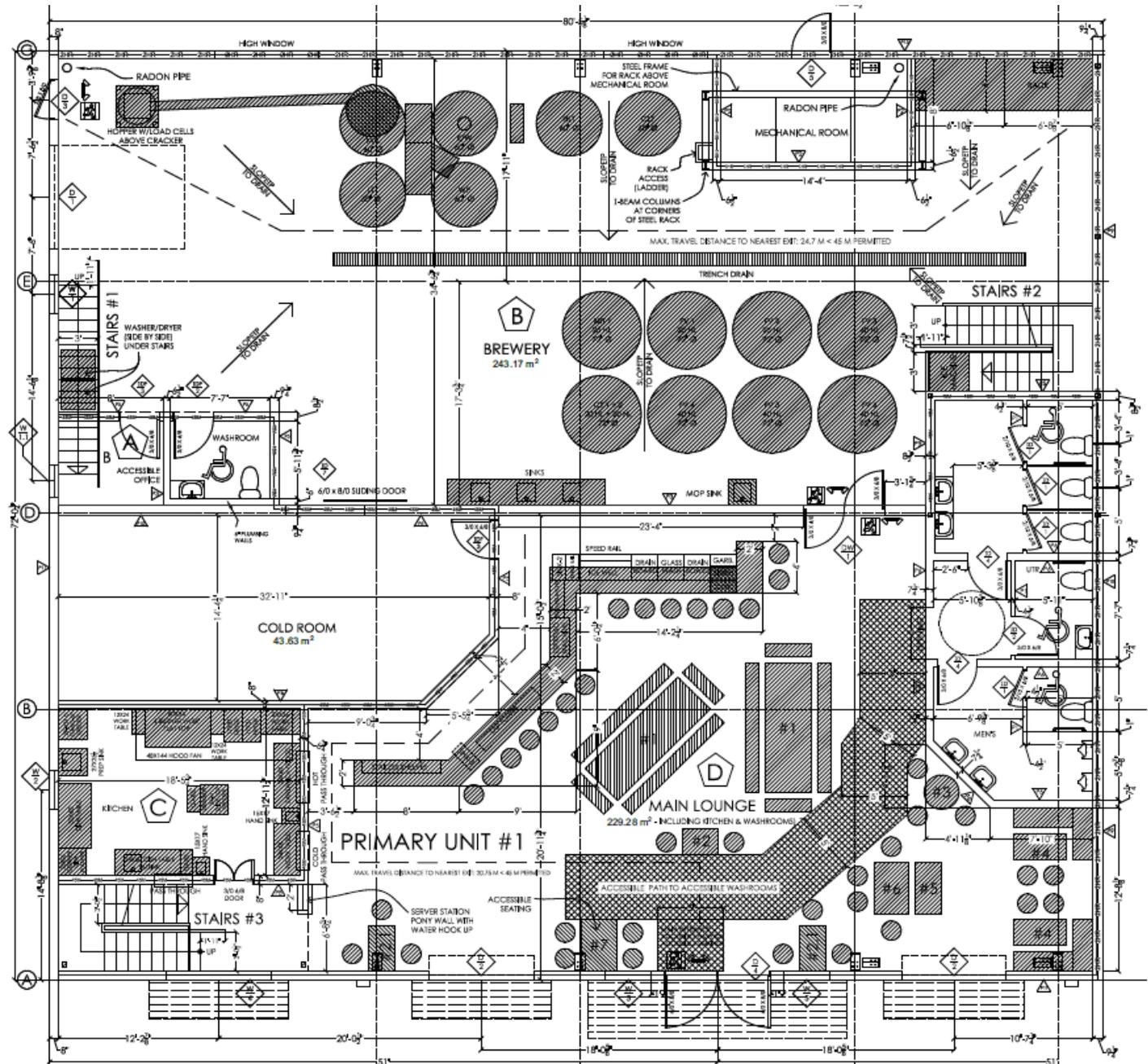
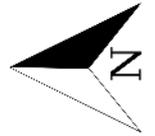
- General Industrial Use
- Automotive & Equipment
- Boat Storage
- Breweries & Restaurants
- Fleet Services
- Non-Accessory Parking
- Storage (Indoor & Outdoor)
- Recycling Depot
- Warehousing

Site Plan

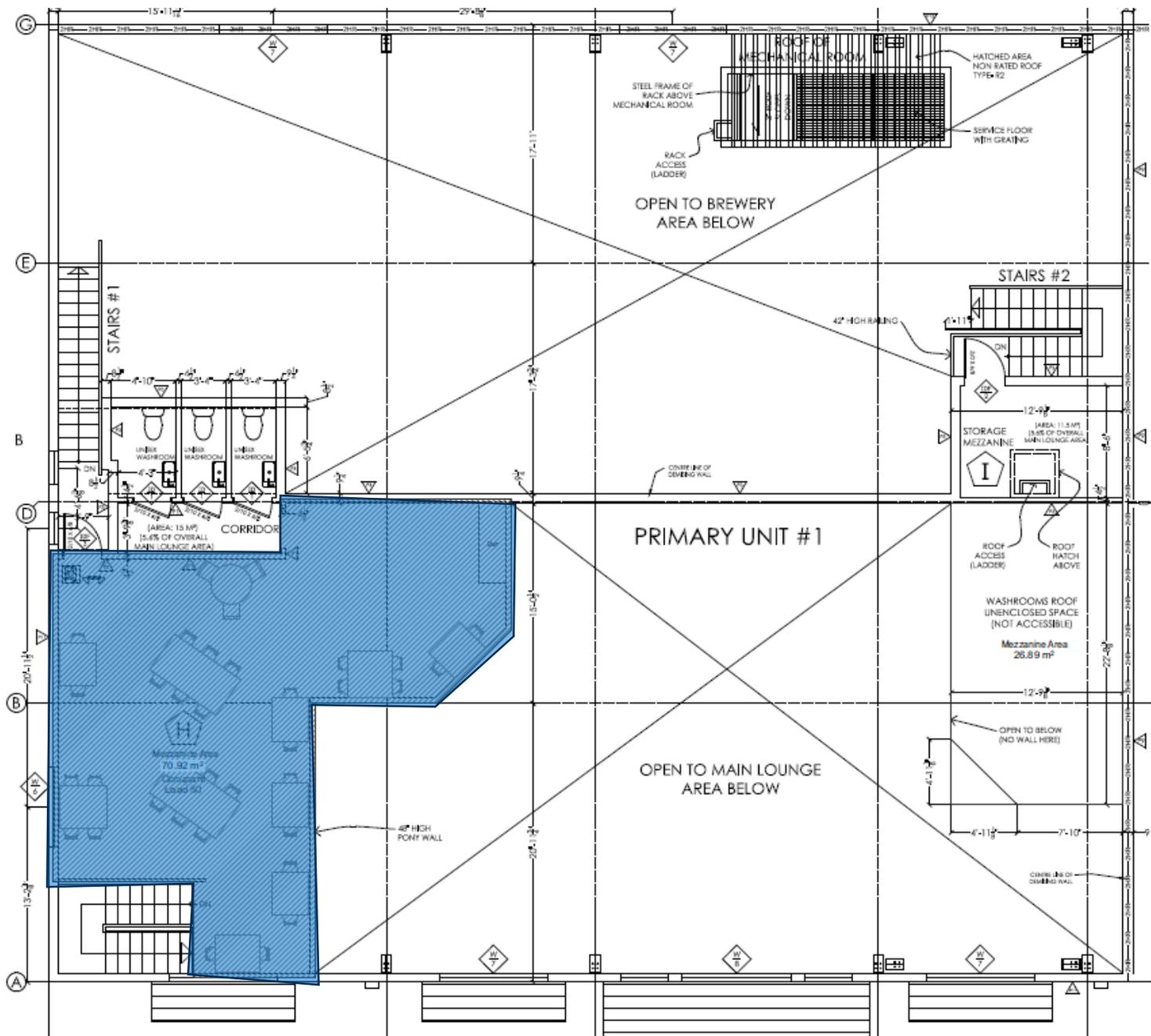
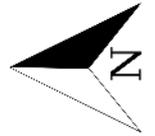


Jim Bailey Rd

First Floor Plan



Second Floor Plan



Project Details

- ▶ Future Land Use Designation: IND - Industrial
- ▶ I2 – General Industrial zone
- ▶ Text Amendment
 - ▶ To permit a maximum floor area of 300 m² for tasting, serving, and consumption of alcohol for an Alcohol Production Facility.
- ▶ No changes to hours of operation or structural modifications to existing building

Staff Recommendation

- ▶ Staff recommend **support** for the proposed text amendment as it is consistent with:
 - ▶ OCP Future Land Use of Industrial
 - ▶ Property is not in close proximity to residential uses
 - ▶ No change in hours of operation or structural modifications to the existing building