

REPORT TO COUNCIL TEXT AMENDMENT



Date: November 4, 2024
To: Council
From: City Manager
Address: 8999 Jim Bailey Rd
File No.: TA24-0012
OCP Future Land Use: IND - Industrial
Zone: I2 – General Industrial

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA24-0012 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated November 4, 2024, for Lot 1 Section 2 Township 20 ODYD PLAN EPP98124 located at 8999 Jim Bailey Rd be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To amend the Zoning Bylaw with a site-specific amendment to permit a maximum floor area of 300 square meters for tasting, serving, and consumption of alcohol for an Alcohol Production Facility.

3.0 Development Planning

The existing Manufacturer's License with Lounge Endorsement was approved by Council on August 15, 2023 with a service area of 235 m². Britannia Brewing, located in an established industrial area, seeks to enhance its operational capacity through a text amendment application. The proposal aims to expand the service area within the existing building to allow for more indoor space during the colder months of the year.

Staff support the request for a site-specific text amendment to permit a maximum floor area of 300 m² for the tasting, serving, and consumption of alcohol within an alcohol production facility. This amendment allows for the service expansion of the existing Lounge Endorsement to the second-floor mezzanine space. The anticipated impact on the surrounding community is expected to be minimal due to several factors, including:

- Limited residential proximity;
- No changes to the hours of operation;
- No structural modifications beyond the existing building;
- The principal use of Manufacturer, with Lounge Endorsement, maintains compatibility with surrounding land uses;
- The business is required to adhere to the City's Good Neighbour Bylaw.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	I2 – General Industrial	IND - Industrial
East	I2 – General Industrial	IND - Industrial
South	I2 – General Industrial	IND - Industrial
West	FNR – First Nation Reserve	FNR – First Nation Reserve

Subject Property Map: 8999 Jim Bailey Rd



The subject property has the Future Land Use Designation of Industrial and is surrounded by areas designated as Industrial to the North, East, and South. The land to the West is designated as First Nation Reserve. The property is accessed off Jim Bailey Rd and the surrounding uses are primarily General Industrial.

5.0 Application Chronology

Application Accepted: July 13, 2024
 Neighbourhood Notification Summary Received: Oct 1, 2024

Report prepared by: Sara Skabowski, Planner I
Reviewed by: Trisa Atwood, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:
 Schedule A: Proposed Text Amendment
 Attachment A: Site Plan/Floor Plan/Occupancy Load
 Attachment B: Neighbourhood Notification Summary

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.