



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 m<sup>2</sup> for tasting, serving, and consumption of alcohol for an Alcohol Production Facility

# Development Process

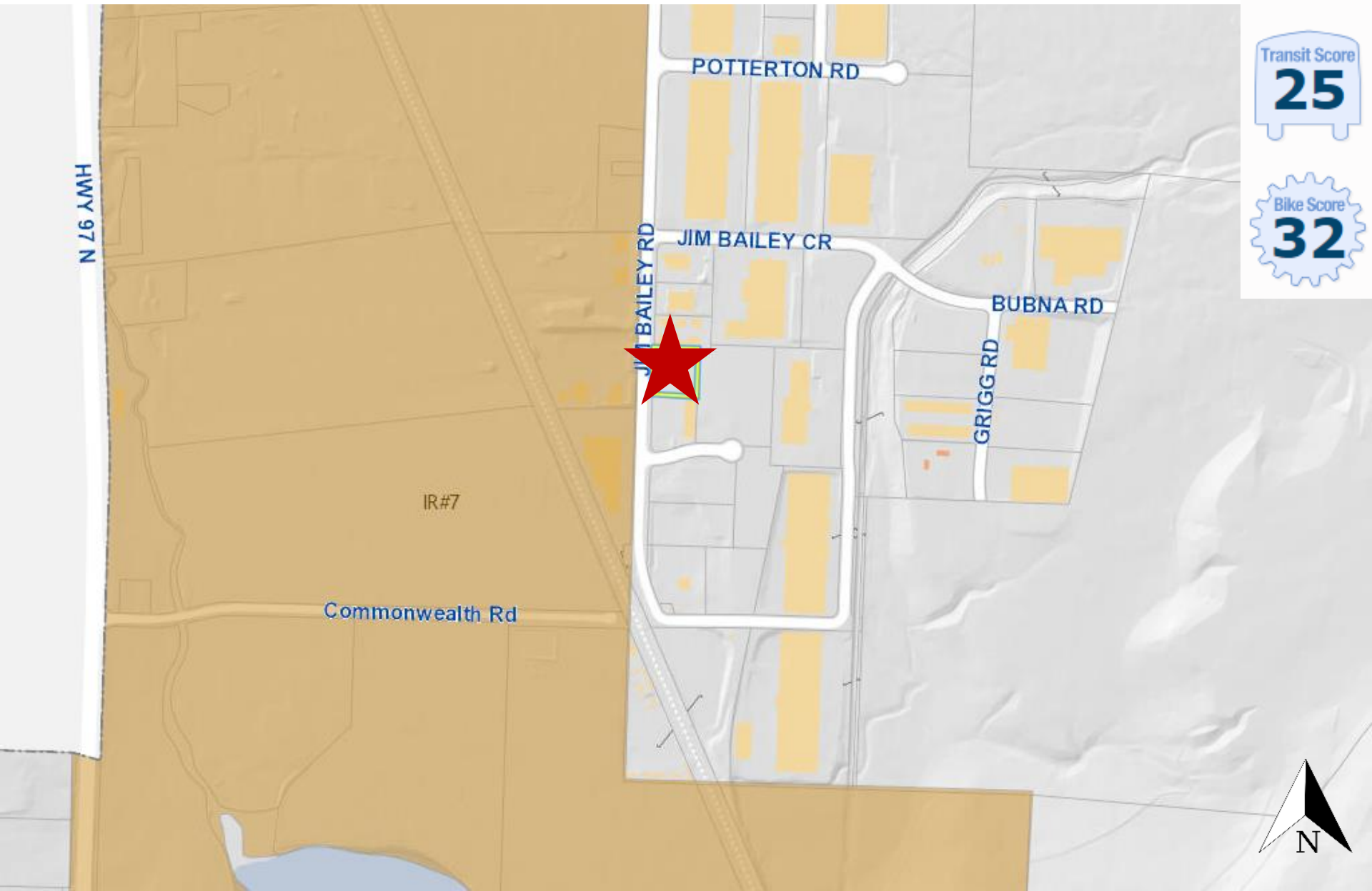


# Context Map

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

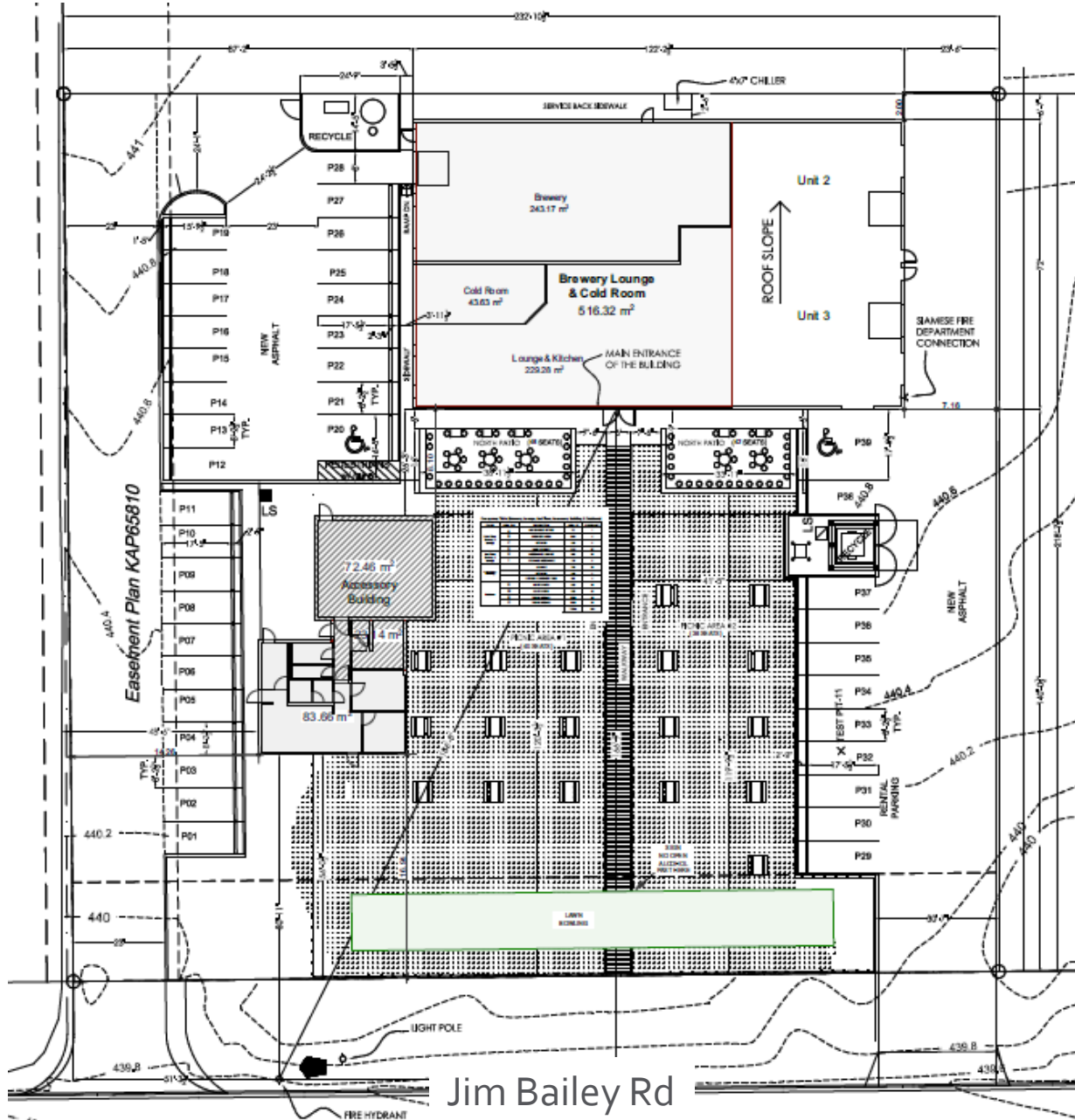
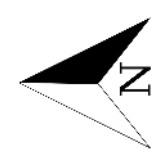
## Purpose

- 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

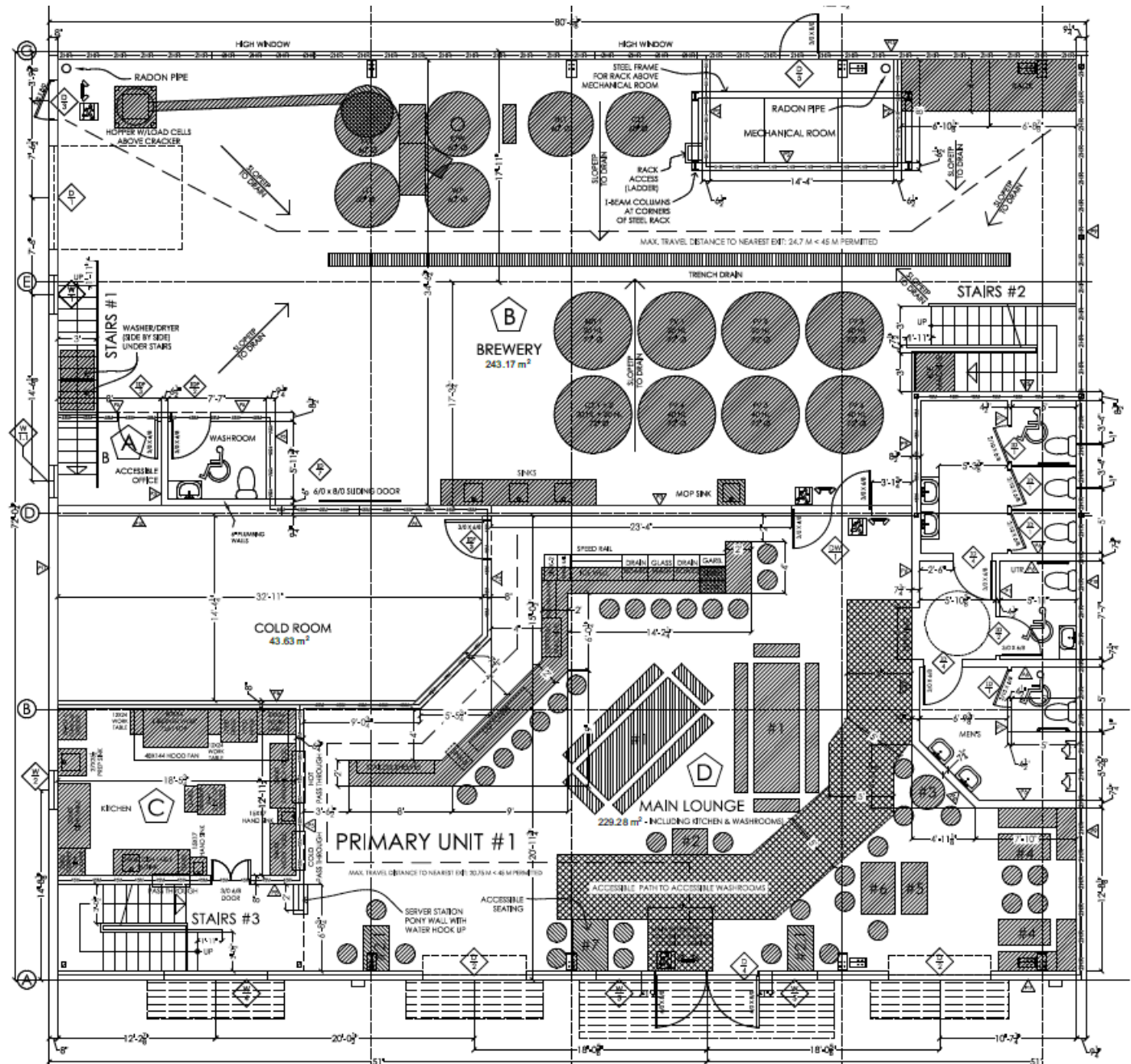
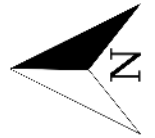
- General Industrial Use
- Automotive & Equipment
- Boat Storage
- Breweries & Restaurants
- Fleet Services
- Non-Accessory Parking
- Storage (Indoor & Outdoor)
- Recycling Depot
- Warehousing

# Site Plan



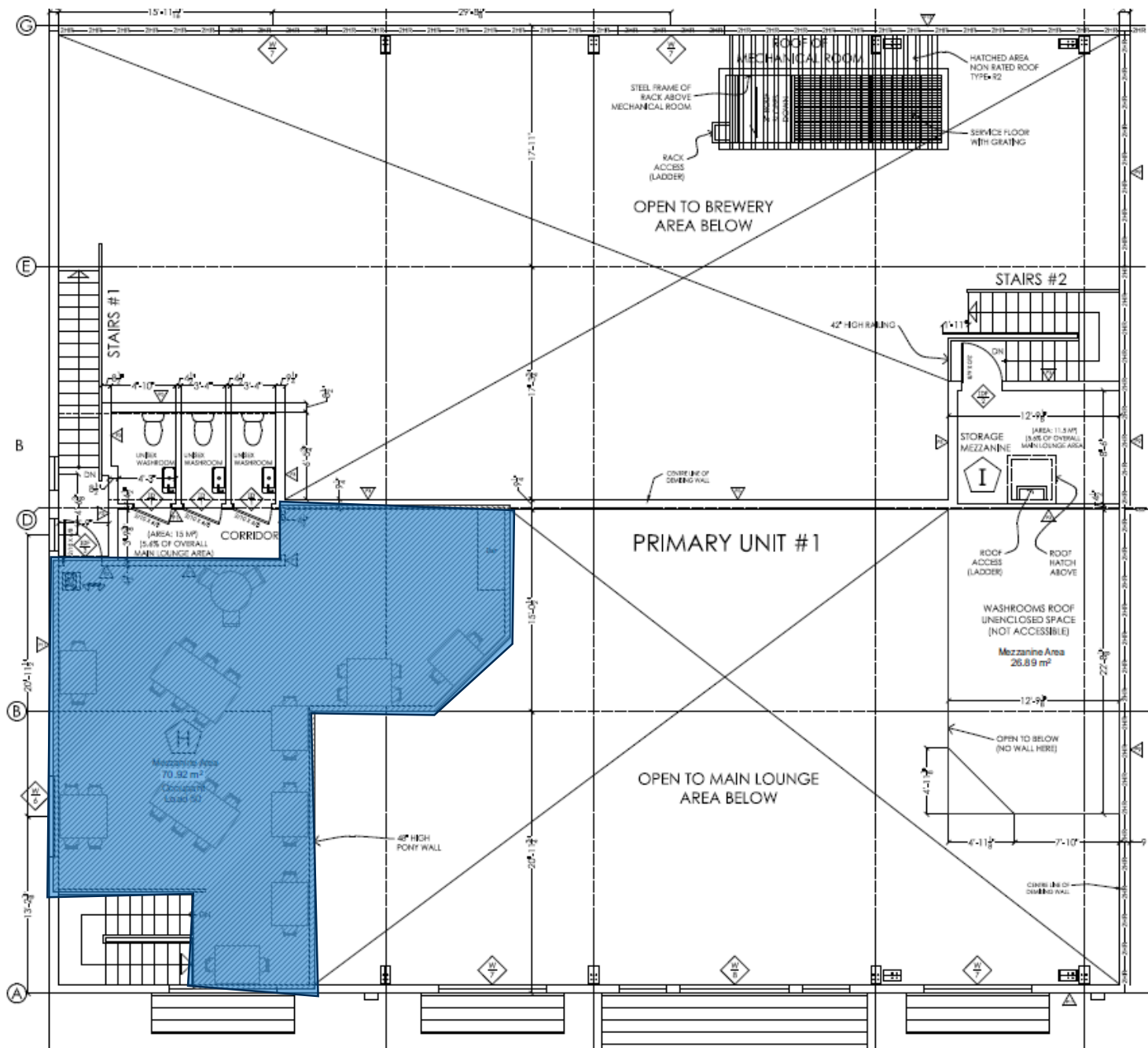
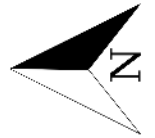
Jim Bailey Rd

# 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 m<sup>2</sup> 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