



City of  
**Kelowna**

Z24-0061  
3699 Hwy 97 N

Rezoning Application

# Purpose

- ▶ To rezone the subject property from the C2 - Vehicle Oriented Commercial zone to the C2rcs - Vehicle Oriented Commercial Retail Cannabis Sales zone to facilitate a retail cannabis sales establishment

# Development Process

Dec 6, 2024

Development Application Accepted



Staff Review & Circulation



Jan 28, 2025

Neighbour Notification Received



Feb 24, 2025

Initial Consideration



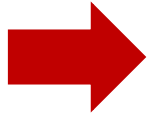
Reading Consideration



Final Reading

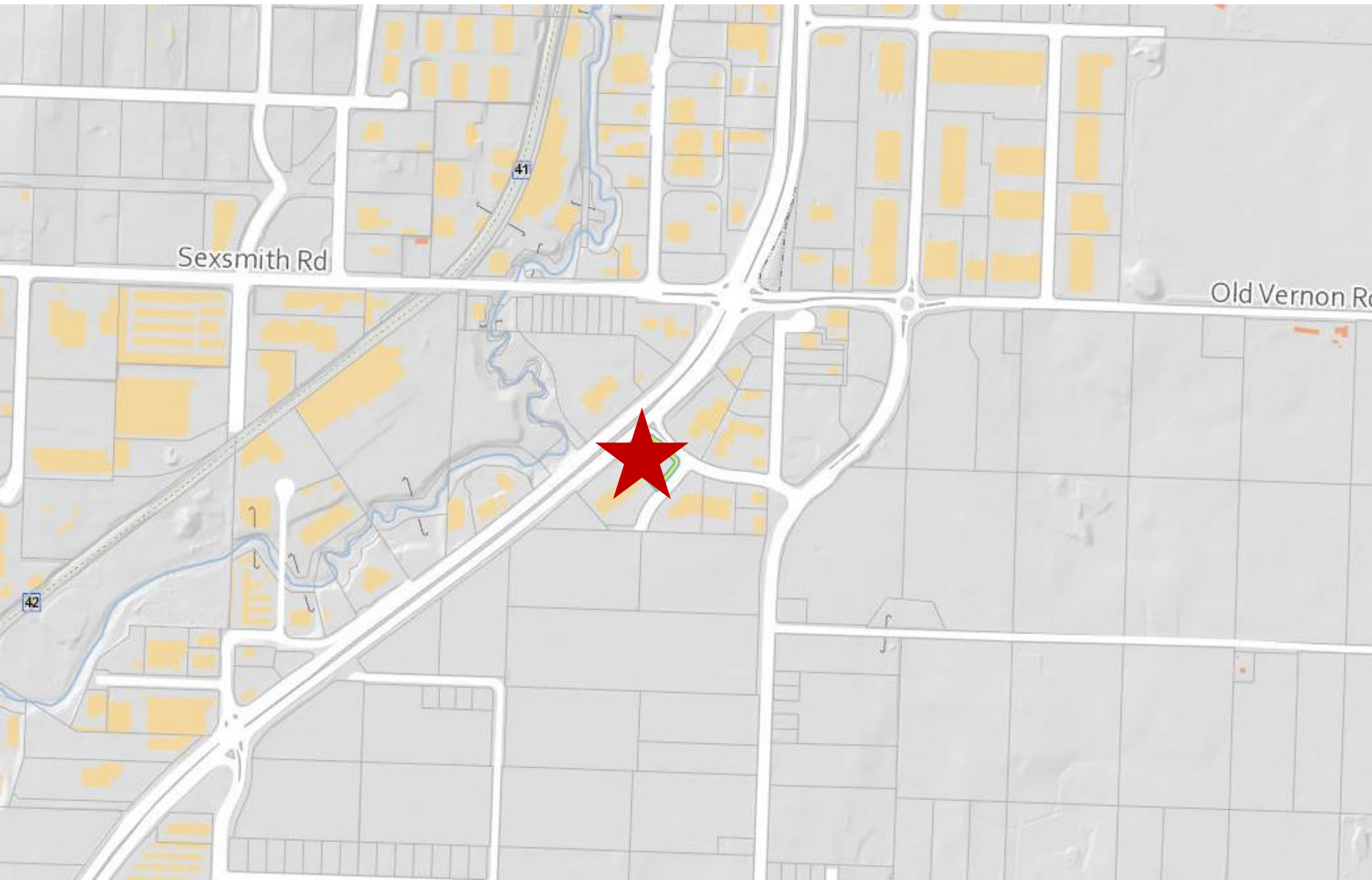


Building Permit

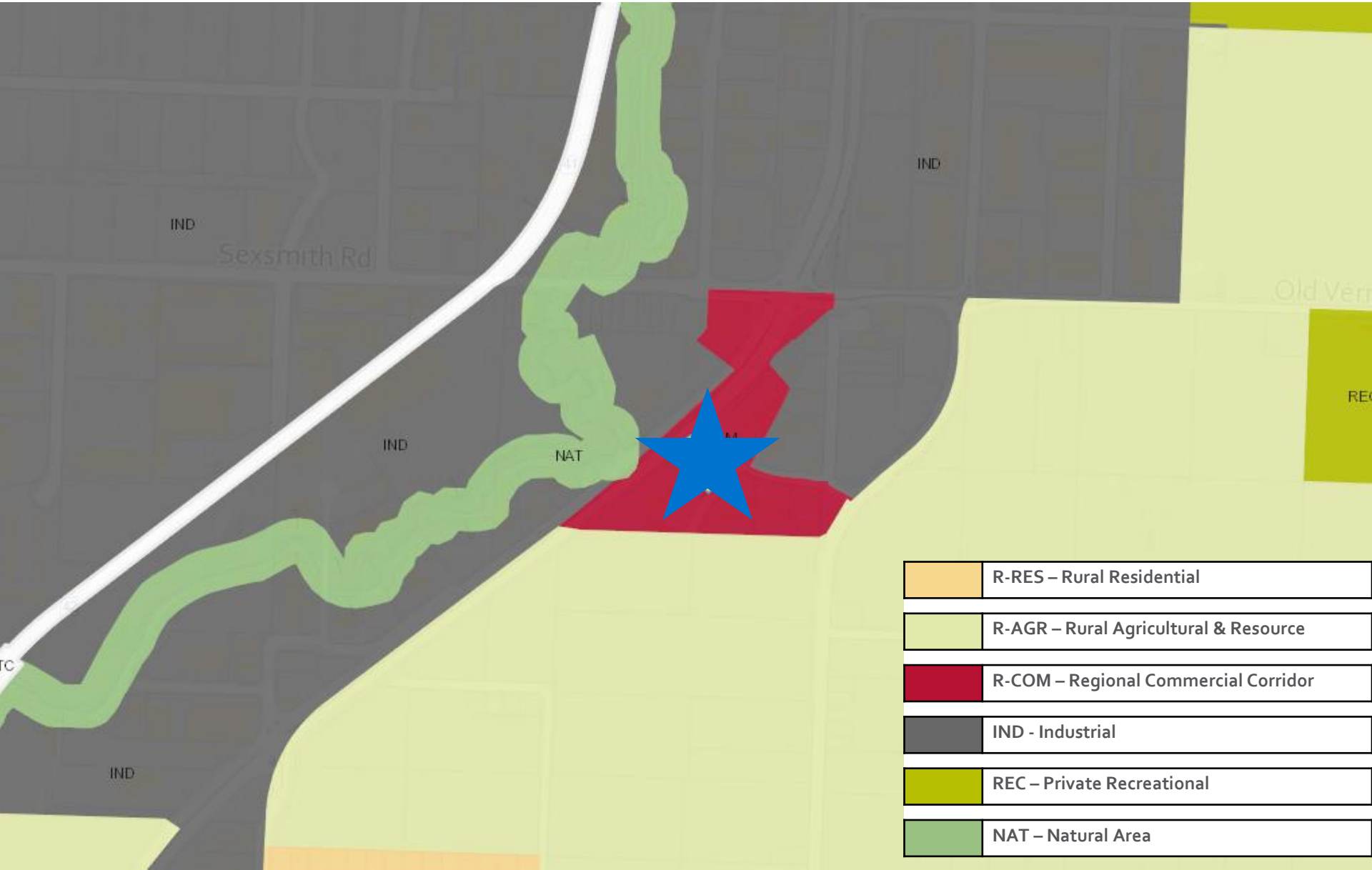



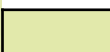




Council  
Approvals

# Context Map

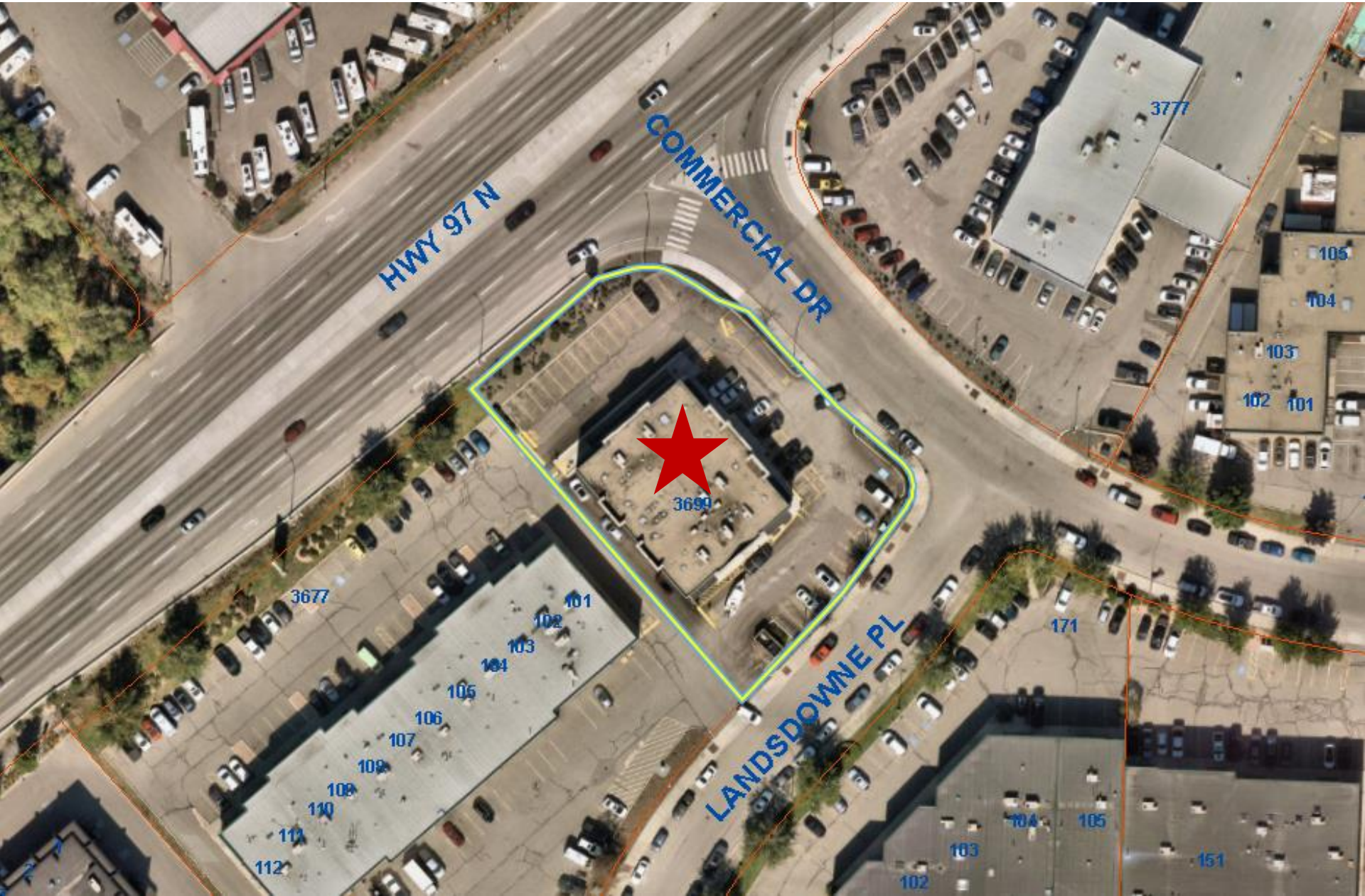


# OCP Future Land Use



	R-RES – Rural Residential
	R-AGR – Rural Agricultural & Resource
	R-COM – Regional Commercial Corridor
	IND - Industrial
	REC – Private Recreational
	NAT – Natural Area

# Subject Property Map



# Zoning Bylaw Regulations

- ▶ **RETAIL CANNABIS SALES** means a development used for the retail sale of cannabis that has been licensed by the Government of British Columbia.
- ▶ Any retail cannabis sales establishment must be set back a minimum distance of 500 m from another retail cannabis sales establishment, measured from closest lot line to closest lot line.
- ▶ Zoned property located within 500 m radius does not currently have a licensed establishment.

# Separation Distance





# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it:
  - ▶ Meets Zoning Bylaw regulations
- ▶ Direct Staff to send a recommendation to the LCRB supporting issuance of a cannabis retail store license