

**To:** Mayor and Council  
**From:** Paul Gipps, CAO

**Meeting Date:** July 8, 2025  
**Meeting Type:** Regular Council Meeting

**Prepared by:** Carie Liefke, Manager of Current Planning  
**Department:** Planning and Development

**Title:** Zoning Amendment for Industrial Purposes | Z0000346 | 380 Bubna Rd  
**Description:** Industrial Rezoning Proposal for Lands Located

## RECOMMENDATION

THAT Zoning Amendment (Z0000346) Bylaw 1292, 2025 be read a first and second time;  
AND THAT Zoning Amendment (Z0000346) Bylaw 1292, 2025 be forwarded to a Public Hearing.

## EXECUTIVE SUMMARY

The applicant has applied to rezoning a portion of Lot 1 Plan KAP66741 to I1 – General Industrial to be consistent with the Official Community Plan designation of Industrial. The property has road frontage within the City of Kelowna, and therefore future access would be obtained from either Bubna Road or Jim Bailey Crescent.

The application is consistent with the Official Community Plan and it is recommended that Council grant readings to Zoning Amendment (Z0000346) Bylaw 1292, 2025.

## BACKGROUND

Application Information			
<b>Application Type</b>	Zoning Map Amendment	<b>Application Date:</b>	December 5, 2024
<b>Applicant:</b>	Aspen Lands Advisory Ltd.	<b>Owner:</b>	McIntosh Properties Ltd.
<b>Application Description</b>	Request to rezone the lands from RLP (Rural Large Parcel) to I1 (General Industrial) to facilitate the creation of 1 acre (0.4 hectare) industrial lots.		

Property Information: General		
Folio/Roll #:	331-02092.003	
Legal Description	LOT 1 SECTION 1&2 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP66741 TOWNSHIP 20 EXCEPT THAT LIES WITHIN THE CITY OF KELOWNA (see Folio 217-02095.151)	
PID	024-781-827	
Civic Address:	380 Bubna Rd	
Property Information: Land Use		
OCP Designation:	Industrial	
Zoning Designation: current proposed	RLP – Rural Large Parcel 1 I1 – General Industrial	
Land Use Contract	n/a	
ALR:	n/a	
Parcel Size:	~ 20 ha/ 51 acres	
Development Permit Areas:	Industrial, and Natural Environment	
Adjacent Land Summary:	Zoning:	Use:
North:	A1 - Agricultural	Gravel operation
East:	RLP – Rural Large Parcel 1	Vacant

<i>South:</i>	RLP – Rural Large Parcel 1	Vacant
<i>West:</i>	City of Kelowna – I2 – General Industrial	Vacant

<b>Property Information: Infrastructure and Development Engineering</b>	
<b>Road Network</b>	Will be reviewed and constructed as part of future development applications.
<b>Driveway Access</b>	Will be reviewed as part of future development applications.
<b>Water Supply:</b>	Will be reviewed and constructed as part of future development applications.
<b>Sewer:</b>	Will be reviewed and constructed as part of future development applications.
<b>Drainage / Stormwater</b>	Will be reviewed and constructed as part of future development applications.
<b>Comments:</b>	District staff are collaborating with the City of Kelowna and the developer to prepare an infrastructure servicing plan that considers the broader area. Servicing requirements for this property will be designed and constructed as part of a future subdivision or development application.

## **ANALYSIS**

### Background

The subject property (Attachment A) is located at 380 Bubna Road. The eastern ~20 hectares (51 acres) of the property are located within the District of Lake Country and the remainder is located within the City of Kelowna. Road access to the property is from both Bubna Road and Jim Bailey Road within the City of Kelowna.

The applicant has applied to rezone the eastern portion of the lands to I1 – General Industrial to allow the property to be developed for industrial purposes. Future development of the lands would include applications for subdivision and development permits.

The applicant also has active applications with the City of Kelowna for development permits and subdivision. Kelowna has designated the Kelowna portion of the subject property as Industrial within their OCP and I2 – General Industrial within their zoning bylaw.

The development and servicing of the portion of the subject property within the District of Lake Country will be reliant on the development of the portion of the property located within the City of Kelowna. Staff have been working with the City of Kelowna to prepare a servicing plan that considers the transportation, water, sewer and drainage needs for the entire area on all sides of the municipal boundaries, including OKIB lands. Servicing of this property will be designed and constructed as part of a future subdivision or development application.

### Official Community Plan

The Official Community Plan (OCP) designates the portion of the subject property within the District of Lake Country as Industrial on the Future Land Use Map. This designation is consistent with the requested zoning amendment.

The OCP, Section 3.4, includes the objective of “preserve the Okanagan wildlife connectivity corridor on the hillsides to the east of Oyama and Winfield”, along with the policy stating ‘discourage development or land uses that will have a negative impact on the Okanagan wildlife connectivity corridor. This wildlife corridor has been identified on the eastern slopes of the community and includes a 1000m wide buffer to help mitigate potential impacts from the built environment and help allow space for natural animal movement. While the subject property does fall within the wildlife corridor buffer as currently mapped, it is likely that the functional corridor and buffer have shifted further to the north-east to avoid the gravel extraction area, as shown in Attachment C. Therefore, based on the likely functional wildlife corridor, it is unlikely that the proposed development would have a significant impact on north-south wildlife movement through the community.

### Zoning Bylaw

Zoning Bylaw #561, 2007 currently designates the District of Lake Country portion of the subject property as 'RLP – Rural Large Parcel'. Should Council approve the requested I1 – General Industrial zoning, the following development regulations would apply:

CRITERIA		PROPOSED: I1 ZONE
Principle Uses		<ul style="list-style-type: none"> <li>• auctioneering establishments</li> <li>• automotive and equipment repair shops</li> <li>• automotive and minor recreation vehicle sales/rentals</li> <li>• breweries and distilleries, major</li> <li>• bulk fuel depots</li> <li>• Cannabis Production</li> <li>• car washes</li> <li>• commercial storage</li> <li>• contractor services, general</li> <li>• contractor services, limited</li> <li>• convenience vehicle rentals</li> <li>• custom indoor manufacturing</li> <li>• emergency and protective services</li> <li>• equipment rentals</li> <li>• fleet services</li> <li>• food primary establishment</li> <li>• gas bars</li> <li>• general industrial uses</li> <li>• household repair services</li> <li>• high technology research and product design</li> <li>• liquor primary establishment, minor</li> <li>• Medical Marihuana Production</li> <li>• outdoor storage</li> <li>• participant recreation services, indoor</li> <li>• private clubs</li> <li>• rapid drive-through vehicle services</li> <li>• recycling depots</li> <li>• recycled materials drop-off centres</li> <li>• service stations, minor</li> <li>• service stations, major</li> <li>• truck and manufactured home sales rentals</li> <li>• vehicle and equipment services, industrial</li> </ul>
Secondary Uses		<ul style="list-style-type: none"> <li>• care centres, major</li> <li>• residential security operator unit</li> <li>• utility services, minor impact</li> </ul>
Lot Area		1.0 ha without community sewer 4,000 m <sup>2</sup> with community sewer
Floor Area Ratio		1.5
Height		14 metres
Site Coverage		60%
Yards (minimum)	Front	7.5 metres
	Side	4.5 metres, except not required abutting a lot in the C or I zones, and 6.0 metres on a flanking street
	Rear	0.0 metres adjacent to commercial or industrial zones, and 6.0 metres abutting other zones

District staff are supportive of this development as it meets OCP objectives and policies and would benefit the area by contributing to the local economy through the creation of jobs and taxation.

### FINANCIAL IMPLICATIONS

☒ None      ☐ Budget Previously Approved      ☐ Other (see below)

### COMMUNICATION

- This application was referred to internal departments.
- The Planning Department will prepare the appropriate letter/signage and landowner notifications prior to the required public hearing.

**ALTERNATE RESOLUTION OPTION(S)**

1. THAT Zoning Amendment Bylaw 1292, 2025 be deferred pending receipt of additional information as identified by Council.
2. THAT Zoning Amendment Bylaw 1292, 2025 not be read a first time, and the file be closed.

Respectfully Submitted,

**Carie Liefke, Manager of Current Planning**

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**Report Approval Details**

Document Title:	Z0000346 – Bubna Rd Industrial Lot Proposal.docx
Attachments:	- Attachment A – Z0000346 – Location Maps.pdf - Attachment B – Z0000346 – Bylaw 1292 DRAFT.pdf - Attachment C – Z0000346 – Wildlife Corridor Maps.pdf
Final Approval Date:	Jul 3, 2025

This report and all of its attachments were approved and signed as outlined below:

**Steven Gubbels, Development Engineering Manager – Jul 3, 2025 – 9:07 AM**

**Jeremy Frick, Director of Development Approvals - Jul 3, 2025 – 9:42 AM**

**Reyna Seabrook, Director of Corporate Services – Jul 3, 2025 – 9:50 AM**

**Paul Gipps, Chief Administrative Officer - Jul 3, 2025 – 9:55 AM**

**Makayla Ablitt, Legislative & FOI Coordinator - Jul 3, 2025 – 9:57 AM**