
CITY OF KELOWNA

MEMORANDUM

January 9, 2002:

File No.: (3360-20) **TA01-016**

To: City Manager

From: Planning & Development Services Department

Subject: Text Amendment TA01-016, Revision to City of Kelowna Zoning Bylaw No. 8000 Section, 15.2.2. of the I2 – General Industrial Zone to add “Emergency and Protective Services” as a Permitted Principal Use.

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by adding the following permitted use to Section 15.2.2 Principal Uses of the I2 – General Industrial zone;

(k) emergency and protective services

and renumber subsequent paragraphs to suit

AND THAT the Text Amendment bylaw be forwarded to a Public Hearing for further consideration.

2.0 BACKGROUND

The RCMP has their subdivision headquarters building located on Norris Road. The area around subject property is predominantly zoned I2 – General Industrial, a zone that does not permit “Emergency and Protective Services” as a permitted use. The RCMP has recently requested proposals for additional space in the same neighbourhood as their subdivision building to be used for police services. However, in order to meet the geographic location requirements of the RFP, the qualifying properties are located within the I2 – General Industrial zone.

It has become apparent that “Emergency and Protective Services” is an appropriate use within the I2 – General Industrial zone. The proponent of the successful RFP has made application to add “Emergency and Protective Services” as a principal permitted use in the I2 – General Industrial Zone in order that their site will be appropriately zoned for “Emergency and Protective Services” use.

3.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The Planning and Development Services Department does not have concerns with proposed addition of “Emergency and Protective Services” as a permitted use in the I2 – General Industrial zone. Currently, “Emergency and Protective Services” is listed as a permitted principal use in the I1 – Business Industrial zone. The inclusion of “Emergency and Protective Services” as a permitted use is not anticipated to have a major impact on the I2 – General Industrial zone, and seems to be an appropriate addition to the list of permitted principal uses listed for the I2 – General Industrial zone. The number of these types of services is somewhat limited and geographical location is the principal siting concern. The Planning and Development Services Department therefore considers the proposed text amendment to be for the benefit of the general community.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

PMc/pmc
Attach.