

PROPOSED INDUSTRIAL SUBDIVISION

10 Min. from Kelowna International Airport



Lot lines for demonstration only. Actual lot lines and property boundaries to be verified by survey and municipal plans.

8877 and 8999 Jim Bailey Road, Kelowna, BC

LOCATION

Jim Bailey Road and Commonwealth Road, from Highway 97N near Lake Country, on the outskirts of Kelowna. The property borders Jim Bailey Road, providing several access points.

OPPORTUNITY

Brand new industrial subdivision offering 8 level lots ranging from 1.22 to 3.97 acre, with opportunity to combine if larger parcels required. Choose between I2 General Industrial (lot 1 & 2) or I3 Heavy Industrial (lots 3 - 8). Easy truck access, proximity to North and South traffic via Highway 97 and Glenmore Road.

For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

ROB A. ARCHIBALD

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KelownaCommercial.ca

**Royal LePage Kelowna
Brokerage**
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1-1890 Cooper Road Kelowna, BC V1Y 8B7

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LEGAL DESCRIPTION (pending subdivision final)

8877 – Lot: A Plan: KAP66761, Sec: 2, Twsp: 20, LD: 41 ODYD
PID: 024-779-768

8899 – Lot: 4, Plan: KAP65805, Sec: 2, Twsp: 20, LD: 41 ODYD
PID: 024-666-921

PROPERTY DETAILS

Lot 1 - 1.163 acres / 4707m²
Lot 2 - 1.122 acres / 4541m²
Lot 3 - 3.974 acres / 16084m²
Lot 4 - 2.144 acres / 8680m²
Lot 5 - 1.999 acres / 8092m²
Lot 6 - 1.989 acres / 8050m²
Lot 7 - 1.984 acres / 8031m²
Lot 8 - 1.982 acres / 8022m²

KEY FEATURES

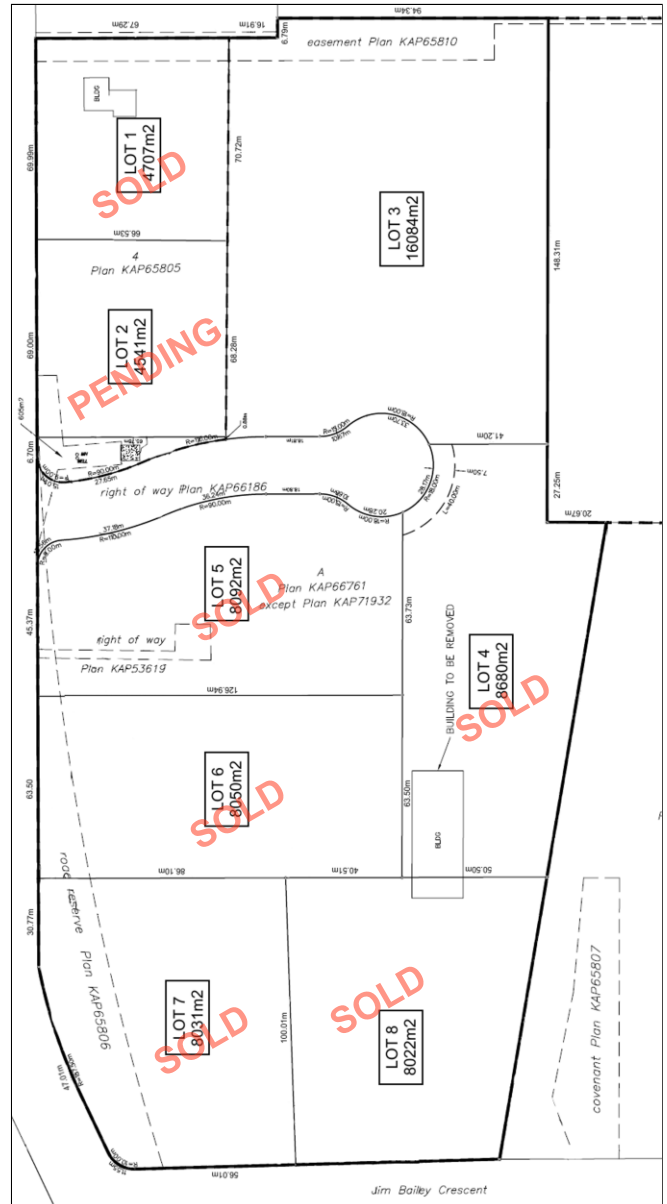
- Zoned I2 General Industrial and I3, Heavy Industrial, City of Kelowna, BC
- Excellent Industrial Lot options
- Paved, two lane road to the property with supplemental rear access roads, providing several access points
- Cul-de-sac access to lots 2, 3, 4 & 5
- Sewer at property line
- Neighbouring businesses include UPS, ATS Retail Solutions and Sysco Foods, boat company and multiple fabricators
- 850m from Highway 97 and less than 3km to Winfield and less than 12km to Kelowna

OFFER

Purchase price.

\$950,000/ acre

Build to Suite Lease option



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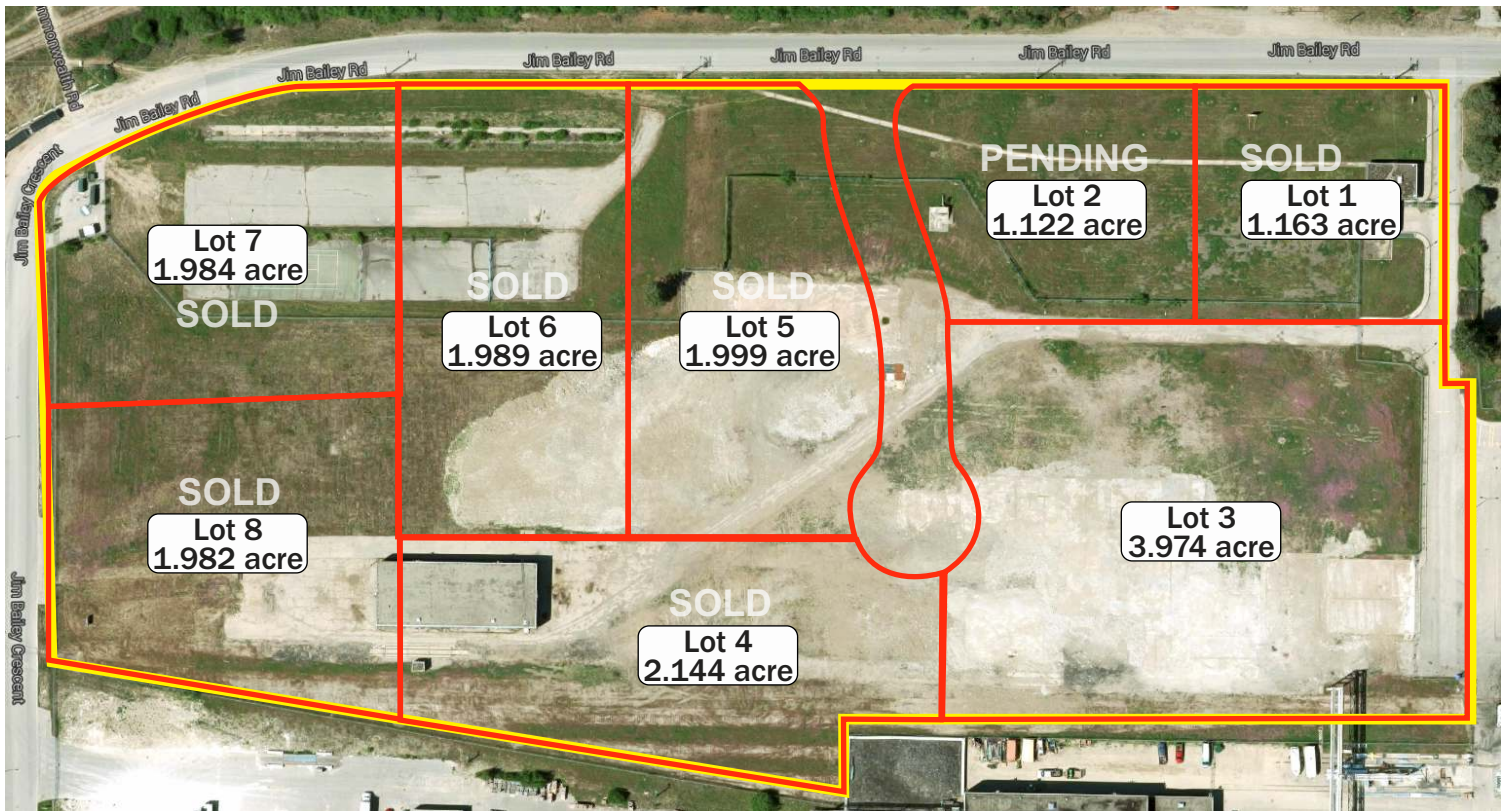


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DEVELOPMENT DRAFT PLAN



Lot 1 - 1.163 acres / 4707m ²	SOLD
Lot 2 - 1.122 acres / 4541m ²	PENDING
Lot 3 - 3.974 acres / 16084m ²	\$3,775,900.
Lot 4 - 2.144 acres / 8680m ²	SOLD
Lot 5 - 1.999 acres / 8092m ²	SOLD
Lot 6 - 1.989 acres / 8050m ²	SOLD
Lot 7 - 1.984 acres / 8031m ²	SOLD
Lot 8 - 1.982 acres / 8022m ²	SOLD

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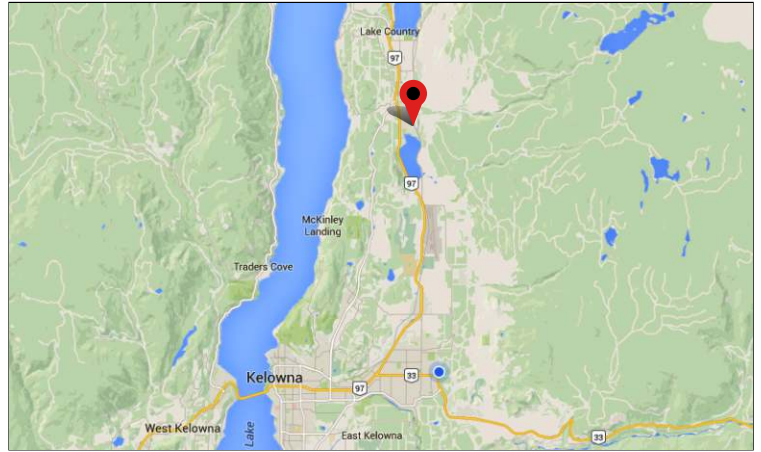
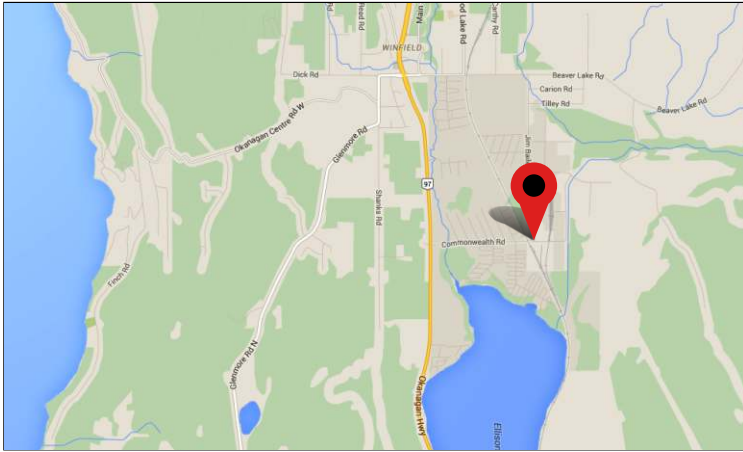
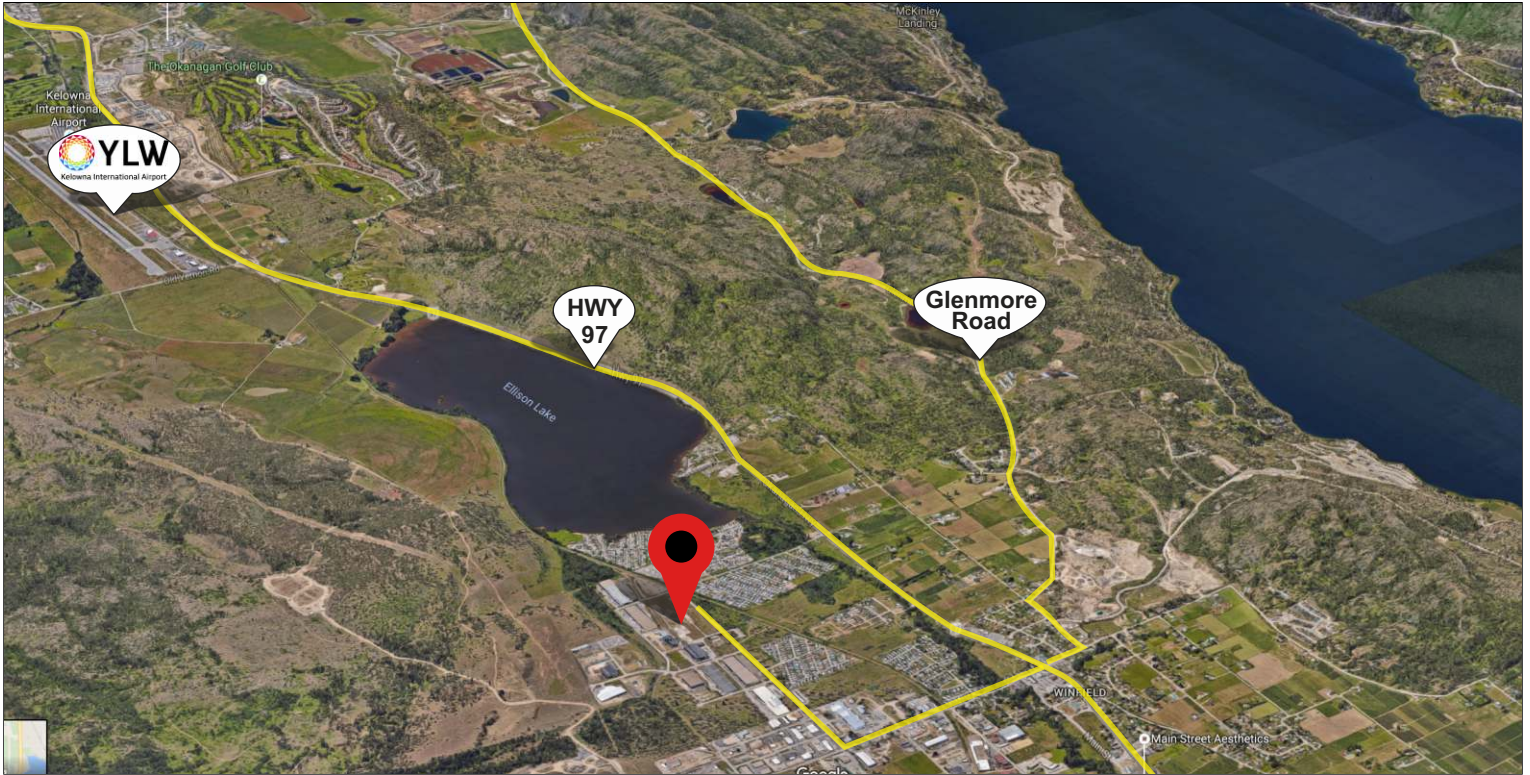


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ROYAL LEPAGE

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MUNICIPAL ZONING I2: General Industrial

Land and structures shall be used for the following uses only, or for a combination of such uses:

Principal Uses:

- (a) animal clinics, major
- (b) auctioneering establishments
- (c) automotive and equipment repair shops
- (d) automotive and minor recreation vehicle sales/rentals
- (e) breweries and distilleries, major
- (f) breweries and distilleries, minor
- (g) bulk fuel depots
- (h) commercial storage
- (i) contractor services, general
- (j) contractor services, limited
- (k) convenience vehicle rentals
- (l) custom indoor manufacturing
- (m) emergency and protective services
- (n) equipment rentals
- (o) fleet services
- (p) food primary establishment
- (q) gas bars
- (r) general industrial uses
- (s) household repair services

- (t) liquor primary establishment, minor
- (u) outdoor storage
- (v) participant recreation services, indoor
- (w) private clubs
- (x) rapid drive-through vehicle services
- (y) recycling depots
- (z) recycled materials drop-off centres
- (aa) service stations, minor
- (bb) service stations, major
- (cc) truck and mobile home sales/rentals
- (dd) utility services, minor impact
- (ee) vehicle and equipment services, industrial
- (ff) warehouse sales

Secondary Uses:

- (a) agriculture, urban
- (b) residential security/operator unit
- (c) care centres, major

Subdivision Regulations

- (a) The minimum lot width is 40.0 m.
- (b) The minimum lot depth is 35.0 m.
- (c) The minimum lot area is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum lot area is 4000 m².

Development Regulations

- (a) The maximum floor area ratio is 1.5.
- (b) The maximum site coverage is 60%.
- (c) The maximum height is 14.0 m.
- (d) The minimum front yard is 7.5 m.
- (e) The minimum side yard is 4.5 m, except it is not required abutting a lot in the C or I zones, and it is 6.0 m on a flanking street.
- (f) The minimum rear yard is 0.0 m where adjacent to commercial or industrial zones, except that it is 6.0 m abutting other zones.

Other Regulations

- (a) No use shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.
- (b) No use shall produce odour, glare, or noise that creates a nuisance.
- (c) There shall be no outdoor storage of toxic, noxious, explosive, odorous, or radio-active materials.
- (d) Only one residential security/operator unit is permitted on a site.
- (e) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.
- (f) Drive-in food services are not a permitted form of development in this zone.

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MUNICIPAL ZONING I3: Heavy Industrial

Land and structures shall be used for the following uses only, or for a combination of such uses:

Principal Uses:

- (a) animal clinics, major
- (b) breweries and distilleries, major
- (c) breweries and distilleries, minor
- (d) bulk fuel depots
- (e) concrete and asphalt plants
- (f) general industrial uses
- (g) outdoor storage
- (h) recycling depots
- (i) recycling plants
- (j) recycled materials drop-off centres
- (k) utility services, minor impact
- (l) utility services, major impact

- (m) vehicle and equipment services, industrial
- (n) wrecking yards
- (v) Vehicle sales, repair, and cleaning and restoration.
- (vi) Nursery growing and selling of plants, shrubs, trees, and landscape material and related products both wholesale and retail.

Secondary Uses:

- (a) agriculture, urban
- (b) residential security/operator unit

All display and retail areas in wholesale establishments shall be limited to a total maximum floor area of 100 2.

Subdivision Regulations

- (a) The minimum lot width is 40.0 m.
- (b) The minimum lot area is 8000 m².
- © The minimum lot area is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum lot area is 8000 m².

Development Regulations

- (a) The maximum floor area ratio is 0.75.
- (b) The maximum height is 18.0 m, except it is 26.0 m for accessory buildings and structures.
- (c) The minimum front yard is 10.0 m.
- (d) The minimum side yard is 7.5 m.
- (e) The minimum rear yard is 7.5 m.

Other Regulations

- (a) No uses are permitted that would carry out their operations such that there would be a significant nuisance factor created beyond the boundary of the I3 zone.
- (b) Only those principal uses which require large land areas for outdoor operations, may create off-site impacts, or require separation because of potential hazards shall be permitted.
- (c) Only one residential security/operator unit is permitted on a site.
- (d) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.

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