

LAND (I2 REZONING NEARLY COMPLETE) FOR SALE OR LEASE:

# 3385-3411 Sexsmith Road, Kelowna, BC

On Sexsmith just off Highway 97N near Tim Hortons & Fraiser Valley RV



## SEXSMITH ROAD

Dimensions in image are approximate

Rarely offered: 0.95 acre assembly of lots on high traffic road. Rezoning to I2 approved and in it's final stages (further details on pg. 3). Flat topography with gravel surface. Currently vacant, fenced, and ready for your use. Offered for sale at \$2,875,000 (\$69.61/sf land area). Offered for lease at base rent of \$2.00/sf/year (further details on next page). Also open to Build-to-Suit opportunities!



**Cameron Bouchard, B.Comm.**  
Owner | Deal Analyst | Commercial Realtor  
250.300.3658 | Cam@CorpAccord.com

**Peter Bouchard, B.Comm.**  
Owner | Managing Broker | Commercial Realtor  
250.470.9551 | Peter@CorpAccord.com

www.CorpAccord.com | 500 Sarsons Road, Kelowna, BC V1W 1C2



## Additional Features of Both Properties

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WATER PROVIDER	BMID
CURRENT ZONING	RU1, rezoning application to I2 in progress
2040 OFFICIAL COMMUNITY PLAN	IND – Industrial (rezoning required)
TOPOGRAPHY	Flat
SURFACE	Gravel (not paved)
SELLER/LANDLORD	Procladd Holdings Ltd.
CHARGES ON TITLE	Statutory Right of Way on 3385 Sexsmith Road

## I2 Rezoning Approved and Nearly Complete

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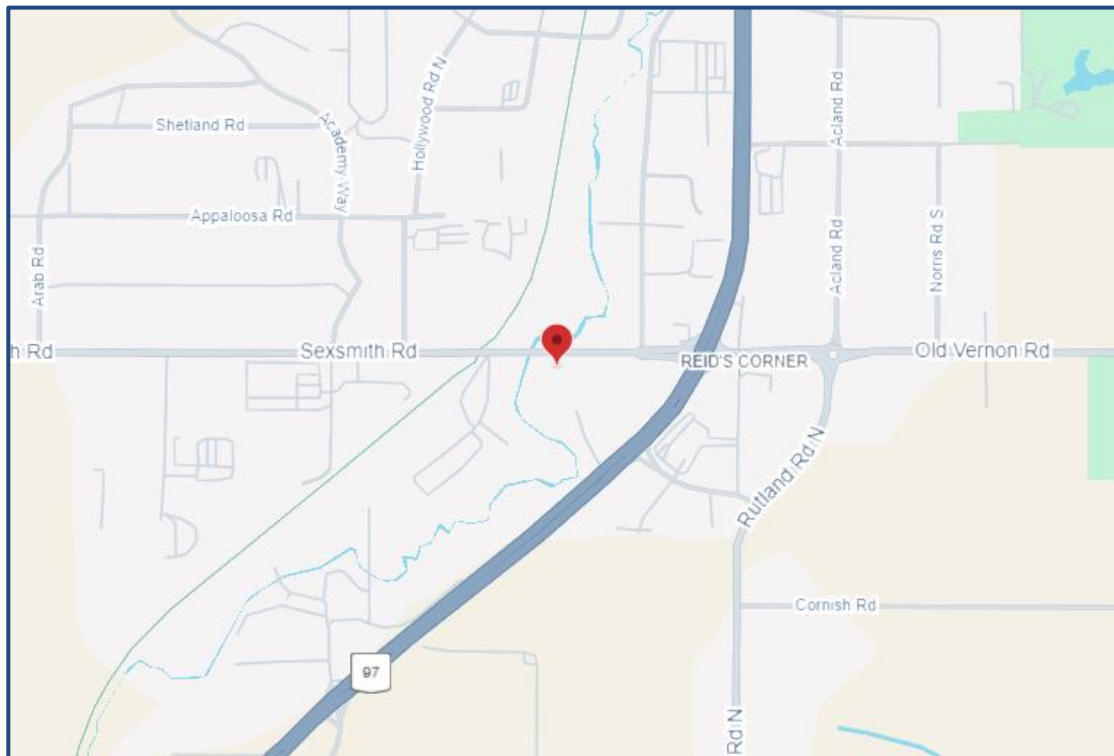
3385-3411 Sexsmith Road is in the final stages of it's rezoning to I2 Industrial zoning. The property has been approved for rezoning to I2, and is currently awaiting final approval of the survey plans and drawings of subdivision layouts for it's assignment to title (which have been completed and provided to the city). Please reach out to the Listing agent with any questions on the properties rezoning status!

The city of Kelowna zoning bylaw is available at the following link:

<https://www.kelowna.ca/city-hall/city-government/bylaws-policies/zoning-bylaw>

## Great Location with Convenient Access

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# Satellite Image and City Sanitary Information



**Black Mountain Irrigation District GIS Map Legend**

Air Valves		Domestic Services		Blow Offs	
	Needs Service		Inspected and Operational		In Service - Not Flushed
	Needs Repair - Not in Service		Missing		Needs Repair - Not in Service
	Service Completed		Needs Repair - Not Operational		In Service - Flushed
	Missing		Needs Repair - Operational	<b>Miscellaneous</b>	
	Abandoned		Not Inspected		Sample Station
<b>Distance Offset</b>			Private Service		Pressure Relief Valve (PRV)
	Service to Property Line/Pin		Irrigation Service - Separated		Reservoir
	Other Distance				Backflow Prevention Device
Water Mains		Service Lines		End Caps	
	Domestic/Irrigation Combined		Domestic/Irrigation Combined		North End
	Domestic Only		Domestic Only		East End
	Irrigation Only		Irrigation Only		South End
	Future/Proposed		Hydrant Lead		West End
	Drain		Blow off		
	Rutland Water Works Main		Air Valve		
	Dry		Abandoned		
	Abandoned				

# Land Use Controls

The current I2 Industrial regulations are noted below (As of March 16, 2026)

Zoning Bylaw No. 12375

Section 14.10 – Subdivision Regulations											
m = metres / m <sup>2</sup> = square metres											
Zones	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area <sup>.1</sup>	Maximum Lot Area							
I1			2,000 m <sup>2</sup>	n/a							
I2	40.0 m	35.0 m	4,000 m <sup>2</sup>	n/a							
I3			8,000 m <sup>2</sup>	n/a							

Section 14.12 – Industrial, Institutional, and Water Zone Development Regulations											
m = metres / m <sup>2</sup> = square metres											
Criteria	Zones										
	I1	I2	I3	I4	P1	P2	P3	P4	P5	W1	W2
Max. Site Coverage of all Buildings (%)	60%	60%	80%	10%	50%	40%	n/a	n/a	n/a	n/a	n/a
Max. Site Coverage of all Buildings, Structures, & Impermeable Surfaces (%)	80%	90%	n/a	n/a	70%	60%	n/a	n/a	30%	n/a	n/a
Max. Density & Max. Height	See Section 14.14 for Density and Height Regulations										
Min. Front Yard Setback	2.0 m	2.0 m	2.0 m <sup>.2</sup>	2.0 m <sup>.2</sup>	2.0 m	2.0 m <sup>.3</sup>	6.0 m	6.0 m	6.0 m	n/a	n/a
Min. Flanking Side Yard Setback	2.0 m	2.0 m	2.0 m <sup>.2</sup>	2.0 m <sup>.2</sup>	2.0 m	2.0 m <sup>.3</sup>	4.5 m	6.0 m	6.0 m	n/a	n/a
Min. Side Yard Setback	0.0 m <sup>.1</sup>	0.0 m <sup>.1</sup>	0.0 m <sup>.2</sup>	0.0 m <sup>.2</sup>	4.5 m	4.5 m <sup>.3</sup>	3.0 m <sup>.1</sup>	4.5 m	4.5 m	n/a	n/a
Min. Rear Yard Setback	0.0 m <sup>.1</sup>	0.0 m <sup>.1</sup>	2.0 m <sup>.2</sup>	2.0 m <sup>.2</sup>	6.0 m	6.0 m <sup>.3</sup>	3.0 m <sup>.2</sup>	4.5 m <sup>.2</sup>	6.0 m	n/a	n/a