

PART 12 – INDUSTRIAL ZONES

12.1. LIGHT INDUSTRIAL ZONE (I1)

.1 Purpose

To accommodate light industrial uses and associated uses.

.2 Principal Uses, Buildings and Structures

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|--|---------------------------------|
| (a) Auctioneering establishment | (l) Heliport facility |
| (b) Alcohol Production Facility | (m) High technology industry |
| (c) Bulk fuel depot | (n) Industry, general |
| (d) Cannabis production facility | (o) Kennels |
| (e) Commercial storage | (p) Office |
| (f) Contractor service | (q) Outdoor storage |
| (g) Fire, police or ambulance service | (r) Recreation services, indoor |
| (h) Food bank | (s) Restaurant |
| (i) Freight or distribution outlet | (t) Retail, service commercial |
| (j) Greenhouse or plant nursery | (u) Utility service |
| (k) Heavy equipment sales, rental and repair | (v) Veterinary clinic |
| | (w) Warehouse |

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit
- (c) Home based business, minor

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 1, Plan KAP51408, DL 506 (1352 Industrial Road): cannabis production facility in a multi-tenant building
- (b) On Plan KAS1290, DL 2683 (2322 Dominion Road): cannabis production facility in a multi-tenant building
- (c) On Lot 2 DL 506 ODYD Plan 18464 Except Plan H16956 (#104-1195 Industrial Road): one Non-Medical Cannabis Retail Store as indicated on Schedule ‘B’ of Zoning Amendment Bylaw No. 0154.80
- (d) On Lot 2 District Lot 506 Osoyoos Division Yale District Plan 18464 Except Plan H16956 (#105 and 106 - 1195 Industrial Road): Personal Service Establishment, as indicated on Schedule ‘A’ and ‘B’ and forming part of this bylaw.

Bylaw No.
0265.07

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	400 m ² (4,305.6 ft ²)
(b)	Minimum parcel frontage	12.0 m (39.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	1 caretaker unit per parcel
(d)	Maximum parcel coverage	75%
(e)	Maximum building height	12.0 m (39.4 ft)

SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	4.5 m (14.8 ft)
ii.	Rear and interior side parcel boundary	0.0 m (0.0 ft), except it is 4.5 m (14.8 ft) where the parcel does not abut an Industrial Zone or Service Commercial Zone
iii.	Exterior side parcel boundary	4.5 m (14.8 ft)
iv.	A1 Zone or ALR	Subject to Section 3.25
(g)	Despite 12.1.5(f), the following uses, buildings and structures shall be sited at least the distance indicated in the right-hand column below, opposite the feature indicated in the middle column, from any parcel boundary:	
i.	Cannabis production facility	150 m (492 ft) from an abutting: (b) Zone that permits dwelling as a principal use; and (c) Any P Zone

.6 Other Regulations - *Reserved*

12.2. HEAVY INDUSTRIAL ZONE (I2)

.1 Purpose

To accommodate heavy industrial uses and associated uses.

.2 Principal Uses, Buildings and Structures

- | | |
|---|-----------------------------------|
| (a) Bulk fuel depot | (g) Saw mill or planer mill |
| (b) Contactor services | (h) Salvage yard |
| (c) Freight or distribution outlet | (i) Resource mining or extraction |
| (d) Heavy equipment sales, rental or repair | (j) Outdoor storage |
| (e) Heliport facility | (k) Utility service |
| (f) Industry, heavy | |

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit
- (c) Home based business, minor
- (d) Storage of bulk fuel, chemicals or other petroleum products

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	2000 m ² (21,527.8 ft ²)
(b)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	1 caretaker unit per parcel
(d)	Maximum parcel coverage	40%
(e)	Maximum building height	12.0 m (39.4 ft)
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	8.0 m (26.2 ft)
ii.	Rear and interior side parcel boundary	0.0 m (0.0 ft) except it is 9.0 m (29.5 ft) where the parcel does not abut an Industrial Zone
iii.	Exterior side parcel boundary	6.0 m (19.7 ft)
iv.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations - *Reserved*

12.3. TIMBER PROCESSING AND MANUFACTURING ZONE (I3)

.1 Purpose

To accommodate forestry related activities.

.2 Principal Uses, Buildings and Structures

- (a) Contractor services
- (b) Dryland sort
- (c) Timber processing
- (d) Re-manufacturing of wood products
- (e) Saw mill or planer mill

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit
- (c) Home based business, minor
- (d) Outdoor storage

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	4.0 ha (9.9 acres)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	1 caretaker unit per parcel
(d)	Maximum parcel coverage	35%
(e)	Maximum height	15 m (49.2 ft)
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	8 m (26.2 ft), except it is 15.0 m (49.2 ft) when the parcel abuts Highway 97
ii.	Rear parcel boundary	10.0 m (32.8 ft)
iii.	Interior side parcel boundary	10.0 m (32.8 ft)
iv.	Exterior side parcel boundary	10.0 m (32.8 ft)
v.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations - *Reserved*

12.4.GRAVEL EXTRACTION ZONE (I4)

.1 Purpose

To accommodate extraction and processing of natural sand and gravel resources for the manufacture, wholesale, and retail sale of associated products.

.2 Principal Uses, Buildings and Structures

- (a) Bulk fuel depot
- (b) Contractor services
- (c) Heavy equipment sales, rental and repair
- (d) Sand and gravel quarrying, extraction, crushing, sorting or screening
- (e) Manufacture, wholesale or retail of cement concrete or cement concrete aggregate products

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit
- (c) Home based business, minor
- (d) Outdoor storage

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	2.0 ha (4.9 acres)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	1 caretaker unit per parcel
(d)	Maximum parcel coverage	15%
(e)	Maximum building height	15.0 m (49.2 ft)
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	8.0 m (26.2 ft)
ii.	Rear parcel boundary	6.0 m (19.7 ft)
iii.	Interior side parcel boundary	6.0 m (19.7 ft)
iv.	Exterior side parcel boundary	6.0 m (19.7 ft)
v.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations - *Reserved*

12.5.GRAVEL EXTRACTION WITH ASPHALT PLANT ZONE (I5)

.1 Purpose

To accommodate extraction and processing of natural sand and gravel resources for the manufacture, wholesale, and retail sale of associated products, including asphalt processing.

.2 Principal Uses, Buildings and Structures

- (a) Asphalt plant
- (b) Bulk fuel depot
- (c) Contractor services
- (d) Heavy equipment sales, rental and repair
- (e) Sand and gravel quarrying, extraction, crushing, sorting or screening
- (f) Manufacture, wholesale or retail of concrete or concrete aggregate products

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Caretaker unit
- (c) Home based business, minor
- (d) Outdoor storage

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	2.0 ha (4.9 ac)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	1 caretaker unit per parcel
(d)	Maximum parcel coverage	15%
(e)	Maximum building height	15.0 m (49.2 ft)
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	8.0 m (26.2 ft)
ii.	Rear parcel boundary	6.0 m (19.7 ft)
iii.	Interior side parcel boundary	6.0 m (19.7 ft)
iv.	Exterior side parcel boundary	6.0 m (19.7 ft)
v.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations - *Reserved*

12.6.RURAL INDUSTRIAL ZONE (I6)

.1 Purpose

To accommodate rural-oriented industrial activities, agricultural uses and associated uses.

.2 Principal Uses, Buildings and Structures

- (a) Agricultural market
- (b) Agriculture, general
- (c) Alcohol production facility
- (d) Machine shop
- (e) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, major
- (c) Outdoor storage
- (d) Retail, convenience
- (e) Carriage house
- (f) Secondary suite

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	4000 m ² (43, 055.6 ft ²)
(b)	Minimum parcel frontage	50 m (164.0 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	
i.	Single detached dwelling	Only 1 single detached dwelling per parcel
ii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage	35%
(e)	Maximum building height	12.0 m (39.4 ft), except it is 8.0 m (26.2 ft) for a carriage house
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	8.0 m (26.2 ft), except it is 6.0m (19.6 ft) for a residential use

ii.	Rear and interior side parcel boundary	6.0 m (19.7 ft) except it is 10.0 m (32.8 ft) when the parcel does not abut a Commercial or Industrial Zone Except it is 3.0 m (9.8 ft) for a residential use
iii.	Interior side parcel boundary	6.0 m (19.7 ft), except it is 3.0 m (9.8 ft) for a residential use
iv.	Exterior side parcel boundary	6.0 m (19.7 ft), except it is 4.5 m (14.8 ft) for a residential use
v.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations - *Reserved*