

# PART 13 – INDUSTRIAL ZONES

## 13.1 LIGHT INDUSTRIAL ZONE (I1)

### .1 Purpose

To accommodate light industrial uses and associated uses.

### .2 Principal Uses, Buildings and Structures

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

### .3 Secondary Uses, Buildings and Structures

- (a) [Accessory uses, buildings and structures](#)
- (b) [Caretaker units](#)
- (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.

**.5 Regulations Table**

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

SITING REGULATIONS		
(f)	<b>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:</b>	
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 3.23
(g)	<b>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:</b>	
i.	Cannabis production facility	150 m (492 ft) from an abutting:
		(a) Zone that permits dwelling as a principal use;
		(b) Any P Zone

**.6 Other Regulations - Reserved**

## 13.2 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 units
- (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 <sup>2</sup> (21,527.8 ft <sup>2</sup> )
(b)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	2 caretaker units per parcel
(d)	Maximum parcel coverage	40%
(e)	Maximum building height	12.0 m (39.4 ft)
SITING REGULATIONS		
(f)	<b>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:</b>	
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 3.23

### .6 Other Regulations - *Reserved*

### 13.3 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 units
- (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	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	2 caretaker units per parcel
(d)	Maximum parcel coverage	35%
(e)	Maximum height	15.0 m (49.2 ft)
SITING REGULATIONS		
(f)	<b>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:</b>	
i.	Front parcel boundary	8.0 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 3.23

#### .6 Other Regulations - Reserved

## 13.4 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 units
- (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 <b>frontage</b>	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	2 <b>caretaker units</b> per parcel
(d)	Maximum parcel coverage	15%
(e)	Maximum building <b>height</b>	15.0 m (49.2 ft)
SITING REGULATIONS		
(f)	<b>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:</b>	
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 3.23

### .6 Other Regulations - *Reserved*

## 13.5 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 units
- (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	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	2 caretaker units per parcel
(d)	Maximum parcel coverage	15%
(e)	Maximum building height	15.0 m (49.2 ft)
SITING REGULATIONS		
(f)	<b>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:</b>	
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 3.23

### .6 Other Regulations - Reserved

## 13.6 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) Carriage House
- (c) Home based business, major
- (d) Outdoor storage
- (e) Retail, convenience
- (f) Secondary Suite

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

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	<b>Minimum parcel area</b>	4000 m <sup>2</sup> (43, 055.6 ft <sup>2</sup> )
(b)	<b>Minimum parcel frontage</b>	50 m (164.0 ft)
DEVELOPMENT REGULATIONS		
(c)	<b>Maximum density</b>	
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)	<b>Maximum parcel coverage</b>	35%
(e)	<b>Maximum building height</b>	12.0 m (39.4 ft), except it is:
		8.0 m (26.2 ft) for a carriage house

<b>SITING REGULATIONS</b>		
<b>(f)</b>	<b>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:</b>	
i.	Front parcel boundary	8.0 m (26.2 ft), except it is: 6.0 m (19.6 ft) for a residential use
ii.	Rear 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; and 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 3.23

**.6 Other Regulations - Reserved**