District of West Kelowna

Industrial Land Study

2012

District of West Kelowna
Draft Industrial Land Study

July 19, 2012

Introduction

The District of West Kelowna has prepared this Industrial Land Study, in order to:

- Provide an analysis of the current inventory of industrial lands that are available to accommodate future growth, and to gain a better understanding of current industrial land uses, and absorption trends.

- Serve as a background document to assist in determining areas where more analysis is required to better inform future decision making processes. This information can then be used to aid policy development, the development of any industrial land use strategies, and or strategic business development plans, in attracting future investment, and business development to the community.

- Provide recommendations.

Background

Industrial land is important because of the role it plays in accommodating employment growth, which includes a wide variety of uses such as: manufacturing, distribution and warehousing, research and development, professional offices, and business services, etc. The provision of industrial land or "employment lands" is a significant means by which the District of West Kelowna can ensure a strong economic foundation, and add to an improved quality of life for residents, with fewer residents needing to commute to job opportunities outside the community to seek employment. It also provides a greater diversity in the District's land base, allowing for more flexibility in responding to economic change, and enabling the District to derive its tax base across a broader range of land uses.

Industry is a vital component of the local economy in the District of West Kelowna, and the community has benefited significantly from the job creation resulting from industrial land development in the past years. As the District continues to grow, the availability of well-located, affordable, and serviced industrial land is important to the District's future economic competitiveness, in being able attract new investment in the community, and creating high quality jobs, and lasting economic benefits. Therefore, it must continue to ensure that land use opportunities are available and attractive in a highly competitive local market.

The following provides a brief overview of our key findings.

Existing and Projected West Kelowna Population

Population growth drives employment growth in population-related employment sectors and the corresponding demand for non-residential lands. As such, understanding population growth trends within the District of West Kelowna is important for this study.

Using Canada Census population information for West Kelowna, the total population of West Kelowna in 2011 was 30,832. Based on a review of historic population growth in West Kelowna (10.8% growth from 2006 – 2011), for the purposes of this report it is assumed that the West Kelowna population will grow at the same rate over the next 20 years. This would result in a total District of West Kelowna population forecast as follows.

Projected West Kelowna Population

Year	2011	2012	2017	2022	2027	2032
DWK Population	30,832	31,559	34,967	38,743	42,927	47,563

Taking a broader view of population growth impacts, we can further augment the population growth forecast by adding WFN population growth. Canada Census data shows Tsinstikeptum 9 growth rate has been 13.7% (2006 – 2011), and Tsinstikeptum 10 has had a growth rate of 15.5% over the same period. Using these growth rates yields a combined DWK and WFN population forecast as follows:

Combined DWK & WFN Population Forecast

Year	2011	2012	2017	2022	2027	2032
Total DWK & WFN	37,900	38,819	43,231	48,151	53,637	59,755

Projected RDCO Population
***Canada Census data show a growth rate of 10.8% (2006-2011) which has been used for projections**

Year	2011	2012	2017	2022	2027	2032
Total RDCO	179,839	183,723	203,565	225,550	249,909	276,900

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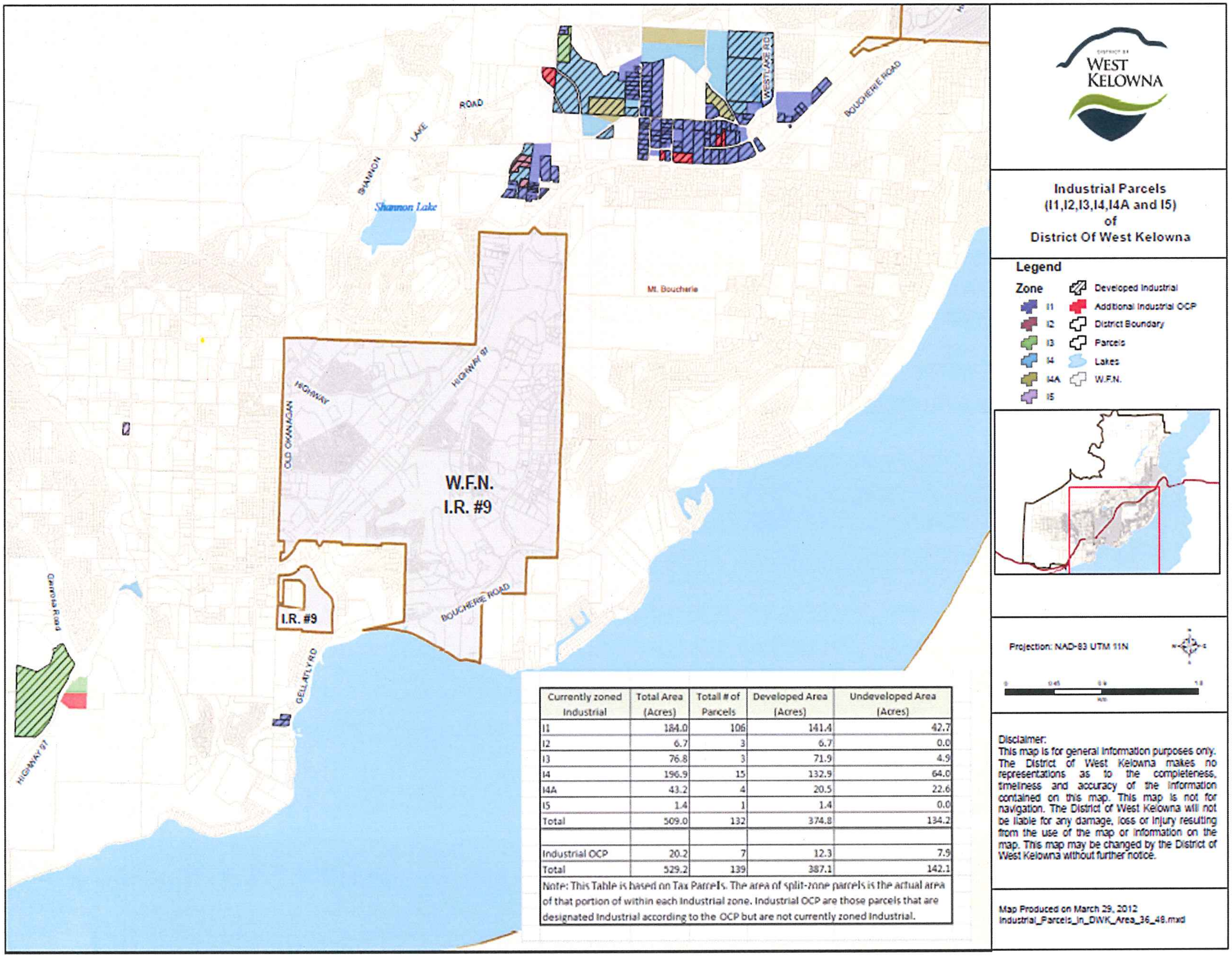
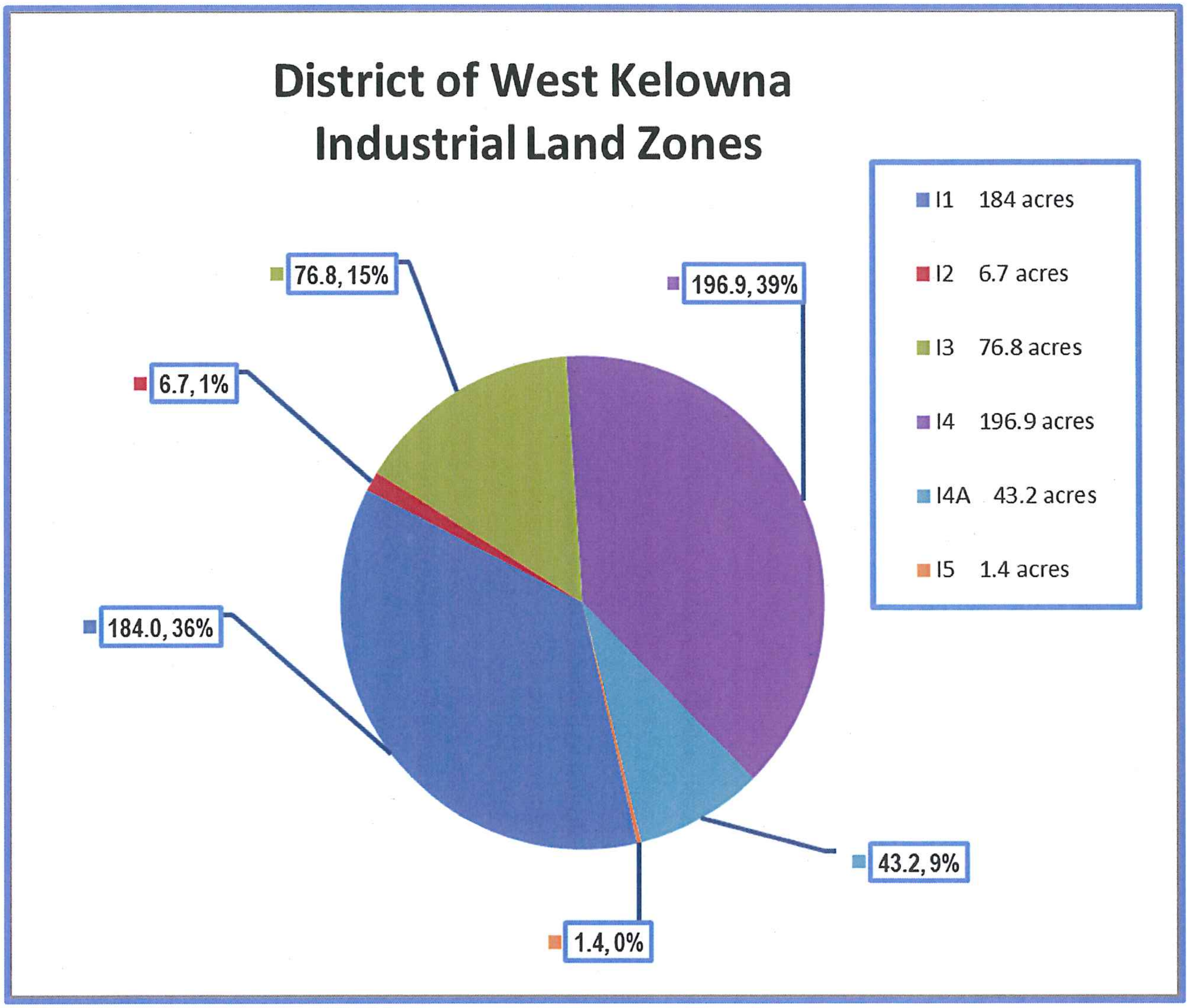


Currently zoned Industrial	Total Area (Acres)	Total # of Parcels	Developed Area (Acres)	Undeveloped Area (Acres)
I1	184.0	106	141.4	42.7
I2	6.7	3	6.7	0.0
I3	76.8	3	71.9	4.9
I4	196.9	15	132.9	64.0
I4A	43.2	4	20.5	22.6
I5	1.4	1	1.4	0.0
Total	509.0	132	374.8	134.2
Industrial OCP	20.2	7	12.3	7.9
Total	529.2	139	387.1	142.1

Note: This Table is based on Tax Parcels. The area of split-zone parcels is the actual area of that portion of within each Industrial zone. Industrial OCP are those parcels that are designated Industrial according to the OCP but are not currently zoned Industrial.



<u>Industrial Land Zones:</u>

I1 (Light Industrial)
I2 (Heavy Industrial)
I3 (Timber Processing & MFG)
I4 (Gravel Extraction)
I4A (Gravel Extraction With Asphalt Plant)
I5 (Rural Industrial)

(*For a detailed description of each industrial zone see the appendix)

Table 1.1 Industrial Land Base Breakdown
(For a detailed description of each industrial zone see the appendix)

Currently zoned Industrial Land	Total Area (ac.)	Total # of Parcels	Developed Area (ac.)	Undeveloped Area (ac.)
I1 (Light Industrial)	184.04	106.00	141.37	42.67
I2 (Heavy Industrial)	6.68	3.00	6.68	0.00
I3 (Timber Processing & MFG)	76.82	3.00	71.92	4.90
I4 (Gravel Extraction)	196.86	15.00	132.87	63.99
I4A (Gravel Extraction With Asphalt Plant)	43.19	4.00	20.54	22.65
I5 (Rural Industrial)	1.37	1.00	1.37	0.00
Total Industrial Zoned Land	**509.0**	**132**	**374.8**	**134.2**
*Deduct I4 & I4A (Gravel Operations)	-240.05	-19.00	-153.42	-86.63
Net Available Industrially Zoned Land	**268.91**	**113.00**	**221.34**	**47.57**
Add: Industrial OCP	20.20	7.00	12.32	7.88
Total Industrial Land Including OCP	**289.11**	**120.00**	**233.66**	**55.45**

Industrial Land Summary of Key Findings

(Note: a more detailed elaboration on the findings is contained in the body of the report).

- 3.3% of land base is industrial
- 509 acres (59,849.9 m^2) are currently zoned industrial
- 240.05 acres are zoned I4 & I4A (971,447.88 m^2) are zoned for gravel extraction & asphalt plant operation, and are assumed to be unavailable for industrial land development in the medium to long term
- 374.8 acres (516761.7 m^2) are improved
- 10 Year average volume of industrial construction of 26,218 sq. ft. per annum (244,902 sq. ft. over 10 yrs. 2001 – 2011)
- 134.2 acres are vacant & undeveloped
- There are no undeveloped I2 Heavy Industrial land parcels
- There is a total of 55.45 acres of vacant available industrial land

Absorption Rate

In determining the industrial land requirements for the District, an examination of the historical absorption data can be used to provide an assessment of future land demand. On a typical basis, historic absorption rates can be used to guide medium and long term planning. It should be noted however, that a limitation associated with the utilization of absorption rates for long range forecasting, is that it may not recognize broader changes that are occurring within the economy, that have an impact on the community, and the region in general. In addition to absorption data, the use of building permit statistics can also be used as an indicator of economic growth, and the potential demand for industrial land.

The maximum allowable density for industrial land (excluding gravel operations) in the District of West Kelowna is based on parcel coverage ranging from 35% to 75%. In spite of the generous allowable density, research demonstrates that typical density (for both light and heavy industrial properties) in the Central Okanagan range from a low of 5% to a high of 40% of site coverage, with the vast majority of parcels lying between 10 and 30%. Utilizing the midpoint of 20%, and dividing this figure into the industrial build 10 year average absorption of 26,218 sq. ft., yields a land utilization rate of approximately 131,090 square feet (+/- 3 acres) of industrial land per annum. Should this typical site coverage continue to be the norm for the foreseeable future, given the existing vacant industrial land inventory of 47.57 acres, current absorption trends would indicate that there is currently enough industrial land inventory to meet demand for approximately 16 years. If we add to that, the 7.9 acres of vacant OCP future industrial, and new industrial supply that is currently under construction, the total estimated supply rises to 20 years - See table 1.3.

Table 1.2

DWK Existing Industrial Space & New Supply Under Construction

(Data Provided by Colliers International - 2011 Kelowna Real Estate Review)

Industrial - DWK							
Market	Submarket	# Bldgs	Total Invent (sf)	Vacancy(sf)	Vacancy(%)	# Under Constr	Under Constr (sf)
West Kelowna		6	42,600	1,752	4.11	0	0
West Kelowna		77	1,026,000	32,439	3.16	1	40,000
Totals		**83**	**1,068,600**	**34,191**	**3.20**	**1**	**40,000**

Industrial Land on WFN

It should be noted that that at only 5% of current supply, WFN currently only has a minor share of the industrial market. Also, an examination of the WFN Community Plan indicates that there is nothing in their current plans focusing on pursuing industrial land development.

Data Provided by Colliers International

Industrial - WFN							
Market	Submarket	# Bldgs	Total Invent (sf)	Vacancy(sf)	Vacancy(%)	# Under Constr	Under Constr (sf)
Westbank First Nations		1	9,600	2,500	26.04	0	0
Westbank First Nations		10	50,400	0	0.00	0	0
Totals		**11**	**60,000**	**2,500**	**4.17**	**0**	**0**

Table 1.3
DWK Estimated Years of Industrial Land Supply

(Note: absorption rates used to estimate the supply of industrial land, are based on the West Kelowna 10 year average)

	District of West Kelowna Industrial Land Inventory Analysis	Acres / Yrs of Supply	Cumulative Yrs. of Supply	
1	**Current Inventory**			
	Total Land Currently Zoned Industrial	509.00		
	*Deduct: I4 & I4A Zoned (240.05 Gravel Pit Ops.)	-240.05		
	Deduct: Improved Land	-221.34		
		47.61		
	Absorption Rate Per Year	3.00		
	Years of Supply	**15.87**	**15.87**	
2	**Add: OCP Future Industrial (see Map 1.2)**			
	Undeveloped OCP Industrial Land 7.9 ac.	7.90		
	Years of Supply	**2.63**	**18.50**	
3	**Add: New Supply Under Construction**			
	See Table 1.2 (40,000/.2/43,560/3=1.5 yrs)			
	Total Estimated Years of Supply	**1.50**	**20.00**	

(*Note: for the purposes of this analysis, the gravel pit operations (zones I4 & I4A) were separated out from the land available for industrial land development, as they will not be available for industrial use for some time).

Long Term Supply Considerations

There are a number of areas from which DWK can look to further augment the supply of industrial land in the long term. The following are some examples of where significant contributions to industrial land supply could be made:

1. **Gravel Pit Operations**

   For the purposes of this analysis, gravel pit operations (I4 & I4A zones), were separated out from the land available for industrial development. While these lands are zoned industrial, and offer great opportunity for long range planning, the vast majority of this land will not be available for industrial development for a significant amount of time. However, at some point in the future these lands could be made available for industrial development. The following are estimates of the remaining life for gravel pit operations (obtained from the gravel pit operators), as well as estimates of the useable portions of the parcels that could potentially be put into industrial land inventory for future industrial uses:

Gravel Pit Location	Operator	Life Left	Size	Potential Useable Land	Comments
*2202 Bartley Rd.	Ensign	50 yrs.	137.31	**0**	Zoned A1 – No Future Industrial Potential
1620 Stevens Rd.	Emil Anderson Const.	25 – 30 yrs.	75.2	**39.3**	Incl. 9.3 ac. RU2
2250 Westlake Rd.	City of Kelowna	20 yrs.	25	**17.4**	
2455 McDougall Rd.	Westlake Paving & Ag	15 – 25 yrs.	66.8	**44.5**	
2313 Dominion Rd.	D & S Aggregates	(Lot 2) 5 yrs.	24.59	**15.4**	
		(Lot 1) 10 – 20	20.5	**10.25**	
Total			**334.34**	**126.85**	

With over 126 acres of combined future useable potential industrial land, even if absorption rates increased substantially over time, to say 6 acres per annum (double the current rate), these parcels would still account for (+/-) 21 years of additional industrial land supply.

2. **Cascade Industrial Park**
Though not currently an active application, two medium sized readily developable parcels in the Westside Industrial Park: 1425 Stevens Road (7.428 acres and currently improved with (+/-) 25,000 industrial building), and 1135 Stevens Road (9.22 acres), were previously proposed for development with the neighbouring property 1192 Industrial Road (1.02 acres) to form Cascade Industrial Park (total 10.24 acres). If fully built out as proposed, Cascade Industrial Park has a potential of 290,000 square feet upon completion. However, as this is an unusually high density for industrial land, so for the purpose of this study we will assume the same density as estimated for the other industrial lands at 20% of site coverage. Even in this case, Cascade Industrial Park could potentially provide an additional 5 years of supply to the industrial land base.

3. **Underutilized parcels**
Based on current industry norms, this analysis uses a site coverage ratio of 20%. The DWK industrial zoning allows for more intensive building parcel coverage (75% for I1 Light Industrial, 40% I2 Heavy Industrial, 35% I3 Timber Processing & Manufacturing, and 35% I5 Rural Industrial), indicating that there is substantial underutilized industrial land inventory. While current industry trends indicate that property owners have not taken full advantage of the allowable density, there may be a variety of reasons for this. Certain low density uses may simply be required for a particular business model, such as transport trucking, or helicopter use, which may need parcel coverage, but require a much larger site area for operations. However, over time, it would be anticipated that at least some of the improved properties will intensify site use, reducing the overall absorption rate for industrial land, and extending the time horizon for DWK's industrial land inventory. Assuming absorption rates stay relatively constant at 26,218 sq. ft. per year, even an average increase of 3% site parcel coverage on the 221.34 acres of lands with existing improvements, over time, could

potentially provide an additional 289,000 sq. ft. of buildings, or approximately 11 years of supply to the industrial land base.

Market Demand for Industrial Land

As identified earlier in the report, demand for industrial land continues to be relatively low due to a variety of reasons including:

- Shifting demands away from general manufacturing within the Central Okanagan to value added manufacturing, high value/niche manufacturing, high tech, etc.;
- Increasing transportation costs to move products to market, and or distribution points;
- A realigning of the overall economy away from a development driven market;
- Continuing need for low cost (under $10 per square foot) space for start-up manufacturing and industrial businesses (i.e. the gap between cost to build vs. market lease rates.);
- Development Cost Charges and Frontage Improvement requirements which deter some from building in West Kelowna (i.e. Cascade Business Park);
- Long standing property/business owners who have little or no interest in redeveloping or selling their site due to business lifecycle status, and or potential tax implications at time of disposition.

However, there are a number of positive factors that show that growth in the marketplace has potential to see an increase in uptake over the next few years. These include:

- West Kelowna is geographically well located to access and service the central Okanagan, lower mainland, and the US markets;
- Growth in the Central Okanagan population with business opportunities and growth for national firms to have a local presence;
- Low interest rate environment;
- Less availability of Industrial Lands in the City of Kelowna;
- Relatively lower costs for purchasing industrial land in West Kelowna relative to the rest of the Central Okanagan. For example, industrial land in West Kelowna is currently around $550,000 to $700,000 per acre, whereas recent sales in Marshal Business Park indicate values between $780,000 to $950,000 per acre in the City of Kelowna – source Colliers International);
- Larger assembled land parcels are available for sale;
- DWK has a substantial amount of underutilized industrial land parcels;

Stakeholder Consultation

As part of the District's ongoing efforts to engage the community where possible, consultations have occurred in an effort to help better understand where current owners and real estate professions feel

the Industrial area is going. Two groups were consulted with; a group of business owners along the Boucherie Highway corridor, and a Property Owner and Real Estate professionals group.
The Boucherie Buisness Corridor group is comprised of mainly retail based businesses who are located along the service roads of Highway 97 between Daimler Drive and Bartley Road. This group is looking to increase the attractiveness and desirability of the area with regard to local small businesses. Discussion has begun around establishing either a merchant group or BIA to work on group marketing activities and more beautification projects. They're looking to the District to support their efforts through partnerships and staff support where possible.

Property Owners and Real Estate Professionals for the most part were optimistic about the evolution of the Industrial area, however they deemed that while the standard support for tax reductions, reduced DCC's, and other fees would help make the area more attractive for investment, ultimately it would be the market which would decide. Much of the discussion centred around what servicing could be done by the District to make the area more attractive, easier to maneuver transport trucks around, and safer to access and exit for vehicles and staff.

Action Ideas Identified From Community Consultation:

- Formation of a BIA or Merchant Association for the Boucherie Business Corridor
- Rebranding of the Industrial Park to a Business Park with Highway Signage
- Develop a parking strategy to reduce staff use of on-street parking
- Develop better options for loading and unloading transport trucks, which otherwise use existing roads and block businesses
- Find better ways to find businesses from the highway (signage bylaw)
- Invest in roadways and intersections which handle truck traffic better
- Reduction in DCCs and other charges to entice further investment

Recommendations

Recommendation # 1 Continue consultations with community stakeholders & industry experts			
Rationale Input from community stakeholders is critical in determining the correct policy action by DWK			
Action Item	**Timeline/Priority**	**Department**	**Costs/Resources Required**
Consult with community developers, and local businesses - obtain feedback on what are the barriers to business development	Short	Development Services / Business Development	Staff time
Consult with local commercial real estate and leasing agents - identify market needs, and gaps in current absorption trends, and what they view as necessary to increase local demand	Short	Development Services / Business Development	Staff time
Consult with local property owners • identify their interest in: expanding, redeveloping, and identify barriers to moving projects forward • Possibly assist in the formation of a BIA or Merchant Association	Short	Development Services / Business Development	Staff time

Recommendation # 2 Consult with the COEDC to research the best economic development opportunities for DWK			
Rationale COEDC can assist with strategy, and where best to focus our efforts in attracting businesses development opportunities to DWK			
Action Item	**Timeline/Priority**	**Department**	**Costs/Resources Required**
Consult with the COEDC to complete research on which industries DWK would have the greatest opportunity to attract, and share findings with local developers, property owners, and real estate agents	Short	Development Services / Business Development	Staff time

Recommendation # 3 Market DWK opportunity outside of the community			
Rationale Create awareness of what DWK has to offer to firms that may be unaware of the benefits of expanding or relocating to our community			
Action Item	**Timeline / Priority**	**Department**	**Costs/Resources Required**
Create marketing materials on the benefits of locating businesses in the DWK, and provide to the COEDC for utilization at trade shows etc.	Medium	Development Services / Business Development	Staff time/material development/travel if appropriate

Recommendation # 4 Develop business friendly policies & incentives to foster business development			
Rationale Developing business friendly policies & incentives, and effectively communicating these policies and incentives to the business community, can make the difference between a project going forward and creating economic growth, or stagnating with lost community benefits			
Action Item	**Timeline/Priority**	**Department**	**Costs/Resources Required**
▪ Review of DCC's on industrial lands	Medium	Development Services	Staff time
▪ Review tax incentives, and the potential use of a Revitalization Tax Exemption	Medium	Development Services	Staff time
▪ Review of required street frontage improvement requirements	Medium	Development Services	Staff time
▪ Review street signage improvements, and the possible rebranding of the Industrial Park to a Business Park	Short	Development Services / Engineering	Staff time/potential signage costs
▪ Review off street parking guidelines, policies, bylaws & enforcement	Short	Development Services	Staff time
▪ Review ways in which roadways intersections can be improved to handle truck traffic	Short	Development Services	Staff time

Recommendation # 5 Review need to expand I2 Heavy Industrial zoned lands			
Rationale There are no undeveloped I2 Heavy Industrial lands, DWK should review the demand, and or need for this type of land to ensure that opportunities are not being missed because of a lack of availability.			
Action Item	**Timeline/Priority**	**Department**	**Costs/Resources Required**
Review the need to expand the I2 Heavy Industrial land base.	Medium	Development Services	Staff time

For the purpose of this study timelines designated at Short term shall mean 1 – 3 years and Medium term shall mean 1 – 5 years.

APPENDIX

12.1 LIGHT INDUSTRIAL

I1

Purpose: To accommodate light industrial activity.

PERMITTED USES TABLE FOR I1 ZONE

Bylaw 871-

12.1.1 Permitted uses, buildings and structures:

.1 *Aircraft facilities;*
.2 *Auctioneering establishment;*
.3 *Automotive sales, rental, service and repair;*
.4 *Building* and hardware sales and supply centres;
.5 *Commercial card lock;*
.6 *Commercial school;*
.7 *Commercial storage;*
.8 *Contractor services;*
.9 Discount and wholesale sales;
.10 *Dwelling unit* for owner/operator or caretaker;
.11 *Emergency and protective services;*
.12 *Equipment sales, rental and repair;*
.13 *Freight and distribution outlets;*
.14 Greenhouses and plant nurseries;
.15 *Heavy equipment sales, rental and repair;*
.16 *High technology industry;*
.17 *Home and business support services;*
.18 *Kennels;*
.19 *Manufacturing* excluding foundries, saw mills, electroplating and chemical plants and other similar uses;
.20 Meat and produce processing, packing and canning excluding slaughterhouses and rendering plants;
.21 *Micro brewery;*
.22 Office;
.23 *Outdoor storage yards;*
.24 *Personal service establishments;*
.25 *Recreation services, indoor;*
.26 *Recreational vehicle* and marine sales, service, repair and rental;
.27 *Restaurants;*
.28 Retail sales accessory to manufacturing, processing or major repair operations on the same site;
.29 *Utility service;*
.30 Veterinary clinic;
.31 Warehousing;
.32 *Accessory buildings and structures;* (see Section 3.17)

REGULATIONS TABLE FOR I1 ZONE

Column 1	Column 2
12.1.2 **Minimum *parcel area***	400 m2 (4,306 sq. ft.)
12.1.3 **Minimum *parcel frontage***	12.0 m (39.4 ft.)
12.1.4 **Minimum *front setback***	4.5 m (14.8 ft.)
12.1.5 **Minimum *side setback* and *rear setback***	
1. Where the *parcel* abuts a *C-4* or *I zone*	0 m (0 ft.)
2. Where the *parcel* does not abut a *C* or *I zone*	4.5 m (14.8 ft.)
12.1.6 **Minimum *corner side setback***	4.5 m (14.8 ft.)
12.1.7 **Maximum *parcel coverage***	75% of the *parcel area*
12.1.8 **Maximum number of *dwelling units***	1 per *parcel*
12.1.9 **Maximum *building height***	12.0 m (39.4 ft)

12.2 HEAVY INDUSTRIAL

I2

Purpose: To accommodate heavy industry and heavy industrial oriented development.

PERMITTED USES TABLE FOR I2 ZONE

Bylaw 871-25

12.2.1 **Permitted uses, buildings and structures:**

.1 *Aircraft facilities*;
.2 Autobody repair and paint shops;
.3 *Commercial card lock*;
.4 *Contractor services*;
.5 *Dwelling unit* for owner/operator or caretaker;
.6 *Freight and distribution outlets;*
.7 *Heavy equipment sales, rental and repair;*
.8 Manufacturing;
.9 Saw mills and planer mills;
.10 Resource mining and extraction;
.11 Meat processing, packing and canning including slaughterhouse and rendering plants;
.12 *Outdoor storage yards*;
.13 Retail sales and office uses accessory to other uses in the I2 zone;
.14 *Storage of bulk fuel, chemicals and other petroleum products;*
.15 *Utility service;*
.16 *Wrecking yard;*
.17 *Accessory buildings and structures.* (see Section 3.17)

REGULATIONS TABLE FOR I2 ZONE

Column 1	Column 2
12.2.2 **Minimum *parcel area***	2000 m2 (21,529 sq. ft.)
12.2.3 **Minimum *parcel frontage***	30.0 m (98.4 ft.)
12.2.4 **Minimum *front setback***	8.0 m (26.2 ft.)
12.2.5 **Minimum *side setback* and *rear setback***	
.1 Where the *parcel* abuts a *C* or *I zone*	0 m (0 ft.)
.2 Where the *parcel* does not abut a *C* or *I zone*	9.0 m (29.5 ft.)
12.2.6 **Minimum *corner side setback***	6.0 m (19.7 ft.)
12.2.7 **Maximum *parcel coverage***	40% of the *parcel area*
12.2.8 **Maximum number of *dwelling units***	1 per *parcel*
12.2.9 **Maximum *building height***	12.0 m (39.4 ft)

12.3 TIMBER PROCESSING AND MANUFACTURING

I3

Purpose: To accommodate the use of land, buildings, and structures for forest related activities.

PERMITTED USES TABLE FOR I3 ZONE

12.3.1 **Permitted uses, buildings and structures:**

Bylaw 871-25

.1 *Dryland sort;*
.2 Timber processing;
.3 Re-manufacturing of wood products;
.4 Retail sales and office uses accessory to other uses in the I3 zone;
.5 *Dwelling unit* for owner/operator or caretaker;
.6 *Accessory buildings and structures.* (see Section 3.17)

REGULATIONS TABLE FOR I3 ZONE

Column 1	Column 2
12.3.2 **Minimum *parcel area***	4.0 ha (9.88acres)
12.3.3 **Minimum *front setback***	
.1 on a provincial *highway*	15.0 m (49.2 ft.)
.2 not on a provincial *highway*	8.0 m (26.2 ft.)
12.3.4 **Minimum *side setback***	10.0 m (32.8 ft.)
12.3.5 **Minimum *corner side setback***	10.0 m (32.8 ft.)
12.3.6 **Minimum *rear setback***	10.0 m (32.8 ft.)
12.3.7 **Maximum *parcel coverage***	35% of the *parcel area*
12.3.8 **Maximum number of *dwelling units***	1 per *parcel*

12.4 GRAVEL EXTRACTION

I4

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

PERMITTED USES TABLE FOR I4 ZONE

Bylaw 871-25

12.4.1 **Permitted uses, buildings and structures:**

.1 Sand and gravel quarrying, extraction, crushing, sorting and screening;
.2 Manufacture, wholesale and retail of cement concrete and cement concrete aggregate products excluding asphaltic concrete;
.3 Retail sales and *office uses accessory* to other uses in the I4 *zone*;
.4 *Dwelling unit* for owner/operator or caretaker;
.5 *Accessory buildings* and *structures*. (see Section 3.17)

REGULATIONS TABLE FOR I4 ZONE

Column 1	Column 2
12.4.2 **Minimum *parcel area***	2.0 ha (4.94 acres)
12.4.3 **Minimum *front setback***	8.0 m (26.2 ft.)
12.4.4 **Minimum *side setback***	6.0 m (19.7 ft.)
12.4.5 **Minimum *corner side setback***	6.0 m (19.7 ft.)
12.4.6 **Minimum *rear setback***	6.0 m (19.7 ft.)
12.4.7 **Maximum *parcel coverage***	15% of the *parcel area*
12.4.8 **Maximum number of *dwelling units***	1 per *parcel*
12.4.9 **Maximum *building height***	15.0 m (49.2 ft.)

12.5 GRAVEL EXTRACTION WITH ASPHALT PLANT

I4A

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

PERMITTED USES TABLE FOR I4A ZONE

Bylaw 871-25

12.5.1 **Permitted uses, buildings and structures:**

1. Asphalt plant;
2. Sand and gravel quarrying, extraction, crushing, sorting and screening;
3. Manufacture, wholesale and retail of concrete and concrete aggregate products;
4. Retail sales and office uses accessory to other uses in the I4A zone;
5. *Dwelling unit* for owner/operator or caretaker;
6. *Accessory buildings and structures.* (see Section 3.17)

REGULATIONS TABLE FOR I4A ZONE

Column 1	Column 2
12.5.2 **Minimum *parcel area***	2.0 ha (4.94 acres)
12.5.3 **Minimum *front setback***	8.0 m (26.2 ft.)
12.5.4 **Minimum *side setback***	6.0 m (19.7 ft.)
12.5.5 **Minimum *corner side setback***	6.0 m (19.7 ft.)
12.5.6 **Minimum *rear setback***	6.0 m (19.7 ft.)
12.5.7 **Maximum *parcel coverage***	15% of the *parcel area*
12.5.8 **Maximum number of *dwelling units***	1 per *parcel*
12.5.9 **Maximum *building height***	15.0 m (49.2 ft.)

12.6 RURAL INDUSTRIAL — I5

Purpose: To accommodate rural oriented industrial activities and some associated uses, including the processing and storage of agricultural products.

PERMITTED USES TABLE FOR I5 ZONE

12.6.1.1 **Permitted uses, buildings and structures:**

.1 *Agriculture* excluding *intensive agriculture*;
.2 *Agricultural markets*;
.3 Agricultural produce processing, packing, canning and storage;
.4 *Dwelling unit* for owner/operator or caretaker;
.5 *Winery* and *cidery;*
.6 Machine shops;

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12.6.1.2 **Additional permitted uses, buildings and structures:**
The following uses, buildings and structures are only permitted where a use listed in section 12.6.1.1 exists on the *parcel*.

.1 Outdoor seating areas;
.2 *Outdoor storage yards*;
.3 *Restaurant*;
.4 *Retail stores, convenience* ;
.5 *Accessory buildings* and *structures*. (see Section 3.17)

REGULATIONS TABLE FOR I5 ZONE

Column 1	Column 2
12.6.2 Minimum *parcel area*	4,000 m2 (43,057 sq. ft.)
12.6.3 Minimum *parcel frontage*	50.0 m (164.0 ft.)
12.6.4 Minimum *front setback*	
.1 On provincial *highway*	15.0 m (49.2 ft.)
.2 Not on provincial *highway*	8.0 m (26.2 ft.)
12.6.5 Minimum *side setback* and *rear setback*	
.1 Where the *parcel* abuts a *C* or *I zone*	6.0 m (19.7 ft.)
.2 Where the *parcel* does not abut ~~a~~ *C* or *I zone*	10.0 m (32.8 ft.)
12.6.6 Minimum *corner side setback*	6.0 m (19.7 ft.)
12.6.7 Minimum *rear setback*	6.0 m (19.7 ft.)
12.6.8 Maximum *parcel coverage*	35% of the *parcel area*
12.6.9 Maximum number of *dwelling units*	1 per *parcel*
12.6.10 Maximum *building height*:	12.0 m (39.4 ft.)