

# 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

- |                                              |                                 |
|----------------------------------------------|---------------------------------|
| (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

- (b) On Lot 1, Plan KAP51408, DL 506 (1352 Industrial Road): cannabis production facility in a multi-tenant building
- (c) On Plan KAS1290, DL 2683 (2322 Dominion Road): cannabis production facility in a multi-tenant building
- (d) 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
- (e) On Lot 2 District Lot 506 Osoyoos Division Yale District Plan 18464 Except Plan H16956 (#105 and 106 - 1195 Industrial Road): Personal Service Establishment.

Bylaw No.  
265.07

### .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	1 caretaker unit per parcel
(d)	Maximum parcel coverage	75%
(e)	Maximum building height	12.0 m (39.4 ft)
SITING REGULATIONS		

<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	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
<b>(g)</b>	<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; and (b) Any P Zone

**.6 Other Regulations - Reserved**