

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

- (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 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: (a) Zone that permits dwelling as a principal use; and (b) Any P Zone

.6 Other Regulations - Reserved