

## Comparison of the Heavy Industrial (M2) vs. General Industrial Site Specific (I1s) zones

Zoning Bylaw No. 1085, 1998 – M1 Zone	Draft Zoning Bylaw No. 1395 – I1s Zone
<p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>• accessory buildings;</li> <li>• accessory use;</li> <li>• animal hospital;</li> <li>• automobile, boat, trailer, and recreation vehicle service, sales and rental;</li> <li>• automotive and truck repair shop, including body repair and painting;</li> <li>• building supply establishment;</li> <li>• bulk petroleum product sales;</li> <li>• cartage, delivery and express facility;</li> <li>• car wash and truck wash;</li> <li>• craft brewery/ distillery;</li> <li>• dwelling unit;</li> <li>• kennel;</li> <li>• manufacturing, processing, finishing, and packaging, excluding sawmills and planing mills; production of asphalt concrete products;</li> <li>• mobile home or manufactured home manufacturing which includes sales;</li> <li>• nursery, garden shop;</li> <li>• office, storage building, workshop and yard for general contractors and trade contractors;</li> <li>• outdoor recreation;</li> <li>• production of asphalt, concrete products, ready-mix concrete, preparation or processing of rocks, sand or gravel;</li> <li>• public utility building and installation such as a telephone exchange, transformer station, and public works yard with building;</li> <li>• ready-mix concrete; or preparation or processing of rocks, sand, or gravel;</li> <li>• recreational vehicle storage lot;</li> <li>• recycling depot;</li> <li>• sale and repair of machinery, farm implements, and heavy equipment;</li> <li>• sale, rental and repair of tools and small equipment;</li> <li>• self storage warehouse;</li> <li>• truck, truck-tractor and heavy equipment sales and rental;</li> <li>• welding, machine and blacksmith shop;</li> </ul>	<p><b>Permitted Uses (Principal):</b></p> <ul style="list-style-type: none"> <li>• agriculture, indoor;</li> <li>• construction supply centre;</li> <li>• fleet service;</li> <li>• kennel;</li> <li>• manufacturing;</li> <li>• outdoor storage;</li> <li>• packing, processing and storage of farm products;</li> <li>• recycling materials depot and drop-off centre;</li> <li>• salvage operation;</li> <li>• self-storage;</li> <li>• service industry establishment;</li> <li>• storage and warehouse;</li> <li>• vehicle sales and rentals;</li> <li>• veterinary establishment;</li> <li>• wholesale business;</li> </ul> <p><b>Permitted Uses (Accessory):</b></p> <ul style="list-style-type: none"> <li>• accessory building or structure;</li> <li>• accessory dwelling;</li> <li>• office; and</li> <li>• retail.</li> </ul>

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<ul style="list-style-type: none"> <li>wholesale establishment, packing and crating, cold storage.</li> </ul>	
<b>Maximum Parcel Size:</b> 930 m <sup>2</sup>	<b>Maximum Parcel Size:</b> 1,000 m <sup>2</sup>
<b>Minimum Lot Width:</b> [Not specified]	<b>Minimum Lot Width:</b> Not less than 25% of parcel depth
<b>Maximum Density:</b> one (1) dwelling unit	<b>Maximum Density:</b> one (1) accessory dwelling
<b>Maximum Setbacks (principal):</b> Front: 3.0 metres Rear: 3.0 metres Interior: 3.0 metres or 6.0 m & 0.0 m Exterior: 3.0 metres	<b>Maximum Setbacks (principal):</b> Front: 3.0 metres Rear: 3.0 metres Interior: 3.0 metres Exterior: 3.0 metres
<b>Maximum Setbacks (accessory – see s. 4.4):</b> Front: not permitted in front yard Rear: 1.2 metres Interior: 1.2 metres Exterior: 3.0 metres	<b>Maximum Setbacks (accessory):</b> Front: 3.0 metres Rear: 3.0 metres Interior: 3.0 metres Exterior: 3.0 metres
<b>Maximum Building Height:</b> 13.0 metres	<b>Maximum Building Height:</b> 15.0 metres (principal) 7.0 metres (accessory)
<b>Maximum Parcel Coverage:</b> [Not specified]	<b>Maximum Parcel Coverage:</b> 60%
<b>Conditions of Use:</b> <ul style="list-style-type: none"> <li>a dwelling unit must be within an industrial building for use by owner, manager, or proprietor of the premises, up to 20 percent of the gross floor area of the principal building up to a maximum of 93 m<sup>2</sup>.</li> <li>Outdoor storage of any material, except items being displayed for sale or rent, must be screened from view from Highway #3 by a solid fence, wall, shrub or other screening method which shall be between 2 metres and 3 metres in height.</li> </ul>	<b>Conditions of Use:</b> [Not applicable]
	<b>Site Specific Regulations</b> a) in the case of land shown shaded yellow on Figure 16.1.8(a)(i):

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	<p>i) the following <i>principal uses</i> are permitted on the land in addition to the permitted use listed in Section 16.1.1:</p> <ul style="list-style-type: none"><li>.1 <i>asphalt plant</i>;</li><li>.2 <i>concrete plant</i>; and</li><li>.3 <i>gravel processing</i>.</li></ul>

### Notes:

The information provided in this table is a summary of current and proposed zoning regulations. Please refer to the current Zoning Bylaw No. 1085 as well as the most recent version of Draft Zoning Bylaw No. 1395 for actual and proposed regulations.

To see which parcels the I1s Zone is to be applied under Zoning Bylaw No. 1395, please refer to the most recent copy of Schedule '2' (Zoning Map) of the bylaw on the Zoning Bylaw Update webpage: <https://www.osoyoos.ca/council/zoning-bylaw-update>

Not all parcels currently zoned M2 under Zoning Bylaw No. 1085, 1998, *may* be proposed for transition to the new I1s Zone.