Section 15 – Industrial Zones

15.1 I1 – Business Industrial
I1rcs – Business Industrial (Retail Cannabis Sales)

15.1.1 Purpose

The purpose is to provide a zone for the development of planned industrial business parks containing clean industrial and office uses with limited outdoor storage and to provide for industrial business sites for transition from heavier industrial uses to other uses.

15.1.2 Principal Uses

The principal uses in this zone are:

(a) analytical testing
(b) animal clinics, major
(c) broadcasting studios
(d) business support services
(e) cannabis production facilities
(f) child care centre, major
(g) commercial storage
(h) contractor services, limited
(i) custom indoor manufacturing
(j) emergency and protective services
(k) food primary establishment
(l) general industrial uses
(m) liquor primary establishment, minor
(n) offices
(o) participant recreation services, indoor
(p) private clubs
(q) thrift stores
(r) utility services, minor impact

15.1.3 Secondary Uses

The secondary uses in this zone are:

(a) agriculture, urban
(b) residential security/operator unit
(c) retail cannabis sales establishment (I1rcs only)

15.1.4 Subdivision Regulations

(a) The minimum lot width is 40.0 m, except it is 20.0 m within the Downtown and Highway 97 urban centres.

(b) The minimum lot depth is 35.0 m.

(c) The minimum lot area is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system is available the minimum lot area is 4,000 m² except it is 2000 m² within the Downtown and Highway 97 urban centres.
15.1.5 Development Regulations

(a) The maximum floor area ratio is 1.2.

(b) The maximum height is the lesser of 16.0 m or 3 storeys.

(c) The minimum front yard is 6.0 m.

(d) The minimum side yard is 0.0 m where adjacent to commercial or industrial zones, except that it is 6.0 m abutting other zones. The minimum side yard is 4.5 m from a flanking street.

(e) The minimum rear yard is 0.0 m where adjacent to commercial or industrial zones, except that it is 6.0 m abutting other zones.

15.1.6 Other Regulations

(a) There is to be no outside storage of material or equipment, except that commercial vehicles and equipment, not in a state of disrepair, is allowed provided that the area used for storage does not exceed the building area used by the business to carry on its operations and shall be screened from view from any street or lane and from adjacent properties.

(b) Parking or loading are not permitted in the required front yard.

(c) No general industrial uses are permitted which carry out their operations such that there would be a nuisance factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created or apparent outside an enclosed building. Autobody repair and paint shops are not permitted in this zone.

(d) Only one residential security/operator unit is permitted on a site.

(e) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.

(f) Drive-in food services are not a permitted form of development in this zone.
15.2  I2 – General Industrial
I2rcs – General Industrial (Retail Cannabis Sales)

15.2.1  Purpose

The purpose is to provide for general industrial uses.

15.2.2  Principal Uses

The principal uses in this zone are:

(a) analytical testing
(b) animal clinics, major
(c) auctioneering establishments
(d) automotive and equipment repair shops
(e) automotive and minor recreation vehicle sales/rentals
(f) breweries and distilleries, major
(g) breweries and distilleries, minor
(h) bulk fuel depots
(i) cannabis production facilities
(j) commercial storage
(k) contractor services, general
(l) contractor services, limited
(m) convenience vehicle rentals
(n) custom indoor manufacturing
(o) emergency and protective services
(p) equipment rentals
(q) fleet services
(r) food primary establishment
(s) gas bars
(t) general industrial uses
(u) household repair services
(v) liquor primary establishment, minor
(w) outdoor storage
(x) participant recreation services, indoor
(y) private clubs
(z) rapid drive-through vehicle services
(aa) recycling depots
(bb) recycled materials drop-off centres
(cc) service stations, minor
(dd) service stations, major
(ee) temporary shelter services
(ff) truck and mobile home sales/rentals
(gg) utility services, minor impact
(hh) vehicle and equipment services, industrial
(ii) warehouse sales

15.2.3  Secondary Uses

The secondary uses in this zone are:

(a) agriculture, urban
(b) child care centre, major
(c) residential security/operator unit
(d) retail cannabis sales establishment (I2rcs only)
15.2.4 Subdivision Regulations

(a) The minimum **lot width** is 40.0 m.
(b) The minimum **lot depth** is 35.0 m.
(c) The minimum **lot area** is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum **lot area** is 4000 m².

15.2.5 Development Regulations

(a) The maximum **floor area ratio** is 1.5.
(b) The maximum **site coverage** is 60%.
(c) The maximum **height** is 14.0 m.
(d) The minimum **front yard** is 7.5 m.
(e) The minimum **side yard** is 4.5 m, except it is not required **abutting a lot** in the C or I zones, and it is 6.0 m on a **flanking street**.
(f) The minimum **rear yard** is 0.0 m where **adjacent** to commercial or industrial zones, except that it is 6.0m **abutting** other zones.

15.2.6 Other Regulations

(a) No **use** shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.
(b) No **use** shall produce odour, glare, or noise that creates a **nuisance**.
(c) There shall be no **outdoor storage** of toxic, noxious, explosive, odorous, or radioactive materials.
(d) Only one **residential security/operator unit** is permitted on a **site**.
(e) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
(f) Drive-in food services are not a permitted form of development in this zone.
15.3 I3 – Heavy Industrial

15.3.1 Purpose

The purpose is to designate and preserve land for the orderly development of industrial uses which, due to appearance, noise, odour, emission of toxic wastes, or fire or explosive hazards may have detrimental effects on other zones.

15.3.2 Principal Uses

The principal uses in this zone are:

(a) analytical testing  
(b) animal clinics, major  
(c) breweries and distilleries, major  
(d) breweries and distilleries, minor  
(e) bulk fuel depots  
(f) cannabis production facilities  
(e) concrete and asphalt plants  
(f) general industrial uses  
(g) outdoor storage  
(h) recycling depots  
(j) recycling plants  
(k) recycled materials drop-off centres  
(l) utility services, minor impact  
(m) utility services, major impact  
(n) vehicle and equipment services, industrial  
(o) wrecking yards

15.3.3 Secondary Uses

The secondary uses in this zone are:

(a) agriculture, urban  
(b) residential security/operator unit

15.3.4 Subdivision Regulations

(a) The minimum lot width is 40.0 m.  
(b) The minimum lot area is 8000 m².  
(c) The minimum lot area is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum lot area is 8000 m².

15.3.5 Development Regulations

(a) The maximum floor area ratio is 0.75.  
(b) The maximum height is 18.0 m, except it is 26.0 m for accessory buildings and structures.  
(c) The minimum front yard is 10.0 m.  
(d) The minimum side yard is 7.5 m.  
(e) The minimum rear yard is 7.5 m.
15.3.6 Other Regulations

(a) No uses are permitted that would carry out their operations such that there would be a significant nuisance factor created beyond the boundary of the I3 zone.

(b) Only those principal uses which require large land areas for outdoor operations, may create off-site impacts, or require separation because of potential hazards shall be permitted.

(c) Only one residential security/operator unit is permitted on a site.

(d) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.

15.3.7 Site Specific Uses and Regulations

Uses and regulations apply to the I3 – Heavy Industrial zone on a site specific basis as follows:

<table>
<thead>
<tr>
<th>Legal Description</th>
<th>Civic Address</th>
<th>Regulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 3 District Lots 127 and 531 ODYD Plan KAP54290</td>
<td>2092 Enterprise Way</td>
<td>To allow thrift store as a permitted Principal Use.</td>
</tr>
</tbody>
</table>
15.4  I4 – Central Industrial
I4rcs – Central Industrial (Retail Cannabis Sales)

15.4.1  Purpose

The purpose is to recognise the historical mix of uses reflected in the fringe area of the central business district.

15.4.2  Principal Uses

The principal uses in this zone are:

(a)  analytical testing
(b)  animal clinics, major
(c)  auctioneering establishments
(d)  automotive and equipment repair shops
(e)  automotive and minor recreation vehicle sales/rentals
(f)  breweries and distilleries, major
(g)  breweries and distilleries, minor
(h)  broadcasting studios
(i)  bulk fuel depots
(j)  cannabis production facilities
(k)  child care centre, major
(l)  commercial storage
(m)  concrete and asphalt plants
(n)  contractor services, limited
(o)  contractor services, general
(p)  custom indoor manufacturing
(q)  equipment rentals
(r)  fleet services
(s)  food primary establishment
(t)  gas bars
(u)  general industrial uses
(v)  industrial high technology research and product design
(w)  liquor primary establishment, minor
(x)  mobile catering food services
(y)  non-accessory parking
(z)  participant recreation services, indoor
(aa)  pawnshop
(bb)  private clubs
(cc)  rapid drive-through vehicle services
(dd)  recycled materials drop-off centres
(ee)  service stations, major
(ff)  service stations, minor
(gg)  temporary parking lot
(hh)  temporary shelter services
(ii)  utility services, minor impact
(jj)  warehouse sales

15.4.3  Secondary Uses

The secondary uses in this zone are:

(a)  agriculture, urban
(b)  amusement arcades, minor
(c)  outdoor storage
(d)  residential security/operator unit
(e)  retail cannabis sales establishment (I4rcs only)
15.4.4 Subdivision Regulations

(a) The minimum **lot width** is 40.0 m.
(b) The minimum **lot depth** is 30.0 m.
(c) The minimum **lot area** is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum **lot area** is 1300 m².

15.4.5 Development Regulations

(a) The maximum **floor area ratio** is 3.0.
(b) The maximum **height** is 18.0 m.
(c) The minimum **front yard** is 0.0 m except where the **front yard** is directly across a street from residential development, in which case it is 6.0 m.
(d) The minimum **side yard** is 0.0 m, except it is 3.0 m for a one **storey building** and 7.5 m for **buildings** greater than one **storey in height** that are **adjacent** to a residential **zone**.
(e) The minimum **rear yard** is 0.0 m.

15.4.6 Other Regulations

(a) Concrete and asphalt plants, **bulk fuel depots**, and those **general industrial uses** in the form of sawmills shall be restricted to those completed or under **construction** prior to January 1st, 1984.
(b) No **use** shall produce dust, or other emissions that exceed standards set by provincial legislation without the written authorization from the appropriate provincial agency.
(c) No **use** shall produce odour, glare or noise that creates a **nuisance** or that impairs the **use**, safety or liveability of **adjacent** properties.
(d) Only one **residential security/operator unit** is permitted on a **site**.
(e) In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 6 (accessory **development**, **yards**, projections into **yards**, accessory **development**, lighting, stream protection, etc.), the **landscaping** and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific **use** regulations of Section 9.
(f) Drive-in food services are not a permitted form of development in this zone.
15.5 I5 – Extraction

15.5.1 Purpose

The purpose is to provide a zone for the extraction, grading, crushing, screening, and storage of natural soil deposits.

15.5.2 Principal Uses

The principal uses in this zone are:

(a) natural resource extraction
(b) utility services, minor impact
(c) utility services, major impact

15.5.3 Secondary Uses

The secondary uses in this zone are:

(a) agriculture, urban
(b) concrete and asphalt plants
(c) offices
(d) outdoor storage
(e) recycling plants
(f) residential operator/security unit

15.5.4 Subdivision Regulations

(a) The minimum lot width is 100.0 m.
(b) The minimum lot depth is 1000 m.
(c) The minimum lot area is 2.0 ha.

15.5.5 Development Regulations

(a) The maximum site coverage is 10%.
(b) The maximum height is 18.0 m, except it is 26.0 m for accessory buildings and structures.
(c) The minimum front yard is 30.0 m.
(d) The minimum side yard is 7.5 m.
(e) The minimum rear yard is 15.0 m.

15.5.6 Other Regulations

(a) There shall be no storage of material located in the required front or side yards in this zone.
(b) Only one residential security/operator unit is permitted on a site.
(c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.
15.6 I6 – Low-Impact Transitional Industrial

I6lp – Low-Impact Transitional Industrial (Liquor Primary)

15.6.1 Purpose
The purpose is to provide a zone for a range of low-impact transitional industrial land uses which are appropriate as a transition between established industrial land uses and residential, rural, and agricultural land uses. Uses should be primarily indoors, with limited outdoor storage behind extensive buffering or screening. This zone is only available for land that is designated in the City of Kelowna Official Community Plan for Industrial – Limited.

15.6.2 Principal Uses
The principal uses in this zone are:

a) animal clinics, major  
b) animal clinics, minor  
c) automotive and equipment repair shops  
d) business support services  
e) commercial storage  
f) contractor services, general  
g) contractor services, limited  
h) custom indoor manufacturing  
i) emergency and protective services  
j) equipment rentals  
k) general industrial use, limited  
l) household repair services  
m) outdoor storage  
n) participant recreation services, indoor  
o) private clubs  
p) recycling depots  
q) single dwelling housing  
r) utility services, minor impact  
s) vehicle and equipment services, limited

15.6.3 Secondary Uses
The secondary uses in this zone are:

a) home based businesses, major  
b) home based businesses, minor  
c) residential security/operator unit  
d) secondary suite within single dwelling housing

15.6.4 Subdivision Regulations
a) The minimum lot width is 40.0 m.

b) The minimum lot depth is 50.0 m.

c) The minimum lot area is 1.0 ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed. If a connection to a community sanitary sewer system is available the minimum lot area is 3500 m².
15.6.5 Development Regulations

The maximum site coverage is 50%.

b) The maximum height is as follows:
   - Lesser of 2 ½ storeys or 9.5 m for residential buildings and structures.
   - Lesser of 2 ½ storeys or 9.5 m for industrial buildings and structures.
   - No more than 4.8 m for accessory buildings or structures.

c) The minimum front yards are as follows:
   - 4.5 m for all buildings and structures.
   - 6.0 m from a garage or carport having vehicular entry from the front.

d) The minimum side yards are as follows:
   - 3.0 m for residential buildings and structures.
   - 4.5 m for industrial buildings and structures, except it is:
     - 7.5 m where the side yard is adjacent to a non-industrial future land use designation.

e) The minimum rear yards are as follows:
   - 7.5 m for residential buildings and structures.
   - 7.5 m for industrial buildings and structures, except it is:
     - 30.0 m where the rear yard is adjacent to a non-industrial future land use designation.

15.6.6 Other Regulations

a) No uses are permitted which carry out their operations such that there would be a nuisance arising from noise, odour, earthborn vibrations, heat, high brightness light sources, glare, dust created or apparent outside an enclosed building, or other emissions. Auto body repair and paint shops are not permitted in this zone.

b) Only one single detached dwelling and one residential security/operator unit are permitted.

c) [deleted]

d) Machinery and equipment shall be screened from view from any street or adjoining property with landscaping and/or fencing.

e) In addition to the regulations listed herein, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, accessory development, lighting, stream protection, etc.), the landscaping and fencing provisions of Section 7, the parking and loading regulations of Section 8, and the specific use regulations of Section 9.
15.6.7 Building massing and design [Deleted in its entirety]

15.6.8 Light, noise, dust, odour and emissions [Deleted in its entirety]

15.6.9 Landscaping, buffering and parking
   a) No parking shall be permitted:
      • in the front yard except visitor and residential parking;
      • in required side yards;
      • in the rear yard within 7.5m of an adjacent non-industrial future land use designation.

15.6.10 Outdoor storage and display
   a) No outdoor storage is permitted in the front yard or in required side or rear yard setbacks.
   b) All outdoor storage shall be screened from view of any street or adjoining property utilizing opaque fencing and landscaping materials which are consistent with the overall site development.
   c) Outdoor storage shall be consolidated into a single area per lot.
   d) Outdoor display or sales, or non-accessory parking, shall not encroach into landscaped areas.
Section 15 – Industrial Zones

15.1 – I1 – Business Industrial, BL11659
Sub-Section 15.1.2 – Principal Uses – BL8589, BL8960, BL9120, BL9348, BL10804, BL10896, BL10944, BL11054, BL11659
Sub-Section 15.1.3 – Secondary Uses – BL10300, BL11659
Sub-Section 15.1.4 – Subdivision Regulations – BL8571, BL9120
Sub-Section 15.1.6 – Other Regulations – BL9530

15.2 – I2 – General Industrial, BL11659
Sub-Section 15.2.2 – Principal Uses – BL8800, BL8960, BL9120, BL9348, BL10295, BL10804, BL10917, BL11054, BL11659
Sub-Section 15.2.3 – Secondary Uses – BL10300, BL11440, BL11659
Sub-Section 15.2.4 – Subdivision Regulations – BL8571
Sub-Section 15.2.5 – Development Regulation – BL8367, BL8528
Sub-Section 15.2.6 – Other Regulations – BL9530

15.3 – I3 – Heavy Industrial
Sub-Section 15.3.2 – Principal Uses – BL8654, BL9348, BL10295, BL10917, BL11054, BL11659
Sub-Section 15.3.3 – Secondary Uses – BL10300
Sub-Section 15.3.4 – Subdivision Regulations – BL8571
Sub-Section 15.3.7 – Site Specific Uses Regulations – BL11668

15.4 – I4 – Central Industrial, BL11659
Sub-Section 15.4.2 – Principal Uses – BL8528, BL8960, BL9348, BL9444, BL10295, BL10804, BL10917, BL11054, BL11141, BL11440, BL11428, BL11659
Sub-Section 15.4.3 – Secondary Uses – BL10300, BL11659
Sub-Section 15.4.4 – Subdivision Regulations – BL8571
Sub-Section 15.4.5 – Development Regulation – BL9379
Sub-Section 15.4.6 – Other Regulations – BL9530

15.5 – I5 – Extraction
Sub-Section 15.5.3 – Secondary Uses – BL10300

15.6 – I6 – Low Impact Transitional Industrial – added new section – BL10434
Sub-Section 15.6.1 – Purpose
Sub-Section 15.6.2 – Principal Uses
Sub-Section 15.6.5 – Development Regulation
Sub-Section 15.6.7 – Other Regulations
Sub-Section 15.6.8 – Light, noise, dust, odour and emissions
Sub-Section 15.6.9 – Landscaping, buffering and parking
Sub-Section 15.6.10 – Outdoor Storage and display