

## 9.7 INDUSTRIAL ZONES

The regulations in the tables in this Section apply to land in the Industrial 1 (In1), Industrial 2 (In2), Industrial 3 (In3), and Industrial 4 (In4) zones as indicated by the column headings.

### 9.7.1 Permitted Uses of Land, Buildings and Structures

BL492 (12/16)

information note deleted

*Information Note:* Section 3.4 of this Bylaw outlines the requirements for vegetation screens on lots occupied by outdoor industrial uses.

BL448 (09/11)

- (1) In addition to the uses permitted in Subsection 3.1.1 of this Bylaw, the following uses, buildings and structures and no others are permitted in the Industrial zones indicated:

	In1	In2	In3	In4
<b>Principal Uses, Buildings and Structures</b>				
<i>Light industry</i>	♦		♦	♦
<i>Farm-related light industry</i>	♦		♦	♦
<i>Indoor commercial, art and vocational schools</i>	♦		♦	♦
<i>Funeral homes</i>	♦		♦	♦
<i>Indoor sales of building supplies, appliances and furniture, with accessory outdoor sales and storage</i>	♦		♦	♦
Storage, with the exception of <i>outdoor</i> storage of derelict vehicles and equipment, <i>commercially</i> licensed trucks, bulk fuel products, or waste materials	♦	♦	♦	♦
<i>Indoor service and repairs to vehicles, equipment, machinery and boats</i>	♦	♦	♦	♦
Sales and rentals of vehicles, equipment, machinery and boats				♦
<i>Boat building</i>			♦	♦
<i>Indoor wholesale sales</i>	♦		♦	♦
Processing of wood products produced or to be used on Salt Spring Island, including saw mills and planing mills			♦	♦
Processing and sorting of construction aggregates for use on Salt Spring Island, excluding asphalt				♦
Storage of fuel products for use on Salt Spring Island				♦
Processing, sorting and storage of timber produced on Salt Spring Island or to be used on Salt Spring Island				♦
Veterinarian clinics and animal hospitals	♦		♦	♦
Collection of recyclable materials, excluding <i>outdoor</i> sorting and storage	♦	♦	♦	♦
Collection of recyclable materials, including <i>outdoor</i> sorting and storage				♦
<i>Public service uses</i>	♦	♦	♦	♦
Automobile and equipment parking		♦	♦	♦
<b>Accessory Uses</b>				
<i>Retail sales accessory to a permitted principal use</i>	♦	♦	♦	♦
<i>One dwelling unit accessory to industrial use</i>	♦	♦	♦	♦

### 9.7.2 Size, Siting and Density of Permitted Uses, Buildings and Structures

- (1) Subject to Part 4, *buildings* and *structures* in the Industrial zones must comply with the following regulations regarding size, siting and density:

	In1	In2	In3	In4
<b>Lot coverage and units per ha</b>				
Maximum combined <i>lot coverage</i> of all <i>buildings</i> and <i>structures</i> (per cent)	75	33	75	33
Maximum <i>floor area</i> of <i>accessory dwelling units</i> (square metres)	185	185	185	185
<b>Setbacks</b>				
Despite Subsection 4.3.1, the following <i>lot line</i> setbacks apply for the specific <i>zone</i> indicated:				
Minimum <i>Rear lot line</i> setback abutting a <i>lot</i> not in an Industrial <i>zone</i> .(metres)	6	6	6	6
Minimum <i>Rear lot line</i> setback abutting a <i>lot</i> in an Industrial <i>zone</i> (metres)	3	3	3	3
	<b>In1</b>	<b>In2</b>	<b>In3</b>	<b>In4</b>
Minimum <i>Interior side lot line</i> setback abutting a <i>lot</i> not in an Industrial <i>zone</i> .(metres)	6	6	6	6
Minimum <i>Interior side lot line</i> setback abutting a <i>lot</i> in an Industrial <i>zone</i> (metres)	3	3	3	3
Minimum <i>Exterior side lot line</i> setback (metres)	7.5	7.5	7.5	7.5
<b>Height</b>				
Despite Section 3.8, the maximum permitted <i>height</i> of <i>buildings</i> and <i>structures</i> applies in specific <i>zones</i> as indicated:				
Maximum <i>height</i> of <i>buildings</i> and <i>structures</i> (metres)	*	*	11	11

\* indicates the provisions of Section 3.8 apply

### 9.7.3 Stormwater Management

If the area of *impervious surface* on any *lot* in an Industrial *zone* totals 280 square metres or more, then no further *impervious surface* may be constructed on the *lot* except in accordance with a design prepared by an *engineer* which ensures that the pre-development and post-development stormwater run-off rate, flow pattern and water quality are as similar as is reasonably feasible and that runoff is managed in a manner consistent with the *Land Development Guidelines*. Stormwater runoff facilities must be operated and maintained at all times in accordance with the original design and the *Land Development Guidelines*.

**9.7.4 Subdivision and Servicing Requirements**

- (1) The regulations in this Subsection apply to the *subdivision* of land under the Land Title Act or the Strata Property Act for the Industrial 1, Industrial 2, Industrial 3 and Industrial 4 zones.

*Information Note:* For land in the Agricultural Land Reserve, see Subsection 5.1.2

	In1	In2	In3	In4
<b>Lot Areas and Minimum Service Levels</b>				
Minimum area of an individual <i>lot</i> that may be created through <i>subdivision</i> , provided each <i>lot</i> has an individual on-site sewage treatment system and an adequate supply of <i>potable</i> water (ha)	0.6	0.6	0.6	0.6

**9.7.5 Exceptions In Particular Locations**

- (1) On those lands in Industrial zones that are identified on Schedule “A” by a letter in brackets, the following additional regulations apply:

BL412 (12/06)

**Zone Variation – In1(a)**

- (2) Despite all other regulations of this bylaw the only *principal uses* permitted within lands zoned In1(a) are:
- (a) Processing of *farm products*.
  - (b) Packaging and storing of *farm products*.
  - (c) Processing of wood products, including saw mills and planing mills.
  - (d) Processing, sorting and storage of timber products.
  - (e) Veterinarian clinics and animal hospitals.
  - (f) *Composting facility*.
  - (g) *Agriculture* research and education.
  - (h) *Wholesale sales* of products used in a *farm operation*.
  - (i) *Agriculture, farm buildings and structures*.
  - (j) *Accessory retail sales*.

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**Zone Variation – In1(b)**

- (3) Despite all other regulations of this bylaw the only *principal uses* permitted within lands zoned In1(b) are:
- (a) *Farm products* related *light industry*.
  - (b) Processing of *farm products*.
  - (c) Preparation, packaging and storing of *farm products*.
  - (d) *Agriculture* and food research and education.
  - (e) *Indoor and outdoor retail sales* and *wholesale sales* of *farm products* and products used in a *farm operation*.
  - (f) *Agriculture, farm buildings and structures*.
  - (g) One *dwelling unit* accessory to industrial use.
- (4) The following *use* is not permitted:
- (a) *Abattoir*.
- (5) The following *accessory use* is permitted:
- (a) *Composting facility*.

**Zone Variation – In1(c)**

- (6) The following additional uses are permitted within lands zoned In1(c):
  - (a) *Indoor and outdoor retail sales and wholesale sales of building supplies, garden supplies, appliances and furniture, with accessory outdoor sales and storage.*
- (7) The following size and siting regulations apply to lands zoned In1(c):
  - (a) Despite the *lot coverage* regulations in the In1 zone in Subsection 9.7.2, the *lot coverage* for *buildings and structures* must not exceed 20 per cent of the *lot* area.
  - (b) Despite the *lot coverage* provisions, individual *buildings* must not exceed 3,250 square metres in area.
  - (c) Despite *setback* provisions in Subsection 9.7.2(1) of the In1 zone, when the *lot* is abutting a lot in the Agricultural Land Reserve a 15 metre *building* setback is required.

**Zone Variation – In2(a)**

- (8) The following additional *use* is permitted:
  - (a) Car wrecking.

**Zone Variation – In2(b)**

- (9) The following additional *use* is permitted:
  - (a) *Abattoir.*
- (10) The following size and siting regulations apply to lands zoned In2(b):

Despite the setback regulations for the In2 zone in Subsection 9.7.2 – Size Siting and Density of Permitted Uses, Building and Structures, no *abattoir* may be located within the following setbacks from *lot lines, zone boundaries* or road access easements:

  - (a) Setback from *front lot line*: 15 metres.
  - (b) Setback from *interior side lot line*: 7.5 metres.
  - (c) Setback from non-industrial *zone boundaries*: 15 metres.
- (11) Combined mass of livestock in all *confined livestock areas* shall not exceed 4550 kilograms at any one time.

**Zone Variation – In4(a)**

- (12) All *uses* must be *marine-dependent*.