

I-2 Industrial – General (802)

INTENT

- This zone is intended to support heavy industry for uses that have a significant impact on their surroundings or need large Parcels of land and large setbacks from adjacent uses. This type of industry can be easily undermined by higher land values.

PERMITTED USES

.1	Principal uses	<p>In addition to the Principal Use in the I-1 Zone the following uses shall be permitted in the I-2 Zone</p> <ul style="list-style-type: none"> • Biogas energy generation • Boat Construction • Bulk Fuel Depot • Chemical Plant • Commercial composting facility • Concrete plant / batching plant • Foundry • Heliport • Livestock Processing/Abattoir • Outdoor storage • Public service use (utilities) • Railway station and yard • Scrap and Recycling Yard • Works Yard
.2	Accessory uses	<ul style="list-style-type: none"> • Employee Dwelling Unit • Retail Store

DEVELOPMENT REGULATIONS

.3	Density	<ul style="list-style-type: none"> • The maximum Employee Dwelling Unit density shall be: <ul style="list-style-type: none"> • 1 per Parcel • The maximum FAR shall be: <ul style="list-style-type: none"> • 1.0 FAR
.4	Parcel Coverage	<ul style="list-style-type: none"> • The maximum Parcel coverage is <ul style="list-style-type: none"> • 60% • The maximum impermeable surface is: <ul style="list-style-type: none"> • 90%
.5	Maximum Height	<ul style="list-style-type: none"> • Principal building <ul style="list-style-type: none"> • 12m • Residential accessory building <ul style="list-style-type: none"> • 10m • Accessory buildings and structures <ul style="list-style-type: none"> • 5m

.6	Setbacks	<p>The minimum setbacks for all buildings and structures are:</p> <ul style="list-style-type: none"> <li style="display: inline-block; width: 45%;">• Front <li style="display: inline-block; width: 45%;">• 6m <li style="display: inline-block; width: 45%;">• Rear <li style="display: inline-block; width: 45%;">• 6m <li style="display: inline-block; width: 45%;">• Interior side <li style="display: inline-block; width: 45%;">• 2m <li style="display: inline-block; width: 45%;">• Exterior side <li style="display: inline-block; width: 45%;">• 5m
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SUBDIVISION REGULATIONS

.7	Parcel Area	<ul style="list-style-type: none"> • The minimum Parcel area is: • 500 m²
.8	Parcel Dimensions	<ul style="list-style-type: none"> • The minimum frontage is • 18m

PARKING

.9 Off-street parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

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.a	General Regulations	See the General Regulations section of this bylaw for additional regulations that apply to this zone, including fencing.