

## COMPARISON TABLE: “INDUSTRIAL DESIGNATION” SECTION

Current Electoral Area Official Community Plan (OCP) Bylaw No. 2450, 2008	Proposed Electoral Area Official Community Plan (OCP) Bylaw No. 2905, 2021
<p><b>10.0 INDUSTRIAL</b></p> <p><b>10.1 Background</b></p> <p>Industrial activities are provided for under the Industrial land use designation. The zoning provides for one light industrial designation. Industrial uses may range from manufacturing, assembly, processing, machining, fabricating, service and repair of equipment, and trucking, to removal of aggregate and mineral resources, wholesaling, warehousing, storage, and limited associated retail sales. The principal industrial activity in the Plan area is light, small scale industrial, and the Plan recognizes that heavy industrial development will be directed to existing settlement areas, such as the Town of Osoyoos, which are better able to function as service centers.</p>	<p><b>13.0 INDUSTRIAL</b></p> <p><b>13.1 Background</b></p> <p>There are currently seven designated Industrial parcels in the Plan Area. These parcels are associated with the Osoyoos &amp; District Sanitary Landfill. The principal industrial activity in the Plan Area is logging, which generally occurs on Crown lands that are subject to the Resource Area (RA) designation. Small-scale resource extraction also occurs within the Plan Area.</p> <p>Limited and small-scale industrial uses (e.g., small scale sawmilling) can occur on lands designated as Resource Areas and Rural Holdings. Larger industrial activities, including light manufacturing and fabricating are encouraged to locate in designated, serviced industrial areas in the Town of Osoyoos’ Buena Vista Business Park, Osoyoos Indian Band’s Senkulmen Enterprise Park or Okanagan Falls, which are better suited to accommodate them.</p> <p>Accordingly, at the time of adoption of this Plan, the Regional District is not designating any additional areas for proposed industrial uses. The Regional District may consider designating land for proposed industrial uses on a case-by-case basis if or when demand warrants.</p>
<p><b>10.2 Industrial Objectives</b></p> <p>.1 To provide for small scale, light industrial activities servicing the needs of local residents.</p> <p>.2 To minimize land use incompatibility and conflicts between industry and surrounding land uses.</p> <p>.3 To ensure that all industrial development is in scale with and appropriate to the character of the rural community and does not adversely affect the natural environment.</p> <p>.4 To support a strategy of directing major industrial development to urban areas where services are more readily available.</p>	<p><b>13.2 Objectives</b></p> <p>.1 Supports retaining existing industrial land use designations for small-scale industrial uses serving the needs of the community.</p> <p>.2 Encourage large-scale industrial uses requiring major services or with significant impacts to locate in the Town of Osoyoos’ Buena Vista Business Park, Osoyoos Indian Band’s Senkulmen Enterprise Park or Okanagan Falls.</p>
<p><b>10.3 Industrial Policies</b></p> <p>The Regional Board:</p> <p>.1 Recognizes the maintenance and enhancement of existing industry located in areas designated for industrial use, and supports new small scale light industry so that a broader employment base may be achieved.</p> <p>.2 Directs new small scale light industrial development away from highways to protect the visual character of the rural area, and to achieve a proper distribution of traffic flow throughout the road network.</p> <p>.3 Encourages existing industrial development located on Osoyoos Lake to reduce its impact on the lake in order to maintain and improve water quality and habitat.</p> <p>.4 Directs major and heavy industry to the urban area that has the necessary infrastructure and support services.</p>	<p><b>13.3 Policies</b></p> <p>The Regional Board:</p> <p>.1 Supports the use of lands designated Industrial (I) identified in Schedule ‘B’ <i>Official Community Plan Map</i> for activities associated with cannabis production, indoor; construction supply centre; fleet service; food and beverage processing; freight terminal; manufacturing; outdoor storage; packing, processing and storage of farm products; salvage operation; self-storage; service industry establishment; storage and warehouse; vehicle sales and rentals; veterinary establishment; and wholesale business.</p> <p>.2 Encourages larger-scale industrial and light manufacturing activities to locate in the Town of Osoyoos and other serviced and designated industrial areas in the Town of Oliver, Okanagan Falls, or the Senkulmen Enterprise Park on Osoyoos Indian Band Reserve lands.</p> <p>.3 May consider re-designating land Industrial, where appropriate, on a case-by-case basis.</p>

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| <p>.5 Will consider small scale light industrial development proposals that reflect the needs of the local community and provide for local employment, and will use the following criteria, in addition to the criteria for major or heavy industrial development where appropriate in the following policy, to assess future applications:</p> <ul style="list-style-type: none"><li>a) impact on farm land;</li><li>b) capability of accommodating on-site domestic water and sewage disposal;</li><li>c) capability of the natural environment to support the proposed development;</li><li>d) compatibility with adjacent land uses and designations, and the character of the existing area;</li><li>e) susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;</li><li>f) proximity and access to the existing road network;</li><li>g) mitigation of visual impacts where development is proposed on hillsides and other visually sensitive areas;</li><li>h) provides for solid screening or other mitigation works from adjacent land uses and designations to lessen its impact (visual, loading, noise, odour, parking, etc. impacts);</li><li>i) exhibits an attractive and safe streetscape by providing for adequate off-street parking requirements, on-site landscaping, and appropriate signage.</li></ul> <p>.6 Strongly discourages major or heavy industrial development in the rural area, particularly on farm land, and therefore, a proposal to create this type of industrial development should clearly articulate the need for it, analyze its impact on the rural community, and demonstrate how it will respect the character of the rural area. The Regional Board will use the following criteria, in addition to the criteria for small scale light industrial development in the former policy, to assess future applications:</p> <ul style="list-style-type: none"><li>a) provides access without constructing new roads or utility corridors through areas designated or identified as environmentally sensitive on Schedule ‘C’, Agricultural Land Reserve, hazard areas, and without creating permanent scarring on slopes visible from major roads or residential areas;</li><li>b) provides for development of new, or upgrading of existing, roads and community services;</li><li>c) provides for screening from adjacent land uses and designations, and to lessen visual impacts where development is proposed on hillsides or in critical views; and,</li><li>d) provides for collection and retention works for surface runoff, and collection and treatment works for domestic wastewater.</li></ul> <p>.7 Permits home industries as an accessory use in the Resource Area, Agriculture and certain Rural Holdings designations, provided that these developments are compatible with the character of the area, provided they do not present a potential land use conflict with surrounding properties, and subject to provisions of pertinent bylaws and Acts.</p> <p>.8 Discourages industrial activities that are considered noxious or emit large volumes of pollutants, or are otherwise detrimental to the environment, neighbouring properties and the community as a whole.</p> <p>.9 Supports the use of lands designated Industrial (I) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production is considered an appropriate use of industrial lands.</p> |  |
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