

The City of Greenwood
Bylaw No. 794

A bylaw to amend the zoning bylaw to include a "light industrial zone" and designate the properties to be included in that zone

NOW THEREFORE the Council of the City Of Greenwood, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "Zoning Amendment-General Industrial Zone, 2006"
2. That the following zone be added to the Zoning Bylaw #683, as Amended:

411. Light Industrial Zone

411.1 Subject to compliance with the General Provisions in Part 3, the following provisions shall apply in the Light Industrial Zone.

411.2 Permitted Uses

1. Manufacturing and assembly if conducted entirely within a wholly enclosed building
2. Foods products manufacturing, processing, and packaging
3. Accessory buildings or structures.
4. Warehouse
5. Recreation

411.3 Minimum Lot Area - See 407.3

411.4 Setbacks

1. New buildings, or structures, shall be located within
 - a. 6 metres of a front or exterior side lot line.
 - b. 4 metres of a rear lot line or exterior side lot line
2. Existing buildings must conform to the setbacks in place when they were rezoned to light industrial.

411.5 Lot Coverage

Buildings and structures together shall not cover more that 60 % of the gross lot area.

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411.6 Height

1. The maximum permitted height requirements for new buildings shall be as follows:

- a. Principal buildings – 12 metres
- b. Accessory buildings - 4.5 metres.

411.7 Parking and Loading

Parking and loading shall be in accordance with the provisions of Section 309, 310, and 311 of this Bylaw.

411.8 Screening

The property will be screened from residential property by trees, or hedges, or closed fencing (a minimum of 1.5 metres in height), or any combination thereof.

411.9 Ground water protection

Liquid effluent that will contaminate the ground, or ground water, or interfere with the operation of the sewer treatment plant must be disposed of in a manner that is in keeping with Ministry of Environment regulations.”

3. The following property will be included in this zone:

Lot 1-4, Block 12, Plan 21, DL 579, Similkameen Div of Yale Land District, Portion Plus N ½ of L 5,
PID 023-380-357, 006-397-311, 012-837-474, 012-837-491, 012-837-521
(known as the “Curling Rink”)

Read a first time this 10th day of April, 2006

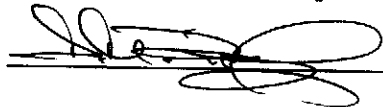
Read a second time this 10th day of April, 2006.

Public Hearing was advertised on April 13 and April 19, 2006.

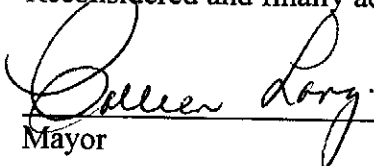
Public Hearing was held on April, 24, 2006.


Read a third time this 24th day of April, 2006.

Approved by Ministry of Transportation this 2nd day of May, 2006.




Reconsidered and finally adopted this


Mayor


Administrator

I certify this to be a true copy of Bylaw No. 794 as adopted.


Administrator