

The City Of Greenwood  
Bylaw 793

A bylaw to amend the Official Community Plan to permit light industrial zoning in buildings located in the down town core that are one block off the highway

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

1. This bylaw may be cited as "OCP Amendment-Light Industrial Zone, 2006."
- 2 That following be added as Policy 3.3.2.6

"The City will consider applications to rezone existing buildings, located south of Providence Street, to "light industrial use" if it can be demonstrated to the satisfaction of Council that there will be minimal noise, or other impact, on neighbouring land issues."

- 3 That the following be added as Policy 3.3.2.7

"It is the policy of Council that hours of operation for light industrial property will be limited to 8:00 AM to 6:00 PM Monday to Friday. If the operators of the light industry wish to operate outside of those hours they must demonstrate to the satisfaction of Council that the residential properties will not be bothered."

4. The land use map will be amended to show "light industrial use" and the following property will be put in that category:

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

5. That the following objective be added as 3.3.4.1.: "Council will consider applications for temporary commercial and industrial permits in accordance with section 921 of the Local Government Act."

6. The following be added as Policy 3.3.4.2: "The property known as the "Emcon Building"

- legal description Lots 9-12, West ½ of Block 3, Plan 34, DL 711, Similkameen Div of Yale Land District, PID 012-873-535, 012-873-543, 012-873-586, 012-873-608

will be designated as a "Temporary Commercial and Industrial Use Permit Area" pursuant to Section 920.2 of the Local Government Act.

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Guidelines: When reviewing the Temporary Commercial and Industrial Use Permit Area applications Council shall, have regard for the following matters:

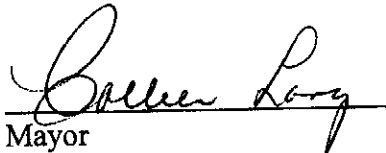
1. Can the business be done entirely within the existing building?
2. What impact will this business have on the surrounding neighbours? What steps can be taken to eliminate, or minimize the impact?
3. The nature of the business and the business plan.
4. What parking is going to be needed?
5. What barriers are needed to separate this property from adjacent properties?

Restrictions:

1. The hours of operation of the business will be restricted to 8 AM to 6 PM Monday to Friday.
2. No outside storage will be permitted."

Read a first time the 10<sup>th</sup> day of April 2006  
Read a second time the 10<sup>th</sup> day of April 2006  
Public Hearing advertised on April 13 and April 19, 2006  
Public Hearing held on April 24, 2006  
Read a third time this 24<sup>th</sup> Day of April, 2006

Reconsidered and finally adopted this

  
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Mayor

  
\_\_\_\_\_  
Administrator

I certify this to be a true copy of Bylaw No. 793 as adopted.

  
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Administrator