

## 9.0 Industrial

### Goals

Retain existing industrial and service commercial lands within the City.

Seek and promote additional opportunities for these uses outside the city boundaries.

Maximize build out and efficient use of existing industrial and service commercial lands.

Encourage the development of new industrial uses in the city and the region.

Minimize the impacts of industrial and service commercial uses on adjacent lands.

Support the Vernon Regional Airport, recognizing that it provides industry support services and sites for airport related industries.

### Guiding Principles Met

Foster prosperity for people, business and government

Create a culture of sustainability

Create strong, compact and complete neighbourhoods

Create a youth friendly city

### Context



The City of Vernon has limited industrial and service commercial land within its boundaries. In the past, a number of industrial areas have been redesignated to permit the development of other land uses. With few opportunities to identify new light industrial land, and no parcels zoned to accommodate heavy industrial uses, remaining industrial lands should be protected, with due consideration of adjacent land uses and the need to minimize any adverse impacts.

The City recognizes the importance of industrial lands and, in the interest of long term economic development and diversifying the economy, shall work towards the retention of those lands currently designated as industrial until such time as more industrial lands become available in the region. In partnership with the RDNO, the City has created an inventory of industrial and commercial lands, making it easier for businesses to identify properties for development.

Identifying future opportunities for industrial uses is important to the long term economic well being of Vernon, as these types of development bring employment and new economic opportunities for the community. Yet, identifying new industrial lands presents a challenge, given the potential impact of industrial uses on neighbouring properties. While good screening and buffering can mitigate these impacts, it is desirable to seek new uses that are employment-intensive and integrate well into the community.

The airport is expected to remain an important segment of the local economy. Most facilities are under long term lease and there is a healthy demand for private hanger spaces and land for aviation businesses. A number of areas have been designated as Airport Industrial adjacent to the Vernon Regional Airport and are intended for future airport related uses.



## Supporting Policies

- 9.1 In conjunction with other local governments, agencies and organizations, maintain a public searchable inventory of available industrial lands within the Regional District of North Okanagan (RDNO) to help attract new businesses and allow existing businesses to expand.
- 9.2 Encourage appropriate employment intensive industries and businesses to locate in or near Vernon, in locations that are compatible with adjacent existing and planned uses. Given the lack of appropriate sites in Vernon for industrial uses, the City will work with RDNO to assist businesses in locating industrial uses to lands with an appropriate industrial designation.
- 9.3 Given the lack of industrial properties in Vernon, redesignation of properties designated as Light Industrial/Service Commercial to other uses is strongly discouraged. Where redesignation of these properties is proposed, the proposal must consider the land use designation of surrounding properties in the area, allowing for a more comprehensive review.
- 9.4 In order to maintain security, and as a convenience to the proprietors, residential uses may be permitted as an accessory use to a primary industrial use.
- 9.5 Areas designated as Light Industrial/Service Commercial are intended to be used for a wide range of industrial and service commercial activities, provided they do not constitute a nuisance due to odours, noise or air pollution.

- 9.6 All industrial and service commercial activities, except customary accessory storage uses, are to be contained within fully enclosed buildings.
- 9.7 All areas designated as Light Industrial / Service Commercial are designated as Development Permit areas, subject to Sections 26, 28 and 29 of this plan and are required to conform to the design guidelines outlined in those sections, or where applicable, to the design guidelines outlined in the appropriate neighbourhood plan.
- 9.8 Following the completion of the runway extension feasibility study, develop an Airport Master Plan that considers growth and expansion of the airport, mitigates the impact of airport uses on surrounding neighbourhoods, including the Waterfront Neighbourhood Centre, and includes design guidelines for new development.
- 9.9 Protect airport approach surfaces and transitional surfaces from trees, structures and buildings.
- 9.10 Ensure that some existing sand and gravel deposits are preserved for future aggregate use. The City will ensure that owners of sand and gravel deposits respect all municipal bylaws, especially bylaws pertaining to noise, buffering and dust control.