

12.5 Industrial Storage (IS, IS1) [Bylaw 8634, Sep 27/10]

12.5.1 Purpose

The **zone** provides for storage and shipping **uses**. The **zone** is divided into 2 sub-zones: IS for **sites** used for storage, shipping and industrial **uses**; IS1 for **sites** used for **commercial vehicle parking and storage** and **outdoor storage uses** only. [Bylaw 8634, Sep 27/10]

12.5.2 Permitted Uses

- **child care**
- **commercial vehicle parking and storage** [Bylaw 8582, Apr. 19/10]
- **industrial, general**
- **outdoor storage** [Bylaw 8582, Apr. 19/10]
- **transportation depot**
- **truck or rail terminal**

12.5.3 Secondary Uses

- **residential security/operator unit**

12.5.4 Permitted Density

1. The maximum **floor area ratio** is: [Bylaw 8634, Sep 27/10]
 - a) 1.0 for **sites** zoned IS; [Bylaw 8634, Sep 27/10]
 - b) 0.08 for **sites** zoned IS1. [Bylaw 8634, Sep 27/10]

12.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is: [Bylaw 8634, Sep 27/10]
 - a) 50 % for buildings on **sites** zoned IS; [Bylaw 8634, Sep 27/10]
 - b) 8% for **sites** zoned IS1. [Bylaw 8634, Sep 27/10]

12.5.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. There is no minimum **interior side yard** or **rear yard**.

12.5.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory structures** is 20.0 m.
3. **Commercial vehicle parking and storage** and **outdoor storage uses** are not permitted to be stored, stacked or piled in any manner that exceeds 4.5 m in height. [Bylaw 8634, Sep 27/10]

12.5.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

12.5.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provision of Section 6.0.
2. **Landscaping** and **screening** shall consist of a 3.0 m wide landscape **screen** and a **fence** situated along the **road frontage** for **sites** zoned IS1. *[Bylaw 8634, Sep 27/10]*

12.5.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

12.5.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
2. The following are **permitted uses** for **sites** zoned IS1 subject to the restrictions in Section 12.5.11.3: *[Bylaw 8634, Sep 27/10]*
 - a) **commercial vehicle parking and storage**; *[Bylaw 8634, Sep 27/10]*
 - b) **outdoor storage**; *[Bylaw 8634, Sep 27/10]*
 - c) **residential security/operator unit**. *[Bylaw 8634, Sep 27/10]*
3. The following are prohibited from occurring on **sites** zoned IS1: *[Bylaw 8634, Sep 27/10]*
 - a) **Outdoor storage** of wrecked or salvaged goods and materials; *[Bylaw 8634, Sep 27/10]*
 - b) **Outdoor storage** of food products; *[Bylaw 8634, Sep 27/10]*
 - c) **Outdoor storage** of goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather; *[Bylaw 8634, Sep 27/10]*
 - d) **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard; *[Bylaw 8634, Sep 27/10]*
 - e) Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or *[Bylaw 8634, Sep 27/10]*
 - f) servicing of **vehicles** or equipment. *[Bylaw 8634, Sep 27/10]*