

## 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]*