
PART 10 Industrial Zones

1. IS1 Zone (Industrial Service One)

Intent

- (1) The intent of this zone is to provide for light industrial uses, commercial services and certain office uses having similar space requirements or close business ties with industrial activities.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 1601)
- (a) auxiliary buildings and auxiliary uses;
 - (b) ambulance headquarters or station;
 - (c) auxiliary residential dwelling unit only when serviced by a community sewer system;
 - (d) bakery;
 - (e) car wash;
 - (f) catering establishment;
 - (g) craft workshop;
 - (h) freight, transport or handling;
 - (i) laboratory, scientific and research, but excluding medical / dental;
 - (j) manufacturing, processing, assembling, repairing and servicing of the following products provided the use is totally enclosed within a building or structure:
 - (i) chemical or chemical products;
 - (ii) clothing;
 - (iii) electrical products or appliances;
 - (iv) food or beverages;
 - (v) jewellery;
 - (vi) leather products;
 - (vii) deleted (Bylaw No. 1898);

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- (viii) plastic products;
 - (ix) shoes and boots; and
 - (x) sporting goods and recreational equipment;
 - (k) messenger or courier service;
 - (l) motor vehicle sales, leasing and servicing, excluding body repairs;
 - (m) nursery or greenhouse;
 - (n) office, located on the second storey only, except in the case of the following office uses which may also be located on the ground floor: (Bylaw No. 1601)
 - (i) transportation company;
 - (ii) contractor;
 - (iii) cleaning or janitorial service;
 - (iv) messenger or courier service;
 - (v) mobile cleaning or repair service;
 - (vi) architect;
 - (vii) scavenging operation;
 - (viii) commercial or graphic artist;
 - (ix) computer service;
 - (x) drafting service;
 - (xi) duplicating service;
 - (xii) engineer, scientist, surveyor or geologist;
 - (xiii) industrial designer;
 - (xiv) interior decorator;
 - (xv) labour or trade organization;
 - (xvi) publisher;
 - (xvii) shipping agent or freight forwarder;
 - (xviii) weighing, grading or inspection service;
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- (xix) wholesale broker or manufacturer's agent;
 - (o) photo finishing;
 - (p) publishing or printing;
 - (q) radio, television or recording studio;
 - (r) restaurant (Bylaw No. 2014);
 - (s) retailing and rental, but only including motor vehicles, industrial equipment, machinery, motor vehicle accessories and parts, bicycles, boats and boating supplies, hardware and building supplies, small equipment, tools, motors and household items;
 - (t) school, craft or vocational;
 - (u) veterinary clinic;
 - (v) warehousing;
 - (w) wholesaling;
 - (x) establishments licensed for the sale and consumption of alcoholic beverages on the premises including neighbourhood public house. (Bylaw No. 1296)
 - (y) personal service, located on the second floor only except in the case of appliance repair shop, laundry or dry cleaning, pet shop or pet grooming and photo finishing which may also be located on the ground floor. (Bylaw No. 1601)
 - (z) indoor recreation (Bylaw No. 2003)

Density

- (3) The maximum permitted floor space ratio is 0.75.

Height

- (4) The maximum permitted height of a building is 12 metres.

Site Area

- (5) The minimum permitted parcel area is 930 square metres, minimum frontage is 23 metres. (Bylaw No. 775)

Site Coverage

- (6) No regulations.

Setbacks

- (7) The minimum permitted front setback is 7.5 metres.
- (8) The minimum permitted side setback is 3 metres, except where the side setback abuts a highway, then the minimum depth of the side setback is 5 metres.
- (9) The minimum permitted rear setback is 1.5 metres, except where the rear setback abuts a highway, then the minimum depth of the rear setback is 5 metres.

Off-Street Parking and Loading

- (10) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (11) A maximum of 2 auxiliary residential dwelling units is permitted per parcel.
- (12) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres. (Bylaw No. 916)
- (13) The maximum permitted gross floor area for an auxiliary office use is 40 percent of the principal use in a building.
- (14) The maximum permitted gross floor area for restaurant use is 95 square metres.
- (15) (Bylaw No. 1759) / DELETED (Bylaw No. 1877)