
11. IS5 Zone (Industrial Service Five) (Bylaw No. 1882)**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 light industrial activities.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary uses including auxiliary residential dwelling unit;
 - (b) appliance repair shop;
 - (c) bakery;
 - (d) catering establishment;
 - (e) craft workshop;
 - (f) dance, fitness, martial arts or yoga studio;
 - (g) employee housing;
 - (h) freight, transport or handling;
 - (i) laboratory, scientific and research, but excluding medical/dental;
 - (j) local personal service;
 - (k) manufacturing, processing, assembling, repairing and servicing of the following products provided the use is totally enclosed within a building or structure:
 - (i) clothing;
 - (ii) computer equipment and software;
 - (iii) electrical products or appliances;
 - (iv) food or beverages;
 - (v) jewellery;
 - (vi) leather products;
 - (vii) shoes and boots;
 - (viii) sporting goods and recreational equipment;

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- (ix) textiles;
 - (l) messenger or courier service;
 - (m) nursery or greenhouse;
 - (n) professional offices;
 - (o) publishing or printing;
 - (p) radio, television, film or recording studio;
 - (q) restaurant (Bylaw No. 2014);
 - (r) retailing and rental, but only of the following:
 - (i) industrial equipment and machinery;
 - (ii) bicycles;
 - (iii) boats and boating supplies;
 - (iv) hardware and building supplies;
 - (v) tools;
 - (vi) small engines and related equipment;
 - (vii) household items;
 - (s) veterinary clinic;
 - (t) warehousing;
 - (u) wholesaling; and
 - (v) establishments licensed for the sale and consumption of alcoholic beverages on the premises including neighbourhood public house.

Density

- (3) The maximum floor space ratio is 0.5.
- (4) The maximum permitted gross floor area of an auxiliary residential dwelling unit is 75 square metres.
- (5) The minimum permitted gross floor area of an auxiliary residential dwelling unit is 32.5 square metres.
- (6) No more than four auxiliary residential dwelling units are permitted on a parcel.

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- (7) The maximum permitted floor space ratio for all office uses on a parcel is 0.1.
 - (8) The maximum permitted density for restaurant use is a floor space ratio of 0.03, or a gross floor area of 95 square metres, whichever figure is lower.
 - (9) The maximum permitted density for any ground level retail or rental use is a floor space ratio of 0.02 or a gross floor area of 185 square metres, whichever figure is lower.

Height

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

Site Dimensions

- (11) The minimum permitted parcel area is 2000 square metres
- (12) The minimum permitted frontage is 25 metres.

Site Coverage

- (13) The maximum permitted site coverage is 75 percent.

Setbacks

- (14) The minimum permitted front setback is 3.0 metres.
- (15) The minimum permitted rear setback is 1.5 metres.
- (16) The minimum permitted side setback is 3.0 metres, except that the minimum permitted setback from a side parcel line that is shared with another parcel in the IS5 zone is 0 metres.
- (17) Notwithstanding any other provision of this Bylaw, the minimum permitted setback from any parcel line that adjoins Highway 99 is 20 metres.

Off-Street Parking and Loading

- (18) 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

- (19) An auxiliary residential dwelling unit shall contain no more than 2 bedrooms.
- (20) No portion of the first storey of a building may be used for residential purposes other than an entrance to a residential unit.