

909

Industrial Storage (IS)

1. Principal Use

- i) **On any lot:**
 - a) General contractor services and storage yard
 - b) Warehousing
 - c) Mini-storage
 - d) Outdoor storage
 - e) Retail and wholesale establishments
 - f) Offices

2. Accessory Uses

- i) **On any lot:**
 - a) Residential use limited to one dwelling unit
 - b) Industrial equipment maintenance and repair
 - c) Storage and sale of aggregate materials and products

3. Condition of Use

- i) All uses listed in Section (1), “Principal Uses” and Section (2), “Accessory Uses”, excluding residential use, shall be subject to the following conditions:
 - a) Scrap salvage yards, bulk storage, motor vehicle repair and salvage, vehicular fuel sales, wood, gravel, meat or seafood processing, and compost facilities are prohibited in this zone.
 - b) No storage yard, equipment service areas or any other outdoor storage used in conjunction with a principal or accessory use shall be located within 15.0 metres from any lot line abutting a lot zoned under Part 700, Residential Zones.
 - c) No storage yard, equipment service areas or any other outdoor storage used in conjunction with a principal or accessory use shall be located within 7.5 metres from any lot line abutting a lot under any other zone.
 - d) No parking or loading areas shall be located within 7.5 metres to any property line and shall be incorporated within a landscaped area.
 - e) All storage yards, outdoor storage, or outdoor equipment maintenance and repair areas used in conjunction with a principal or accessory use must be screened from any abutting property zoned under Part 700, Residential Zones.
 - f) Screening details for storage yards, outdoor storage, or outdoor equipment maintenance and repair areas:
 - 1) Along any lot line, which immediately joins a highway, the property shall be fully screened from view with an evergreen hedge not less than 2.4 metres in height and not less than 1.0 metre in width.

- 2) The hedge shall be included within a fully landscaped area of not less than 7.5 metres in width along the inside of the property lines, or as prescribed on a landscape plan as part of the development permit. Landscaping shall be incorporated within all setback areas.
 - 3) Solid wood fencing or evergreen hedging, not less than 2.0 metres in height, shall be erected along portions of property lines between all storage yards, outdoor storage or equipment maintenance areas and properties used for residential purposes.
 - 4) All screening, including hedging and fencing shall be well maintained and fencing shall be painted as required.
 - 5) If a property is adjacent to the Agricultural Land Reserve boundary, a fence and landscaped buffer area of at least 8.0 metres in width shall be provided along the inside of the property line.
- g) Retail floor space shall not exceed 1000 square metres.

4. Siting and Height of Buildings and Structures

The maximum height of principal buildings is 10.0 metres and maximum height of accessory buildings is 6.0 metres.

- i) The minimum setbacks required for buildings and structures shall be set out in the table below.
- ii) Despite 5(i) above, a 15.0 metre setback of all buildings, structures and outdoor storage area is applicable where a lot line is adjacent to an Agricultural Land Reserve boundary.

Type of Use	Height of Structure	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal		7.5m	7.5m	7.5m	7.5m
Accessory	4.5m or less	7.5m	7.5m	7.5m	7.5m
Accessory	6.0m - 4.6m	7.5m	7.5m	7.5m	7.5m

5. Lot Coverage

- i) The lot coverage of all buildings and structures shall not exceed 50 per cent.

6. Subdivision Requirements

- i) The minimum permitted lot area for lands identified as “Properties subject to a minimum lot size of 4 hectares for subdivision” in Schedule B is 4.0 hectares.
- ii) **The Minimum Lot Area Permitted Shall Be:**
 - a) When connected to community water and sewer: 4,000 square metres
 - b) When connected to either community water or sewer: 8,000 square metres
 - c) When serviced by well and approved septic disposal: 1.0 hectare