

12.4 SETTLEMENT COMMERCIAL (S2) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Settlement Commercial (S2) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

12.4.1 PERMITTED USES

Agriculture (By-law No. 18-219, August 17, 2018)
 Catering Service
 Commercial Recreation
 Craftsperson Shop
 Day Nursery
 Farm Product Supply Dealer
 Financial Establishment
 Medical Clinic
 Motor Vehicle Service Station
 Office
 Personal Services
 Private Club or Lodge
 Repair Service
 Restaurant
 Retail
 Studio
 Veterinary Service
 Veterinary Service – Farm Animal

12.4.2 PROHIBITED USES

The following uses are prohibited:

- a) Buildings and Structures accessory to an Agriculture use;
- b) Raising of Livestock;
- c) Raising, boarding and training of horses;
- d) Raising of other animals for food, fur or fibre;
- e) For lands located within Vulnerable Area 1 as delineated in Figures 5.0, 5.1, 5.2 and 5.3 of Schedule "F"-Special Figures:

- i) Waste Disposal sites under Part V of the Environmental Protection Act that include the following activities:
 - 1. Storage, treatment and discharge of mine tailings;
 - 2. Land farming of petroleum refining waste;
 - 3. Storage of polychlorinated biphenyl (PCB) waste;
 - 4. Application of untreated septage to land;
 - 5. Injection of liquid waste into a well;
 - 6. Storage of hazardous waste;
- ii) Hazardous waste management facility;
- iii) Waste management facility;
- iv) Snow storage facility greater than 1 ha in size;
- v) Salt Storage Facility that can accommodate 5,000 tonnes and greater;
- vi) Motor Vehicle Service Station;
- vii) Motor vehicle collision repair establishment.

- f) For lands located within Vulnerable Area 2, as delineated in Figures 5.0, 5.1, 5.2 and 5.3 of Schedule “F”-Special Figures:
 - i) Waste Disposal sites under Part V of Environmental Protection Act that include the injection of liquid waste into a well;
 - ii) Waste disposal facility.
- g) For lands located within Vulnerable Area 3 as delineated on Figure 5.0 of Schedule “F”-Special Figures:
 - i) Waste Disposal sites under Part V of Environmental Protection Act that include the application of untreated septage to land.

12.4.3 REGULATIONS

- a) Minimum Lot Area 0.4 hectares
- b) Minimum Yard
Abutting a Street 3.0 metres
- c) Minimum Side Yard i) 3.0 metres;
- ii) 6.0 metres abutting a Settlement
Residential (S1) Zone;
- iii) 6.0 metres abutting a Settlement
Institutional (S3) Zone.
- d) Minimum Rear Yard 7.0 metres
- e) Maximum Building
Height 10.5 metres

SECTION 12: RURAL ZONES

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| f) Additional Regulations for Motor Vehicle Service Station | Notwithstanding b), c, and d) above, fuel pump islands, fuel pumps and canopies shall be set back a minimum 4.5 metres from any lot line. |
| g) Outdoor Storage | <p>i) No outdoor storage of goods, materials or equipment shall be permitted;</p> <p>ii) Notwithstanding i) above, the display of goods or materials for retail purposes shall be permitted.</p> |
| h) Planting Strip Requirements | A minimum 3.0 metre Planting Strip shall be provided and maintained abutting a street, except for points of ingress and egress and abutting a Settlement Residential (S1) Zone or a Settlement Institutional (S3) Zone. |
| i) Visual Barrier | A visual barrier shall be provided and maintained along any lot line abutting a Settlement Residential (S1) Zone or a Settlement Institutional (S3) Zone lot line, in accordance with the requirements of Section 4.19 of this By-law. |
| j) Accessory Buildings | In accordance with the requirements of Sections 4.8 and 4.8.1 of this By-law. |
| k) Parking | In accordance with the requirements of Section 5 of this By-law. |

(By-law No. 15-173, July 10, 2015)
 (By-law No. 18-219, August 17, 2018)