

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 Service (NOT FINAL & BINDING: By-law No. 24-137, July 12, 2024)
 - Private Club or Lodge
 - Repair Service
 - Restaurant
 - Retail
 - Studio
 - Veterinary Service
 - Veterinary Service – Farm Animal
- 12.4.11 RESTRICTED USES**
- Notwithstanding Section 12.4.1, Agricultural uses shall be limited to:
- Growing of crops
 - Apiaries
 - Agro-forestry
 - Maple syrup production
(By-law No. 21-189, October 13, 2021)
- 12.4.2 PROHIBITED USES**
- The following uses are prohibited:
- a) 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.

- b) 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.
- c) 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.

(By-law No. 21-189, October 13, 2021)

12.4.3 REGULATIONS

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|--------------------------------------|---|
| a) Minimum Lot Area | 0.4 hectares |
| b) Minimum Yard
Abutting a Street | 3.0 metres |
| c) Minimum Side Yard | <ul style="list-style-type: none"> 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 of this By-law.
(By-law No. 21-070, May 12, 2021) |
| 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)