

**SECTION 12: RURAL ZONES****ZONING BY-LAW****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 (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**

- 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

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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.<br>(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)