

**12.5 SETTLEMENT INSTITUTIONAL (S3) 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 Institutional (S3) 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:

**12.5.1 PERMITTED USES**

Agriculture (By-law No. 18-219, August 17, 2018)  
 Child Care Centre (By-law No. 25-155, August 06, 2025)  
 Community Garden (By-law No. 21-189, October 13, 2021)  
 Educational Establishment  
 Library  
 Place of Worship

**12.5.1.1 RESTRICTED USES**

Notwithstanding Section 12.5.1, Agricultural uses shall be limited to:

Growing of crops  
 Apiaries  
 Agro-forestry  
 Maple syrup production  
 (By-law No. 21-189, October 13, 2021)

**12.5.2 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 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) Snow storage facility greater than 1 ha in size;
- iii) Motor Vehicle Service Station;
- iv) 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)

### **12.5.3 REGULATIONS**

- a) Minimum Lot Area      0.4 hectares

**SECTION 12: RURAL ZONES**

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| b) Maximum Lot Area for a Place of Worship | 2.0 hectares  |
| c) Minimum Lot Width                       | 30.0 metres   |
| d) Minimum Front Yard                      | 6.0 metres  |
| e) Minimum Side Yard                       | 3.0 metres  |
| f) Minimum Rear Yard                       | 7.0 metres  |
| g) Maximum Building Height                 | 10.5 metres   |
| h) Accessory Buildings                     | In accordance with the requirements of Sections 4.8 of this By-law.<br>(By-law No. 21-070, May 12, 2021)    |
| i) Parking                                 | In accordance with the requirements of Section 5 of this By-law.  |
| j) Community Garden                        | In accordance with the requirements of Section 4.27 of this By-law<br>(By-law No. 21-189, October 13, 2021) |

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