12.3 SETTLEMENT RESIDENTIAL (S1) 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 Residential (S1) 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:

12.3.1 PERMITTED USES
Residential Care Facility
Single Detached Dwelling

12.3.2 PROHIBITED USES
The following uses are prohibited, as follows:

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) hazardous waste management facility

iii) waste management facility

iv) Salt Storage Facility that can accommodate 5,000 tonnes and greater

v) snow storage facility greater than 1 ha in size

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.

12.3.3 REGULATIONS

a) Minimum Lot Area 0.4 hectares
b) Minimum Lot Width 30.0 metres
c) Minimum Front Yard 7.5 metres
d) Minimum Side Yard 3.0 metres

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e) Minimum Rear Yard 7.5 metres

f) Maximum Building Height 10.5 metres

g) Maximum Capacity for Residential Care Facility Shall not exceed 6 residents.

h) Home Business Regulations In accordance with the requirements of Section 4.21 of this By-law.

i) Accessory Buildings In accordance with the requirements of Sections 4.8 and 4.8.1 of this By-law.

j) Parking In accordance with the requirements of Section 5 of this By-law.