

**SECTION 12: RURAL ZONES**

**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**

- 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, as follows:

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- 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

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- 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.

**12.4.3 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;

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- 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
- f) Additional Regulations for Motor Vehicle Service Station Notwithstanding b), c, and d) above, fuel pump islands, fuel pumps and canopies shall be setback a minimum 4.5 metres from any lot line.
- g) Outdoor Storage
  - i) No outdoor storage of goods, materials or equipment shall be permitted;
  - ii) Notwithstanding i) above, the display of goods or materials for retail purposes shall be permitted.
- 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 property 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.