

**SECTION 12: RURAL ZONES****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**

Day Nursery  
Educational Establishment  
Library  
Place of Worship

**12.5.2 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;

**SECTION 12: RURAL ZONES**

**ZONING BY-LAW**

- 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

**SECTION 12: RURAL ZONES**

- 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.

**12.5.3 REGULATIONS**

- a) Minimum Lot Area 0.4 hectares
- 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 and 4.8.1 of this By-law.
- i) Parking In accordance with the requirements of Section 5 of this By-law.