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)
Day Nursery
Educational Establishment
Library
Place of Worship

12.5.2 PROHIBITED USES

The following uses are prohibited:

a) Buildings and Structures accessory to an Agriculture use;

b) Raising of livestock;

c) Raising, boarding and training of horses;

d) Raising of other animals for food, fur or fibre;

e) 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.

f) 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.

g) 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

September 21, 2018
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.

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