

**12.6 EXISTING RURAL COMMERCIAL (E1) ZONE**

**Explanatory Note:** *The E1 Zone applies to all properties that contain legally Existing commercial uses. This Zone recognizes and permits those uses that have been legally established prior to the enactment of this By-law. It is not the intent to add properties to the E1 Zone subsequent to the enactment of this By-law. Special Exceptions have been applied to some E1 Zone properties to identify the specific Existing Use(s) permitted.*

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Existing Rural Commercial (E1) 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.

**12.6.1 PERMITTED USES**

Agriculture (By-law No. 18-219, August 17, 2018)  
 Agricultural Processing Establishment –  
 Stand Alone  
 Agricultural Storage Establishment  
 Farm Product Supply Dealer  
 Kennel  
 Uses Existing at the date of passing of  
 the By-law

**12.6.2 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) 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.
- d) Notwithstanding the definition of Agriculture, a single detached farm dwelling, residential care facility, and farm labour residence.  
(By-law No. 21-189, October 13, 2021)

### 12.6.3 REGULATIONS

- |                                  |   |
|----------------------------------|---|
| a) Maximum Lot Coverage          | 30%   |
| b) Minimum Front Yard            | 10.0 metres   |
| c) Minimum Side Yard             | 6.0 metres  |
| d) Minimum Flankage Yard         | 10.0 metres   |
| e) Minimum Rear Yard             | 7.5 metres  |
| f) Maximum Building Height       | 11.0 metres   |
| g) 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. |
| h) Minimum Landscaped Open Space | 10%   |

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|------------------------|---|
| i) Outdoor Storage     | i) Shall only be used for Retail sales display area;  |
|                        | ii) Shall be set back a minimum of 2.0 metres from any Flankage Lot Line or Front Lot Line.   |
| j) Accessory Buildings | In accordance with the requirements of Sections 4.8 and 4.8.2 of this By-law.   |
| k) Parking             | i) In accordance with the requirements of Section 5 of this By-law;   |
|                        | ii) Notwithstanding Section 12.6.3 k) i), a Farm Product Supply Dealer shall be subject to the requirements of Section 5.6 c) vii). |
- (By-law No. 19-062, March 27, 2019)

#### **12.6.4 KENNEL REGULATIONS**

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|-----------------------------|---|
| a) Minimum Lot Area         | Notwithstanding Section 4.12 d), the Minimum Lot Area for a Kennel shall be 2.0 hectares.                             |
| b) Minimum Setbacks         | i) Any buildings or structures associated with a Kennel shall be set back a minimum of 60.0 metres from any lot line; |
|                             | ii) No domestic animals shall be permitted to be kept in any open area within 60 metres of any lot line.              |
| c) Maximum Gross Floor Area | 500.0 square metres   |
| d) Retail                   | The maximum area permitted for accessory retail sales shall not exceed 20% of the total gross floor area.             |
| e) Outdoor Storage          | i) Shall not be permitted in any Front Yard or Flankage Yard;   |

ii) Shall be located a minimum of 20.0 metres from any lot line, and screened by a visual barrier in accordance with Section 4.19 of this By-law.

f) Accessory Buildings In accordance with the requirements of Sections 4.8 of this By-law.  
(By-law No. 21-070, May 12, 2021)

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

ii) Notwithstanding Section 12.6.4 g) i), a Kennel shall be subject to the requirements of Section 5.6 c) vii).  
(By-law No. 21-189, October 13, 2021)

(By-law No. 15-173, July 10, 2015)  
(By-law No. 18-219, August 17, 2018)  
(By-law No. 19-062, March 27, 2019)