

**SECTION 12: RURAL ZONES****12.7 EXISTING RURAL INDUSTRIAL (E2) ZONE**

**Explanatory Note:** The E2 Zone applies to all properties that contain legally Existing industrial 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 E2 Zone subsequent to the enactment of this By-law. Special Exceptions have been applied to some E2 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 Industrial (E2) 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:

**12.7.1 PERMITTED USES**

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

**12.7.2 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;

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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.

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- 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)

**12.7.3 REGULATIONS**

- a) Maximum Lot Coverage 50%
- b) Minimum Front Yard 7.5 metres
- c) Minimum Side Yard
  - i) 3.0 metres;
  - ii) 10.0 metres abutting a Residential Zone.
- d) Minimum Flankage Yard 10.0 metres
- e) Minimum Rear Yard
  - i) 7.5 metres;
  - ii) 10.0 metres abutting a Residential Zone.
- f) Maximum Building Height 15.0 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 not be permitted in any Front Yard or Flankage Yard;
  - ii) Shall be screened by a visual barrier in accordance with Section 4.19 of this By-law.
- j) Maximum Retail Gross Floor Area
  - The maximum area permitted for accessory retail sales shall not exceed 10% of the gross floor area of the permitted use.
- k) Accessory Buildings
  - In accordance with the requirements of Sections 4.8 of this By-law.  
(By-law No. 21-070, May 12, 2021)
- l) Parking
  - i) In accordance with the requirements of Section 5 of this By-law;
  - ii) Notwithstanding Section 12.7.3 l)i) above, 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)

(By-law No. 15-173, July 10, 2015)

(By-law No. 18-219, August 17, 2018)