

## RC - Rural Commercial Zone (Sections 217-218)

### Purpose of the Zone

*The purpose of the RC – Rural Commercial Zone is to:*

- (1) *permit the development of highway and recreational commercial uses which serve the rural community and visiting public in areas mainly designated as **General Rural Area, Village and Carp Road Corridor Rural Employment Area** in the Official Plan;*
- (2) *accommodate a range of commercial uses including services for the traveling public as well as agriculture-related, vehicle-oriented and construction products and services;*
- (3) *permit research facilities in areas designated **Greenbelt Employment and Institutional Area** in the Official Plan, and*
- (4) *regulate development in a manner that has a minimal impact on the surrounding rural area or villages.*

**217.** In the RC Zone:

### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsection 217(3) to (5);
  - (b) despite the definition amusement park, a go-cart track is not permitted in an RC zone which abuts in whole or in part any VM, V1, V2 or V3 zone;
  - (c) retail store is limited to the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies;
  - (d) the detached dwelling or dwelling unit is limited to one in total and must be accessory to a permitted use;

**amusement centre**  
**amusement park**  
**animal care establishment**  
**animal hospital**  
**artist studio**  
**automobile rental establishment**  
**automobile dealership**  
**automobile service station**  
**bar**  
**campground**  
**car wash**  
click and collect facility (By-law 2016-289)  
detached **dwelling**  
**dwelling** unit  
**gas bar**  
**heavy equipment and vehicle sales, rental and servicing**  
**hotel**  
**kennel**, see *Part 3, Section 84*  
**parking lot**  
**restaurant**  
**retail food store, limited to a farmers' market** (By-law 2016-134)  
**retail store**  
**storefront industry**, see *Part 3, Section 99* (By-law 2018-171)  
**warehouse** (By-law 2013-58)

- (e) no single commercial use can occupy more than 2500 m<sup>2</sup> of gross leasable floor area on any lot in a RC zone in a village shown on Schedule 9. (By-law 2013-58) (By-law 2017-148)
- (f) Where an outdoor farmers' market is located on a lot with another use, the primary or subzone provisions do not apply and the farmers' market may only be located in a:
- (i) parking lot;
  - (ii) yard abutting a parking lot; and,
  - (iii) front of corner side yard;
- associated with the other use. (By-law 2016-134)

### **Conditional Permitted Uses**

- (2) The following conditional uses are permitted subject to the following:
- (a) the provisions of subsection 217(3) to (5);
  - (b) provided that they are located in the same building or on the same lot as a permitted use;

**bank machine**  
**convenience store**  
**drive-through facility**  
**personal service business**

### **Zone Provisions**

- (3) Zone provisions are set out in Table 217 below.

**TABLE 217 - RC ZONE PROVISIONS** (By-law 2021-215)

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area (m <sup>2</sup> )		4000
(b) Minimum lot width (m)		30
(c) Minimum front yard setback (m)		10
(d) Minimum interior side yard setback (m)	Abutting residential zone	4.5
	All other zones	3
(e) Minimum corner side yard setback (m)		6
(f) Minimum rear yard setback (m)		10
(g) Maximum height (m)		11
(h) Maximum lot coverage (%)		25
(i) Landscaping of yards		-required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area
(j) Outdoor storage		-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones

- (4) For other applicable provisions, see Part 2 - General Provisions, Part 3 - Specific Use Provisions and Part 4 - Parking, Queuing and Loading Provisions.
- (5) It should be noted that lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.

## RC SUBZONES

218. In the RC Zone the following subzones apply:

- (1) Zone provisions are set out in Table 218A below.

**TABLE 218A - RC1 to RC4 SUBZONE PROVISIONS** (By-law 2019-41)

I ZONING MECHANISMS	PROVISIONS			
	II RC1	III RC2	IV RC3	V RC4
(a) Minimum lot area (m <sup>2</sup> )	1350	2000	8000	20,000

(b) Minimum lot width (m)		20	30	60	90
(c) Minimum front yard setback (m)		7.5	10	10	10
(d) Minimum interior side yard setback (m)	(i) abutting a residential use or zone	4.5	4.5	6	6
	(ii) all other cases	3	3	6	6
(e) Minimum rear yard setback (m)		7.5	10	10	10
(f) Minimum corner side yard setback (m)		7.5	7.5	10	10
(g) Maximum principal building height		11	11	11	11
(h) Maximum lot coverage (%)		30	30	20	15
(i) Landscaping of yards	-required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area				
(j) Outdoor storage	-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones				
(k) Further permitted uses (By-law 2014-166)	-light industrial -printing plant -service and repair shop -research and development centre -office				

## RC5 SUBZONE - CAMPGROUNDS

- (2) In the RC5 subzone:
- (a) despite Section 217(1) the following uses only are permitted;
  - (b) despite the definition **marine facility** the storage, servicing, repair, or sale or rental of boats is also allowed, along with the sale of marine fuels;
  - (c) despite the definition **campground** this may include cabins and chalets;
  - (d) the **dwelling** unit is limited to one in total;
    - campground**
    - dwelling** unit
    - marine facility**
    - park**
    - retail food store, limited to a farmers' market** (By-law 2016-134)
  - (e) Where an outdoor farmers' market is located on a lot with another use, the primary or subzone provisions do not apply and the farmers' market may only be located in a:
    - (i) parking lot;

- (ii) yard abutting a parking lot; and,
  - (iii) front or corner side yard  
associated with the other use. (By-law 2016-134)
- (3) The following conditional uses only are permitted subject to the following:
- (a) provided that they are located in the same building or on the same lot as a permitted use;
  - (b) only one **dwelling** unit as permitted in subsection 218(2) or one detached **dwelling** is permitted, not both;  
**restaurant**  
one detached **dwelling**
- (4) The RC4 subzone provisions are set out in Table 218A shall apply for the RC5 subzone.

#### **RC6 AND RC7 SUBZONES – CARP ROAD CORRIDOR (CONVENIENCE COMMERCIAL NODES)**

- (5) In the RC6 and RC7 subzones:
- (a) the **retail store** is limited to a convenience store and to the sale of goods, products, equipment, supplies or services manufactured, processed, assembled, packaged or delivered by a permitted use, or the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services; (By-law 2014-166)
  - (b) the following uses are also permitted:  
**bank**  
**office**  
**retail store** (By-law 2019-338)
- (6) The RC6 and RC7 subzone provisions apply as follows:
- (a) for the RC6 subzone the provisions of the RC2 subzone in Table 218A apply;
  - (b) for the RC7 subzone the provisions of the RC zone in Table 217 apply.

#### **RC8 AND RC9 SUBZONES – CARP ROAD CORRIDOR (HIGHWAY COMMERCIAL RESTRICTED)**

- (7) In the RC8 and RC9 subzones:
- (a) the **automobile service station** may not retail fuel;
  - (b) the following uses are prohibited:

**bar**  
**gas bar**  
**kennel, see Part 3, Section 84**  
**restaurant**

(c) the following uses are also permitted:

**light industrial**  
**printing plant**  
**service and repair shop**  
**research and development centre**  
**office (By-law 2014-166)**

(d) retail store is limited to the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies; and to the sale of goods, products, equipment, supplies or services manufactured, processed, assembled, packaged or delivered by a permitted use, or the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services. (By-law 2014-166)

(8) The RC8 and RC9 subzone provisions apply as follows:

- (a) for the RC8 subzone the provisions of the RC2 subzone in Table 218A apply;
- (b) for the RC9 subzone the provisions of the RC zone in Table 217 apply.

## **RC10 SUBZONE – GREENBELT EMPLOYMENT AREAS**

(9) In the RC10 subzone:

(a) despite Section 217(1) the following uses only are permitted:

(b) the uses **day care** and **technology industry** must be accessory to a **research and development centre**

**agricultural use, see Part 2, Section 62**

**agriculture-related use, see Part 3, Section 79B (By-law 2021-222)**

**day care**

**environmental preserve and education area**

**forestry use**

**on-farm diversified use, see Part 3, Section 79A (By-law 2019-41) (By-law 2021-222)**

**research and development centre**

**technology industry**

**retail food store, limited to a farmers' market (By-law 2016-134)**

(c) zone provisions are set out in Table 218B below.

(d) Where an outdoor farmers' market is located on a lot with another use, the primary or subzone provisions do not apply and the farmers' market may only be located in a:

- (i) parking lot;
- (ii) yard abutting a parking lot; and,
- (iii) front or corner side yard;

associated with the other use. (By-law 2016-134)

**TABLE 218B - RC10 SUBZONE PROVISIONS**

<b>I ZONING MECHANISMS</b>	<b>II PROVISIONS</b>
(a) Lot area (ha)	1.0
(b) Lot frontage (m)	75
(c) Front yard setback (m)	10
(d) Interior side yard setback (m)	10
(e) Corner side yard setback (m)	10
(f) Rear yard setback (m)	10
(g) Height (m)	20
(h) Lot coverage (%)	25
(i) Landscaping of yards	-required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area
(j) Outdoor storage	-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones

**RC11 SUBZONE**

(10) In the RC11 subzone:

- (a) despite the permitted uses in subsections 217(1) and (2) the following uses are the primary permitted uses:

amusement centre  
 artist studio  
 automobile rental establishment  
 automobile dealership  
 automobile service station  
 bank  
 bed and breakfast establishment  
 catering establishment  
 convenience store  
 drive-through facility  
 dwelling unit  
 funeral home  
 gas bar  
 heavy equipment and vehicle sales, rental and servicing  
 light industrial use  
 medical facility  
 office  
 personal service business  
 place of assembly  
 printing plant  
 research and development centre  
 restaurant  
 retail store  
 retail food store  
 service and repair shop (By-law 2014-166) (By-law 2019-338)

(b) zone provisions are set out in Table 218C below.

**TABLE 218C - RC11 SUBZONE PROVISIONS** (By-law 2021-325)

<b>I ZONING MECHANISMS</b>		<b>II PROVISIONS</b>
(a) Minimum lot area (m <sup>2</sup> )		1350
(b) Minimum lot width (m)		20
(c) Minimum front yard setback (m)		6
(d) Minimum Interior side yard setback (m)	(i) abutting a residential use or zone	6
	(ii) all other cases	3
(e) Minimum Corner side yard setback (m)		6 (By-law 2008-457)
(f) Minimum Rear yard setback (m)		6
(g) Maximum Height (m)		11
(h) Maximum Lot coverage (%)		40
(i) Landscaping of yards		-required front and corner side yards to be landscaped,



	except for driveways crossing the front or corner side yard leading to a parking area
(j) Outdoor storage	-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones

**RC12 SUBZONE – VILLAGES OF CUMBERLAND, METCALFE AND OSGOODE**

- (11) In the RC12 subzone:
  - (a) The following uses only are permitted:

**amusement centre**  
**animal care establishment**  
**animal hospital**  
**artist studio**  
**automobile rental establishment**  
**automobile dealership**  
**automobile service station**  
**bank**  
**bar**  
**car wash**  
**catering establishment**  
**cinema**  
**day care**  
**detached dwelling**  
**dwelling unit (By-law 2015-190)**  
**emergency service**  
**funeral home**  
**gas bar**  
**heavy equipment and vehicle sales, rental and servicing**  
**hotel**  
**instructional facility**  
**library**  
**medical facility**  
**municipal service centre**  
**office**  
**park**  
**parking lot**  
**personal brewing facility (By-law 2019-41)**  
**place of assembly**  
**place of worship (By-law 2014-94)**  
post office  
**recreational and athletic facility**  
**restaurant**  
**retail store**  
**retail food store**  
**service or repair shop**  
**theatre**  
**training centre**  
**urban agriculture, see Part 3, Section 82 (By-law 2017-148)**  
**warehouse (By-law 2019-338)**

- (b) The following conditional uses are also permitted provided that they are located in the same building or on the same lot as a permitted use:

**bank machine**  
**convenience store**  
**drive-through facility**  
**personal service business; and**

- (c) clause 217 (1)(c) and subsection 217 (3) do not apply.
- (d) retail sale of automobiles in association with an automobile service station must not exceed an amount equal to 10% of the lot area;
- (e) zone provisions are set out in Table 218D below: (By-law 2013-58) (By-law 2014-94)

**TABLE 218D - RC12 SUBZONE PROVISIONS (By-law 2013-58)**

<b>I ZONING MECHANISMS</b>		<b>II PROVISIONS</b>
(a) Minimum lot area (m <sup>2</sup> )		1350
(b) Minimum lot width (m)		20
(c) Minimum front yard setback (m)		6
(d) Minimum Interior side yard setback (m)	(i) abutting a residential use or zone	6
	(ii) all other cases	3
(e) Minimum Corner side yard setback (m)		6
(f) Minimum Rear yard setback (m)		7.5
(g) Maximum Building Height (m)		11
(h) Landscaping of yards		-required front and corner side yards to be soft landscaped, except for driveways crossing the front or corner side yard leading to a parking space
(i) Outdoor storage		-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting residential zones