

## RH – Rural Heavy Industrial Zone (Sections 221-222)

### Purpose of the Zone

The purpose of the RH – Rural Heavy Industrial Zone is to:

- (1) permit the development of heavy industrial uses in areas mainly designated as **General Rural Area, Village and Carp Road Corridor Rural Employment** in the Official Plan;
- (2) accommodate a range of heavy industrial uses and limited service commercial uses at locations which are neither environmentally sensitive nor in close proximity to incompatible land uses; and,
- (3) regulate development in a manner that respects adjacent land uses and will have a minimal impact on the rural area.

221. In the RH Zone:

### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsections 221(3) to (5);
    - automobile body shop**
    - automobile service station**
    - Cannabis Production Facility**, and contained within a building that is not a greenhouse. (By-law 2019-222)
    - crematorium**
    - drive-through facility** (OMB Order #PL080959 issued March 18, 2010)
    - gas bar**
    - heavy equipment and vehicle sales, rental and servicing**
    - heavy industrial use**
    - kennel**, see *Part 3, Section 84*
    - leaf and yard waste composting facility
    - light industrial use**
    - parking lot**
    - printing plant
    - service and repair shop**
    - storage yard**
    - truck transport terminal
    - warehouse**
    - waste processing and transfer facility**

### Conditional Uses Permitted

- (2) The following conditional uses are permitted subject to the following:
  - (a) the provisions of subsections 221(3) to (5);
  - (b) the use is located on the same lot as the use listed in Section 221(1);
  - (c) the **retail store** is limited to the sale of goods, service or materials provided by a use permitted in Section 221(1);

**bank machine**  
**bar** (By-law 2018-171)  
**car wash**  
**convenience store**  
**restaurant**  
**retail store** (OMB Order #PL080959 issued March 18, 2010)

- (d) A **bar**
- (i) must be ancillary to a permitted brewery, winery or distillery; and,
  - (ii) may not have a gross floor area exceeding the lesser of:
    - (1) 300 m<sup>2</sup>, or
    - (2) 25% of the floor area of the brewery, winery or distillery to which it is ancillary. (By-law 2018-171)

## Zone Provisions

- (3) Zone provisions are set out in Table 221 below.

**TABLE 221 - RH ZONE PROVISIONS**

<b>I ZONING MECHANISMS</b>		<b>II PROVISIONS</b>
(a) Minimum lot width (m)		50
(b) Minimum lot area (m <sup>2</sup> )		8,000
(c) Minimum front yard setback (m)		15
(d) Minimum rear yard setback (m)		15
(e) Minimum interior side yard setback (m)	(i) Abutting an industrial zone	3
	(ii) Other cases	10
(f) Minimum corner side yard setback (m)		15
(g) Maximum principal building height (m)		15
(h) Maximum lot coverage (%)		50
(i) Outdoor storage		<p>(a) outside storage is not permitted within any required front yard or corner side yard;</p> <p>(b) outside storage must be screened from abutting residential uses and public streets by an opaque screen at least 1.8 metres in height from finished grade</p>

- (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.

## RH SUBZONES

**222.** In the RH Zone, the following subzones apply:

- (1) Zone provisions are set out in Table 222A below.

**TABLE 222A – RH SUBZONE PROVISIONS**

I Subzones	II Minimum Lot Area (m <sup>2</sup> )	III Minimum Lot Width (m)
(a) RH1	20,000	60
(b) RH2	4000	30
(c) RH3	1000	30

### RH4 AND RH5 SUBZONES – CARP ROAD CORRIDOR

- (2) In the RH4 and RH5 subzones:
- (a) the **automobile service station** may not retail fuel;
  - (b) the following uses are prohibited:
    - gas bar**
- (3) The RH4 and RH5 subzone provisions are set out in Table 222B below.

**TABLE 222B – RH4 AND RH5 SUBZONE PROVISIONS**

I ZONING MECHANISMS		PROVISIONS	
		II RH4	III RH5
(a) Minimum lot width (m)		30	50
(b) Minimum lot area (m <sup>2</sup> )		1000	8000
(c) Minimum front yard setback (m)		12	12
(d) Minimum rear yard setback (m)	(i) Abutting a RG, RH or RC zone	7.5	7.5
	(ii) Other cases	10	10
	(i) Abutting a RG, RH or RC zone	4.5	4.5

I ZONING MECHANISMS		PROVISIONS	
		II RH4	III RH5
(e) Minimum interior side yard setback (m)	(ii) Other cases	10	10
(f) Minimum corner side yard setback (m)		12	12
(g) Maximum principal building height (m)		15	15
(h) Maximum lot coverage (%)		50	50
(i) Outdoor storage		<p>(a) outside storage is not permitted within any required front yard or corner side yard</p> <p>(b) outside storage must be screened from abutting residential uses or zones and public streets by an opaque screen at least 1.8 m in height from finished grade</p>	