

RG – Rural General Industrial Zone (Sections 219-220)

Purpose of the Zone

The purpose of the RG – Rural General Industrial Zone is to:

- (1) *permit the development of light 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 light industrial uses and limited service commercial uses for the travelling public; and,*
- (3) *regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.*

219. In the RG Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 219(3) to (5);
 - (b) the **dwelling** unit is limited to a caretaker;
 - (c) the **retail store** is limited to the sale of agricultural, construction, gardening or landscape-related products, equipment or supplies;
 - animal care establishment (By-law 2015-190)
 - animal hospital**
 - automobile body shop**
 - automobile dealership**
 - automobile service station**
 - Cannabis Production Facility**, and contained within a building that is not a greenhouse. (By-law 2019-222)
 - drive-through facility** (OMB Order #PL080959 issued March 18, 2010)
 - dwelling** unit
 - gas bar**
 - heavy equipment and vehicle sales, rental and servicing**
 - kennel**, *see Part 3, Section 84*
 - leaf and yard waste composting facility
 - light industrial uses**
 - parking lot**
 - printing plant
 - retail store**
 - service and repair shop**
 - storage yard**
 - truck transport terminal
 - warehouse
 - waste processing and transfer facility (non-putrescible)

Conditional Permitted Uses

- (2) The following conditional uses are permitted subject to the following:
 - (a) the provisions of subsection 219(3) to (5);
 - (b) the use is located on the same lot as the use listed in Section 219(1);

- (c) the **retail store** is limited to the sale of goods, service or materials provided by a use permitted in Section 219(1);

animal care establishment

bank machine

bar (By-law 2018-171)

car wash

convenience store

personal service business

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 m², 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 219 below.

TABLE 219 - RG ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot width (m)		30
(b) Minimum lot area (m ²)		4,000
(c) Minimum front yard setback (m)		15
(d) Minimum rear yard setback (m)		15
(e) Minimum interior side yard setback (m)	(i) Abutting a RG, RH or RC zone	3
	(ii) Other cases	8
(f) Minimum corner side yard setback (m)		12
(g) Maximum principal building height (m)		15
(h) Maximum lot coverage (%)		50
(i) Outdoor storage		(a) outside storage is not permitted within any required front yard or corner side yard (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

- (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.

RG SUBZONES

220. In the RG Zone, the following subzones apply:

- (1) Zone provisions are set out in Table 220A below.

TABLE 220A – RG1 TO RG3 SUBZONE PROVISIONS

I Subzones	II Minimum Lot Area (m ²)	III Minimum Lot Width (m)
(a) RG1	8000	60
(b) RG2	3000	35
(c) RG3	2000	30

RG4 AND RG5 SUBZONES – CARP ROAD CORRIDOR

- (2) In the RG4 and RG5 subzones:
 - (a) the **automobile service station** may not retail fuel;
 - (b) 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)
 - (c) the following uses are prohibited:
 - gas bar**
 - kennel, see Part 3, Section 84**
 - (d) the following uses are also permitted:
 - research and development centre**
 - technology industry**
 - (e) the following conditional uses are also permitted subject to the use being located on the same lot as a primary permitted use:
 - office** (By-law 2014-166)
- (3) The RG4 and RG5 subzone provisions are set out in Table 220B below.

TABLE 220B – RG4 AND RG5 SUBZONE PROVISIONS

I ZONING MECHANISMS		PROVISIONS	
		II RG4	III RG5
(a) Minimum lot width (m)		30	30
(b) Minimum lot area (m ²)		1800	4000
(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
(e) Minimum interior side yard setback (m)	(i) Abutting a RG, RH or RC zone	4.5	4.5
	(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>	