

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

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### 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**  
 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 store**

### 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**

I ZONING MECHANISMS		II PROVISIONS
(a) Lot area (m <sup>2</sup> )		4000
(b) Lot width (m)		30
(c) Front yard setback (m)		10
(d) Interior side yard setback (m)	Abutting residential zone	4.5
	All other zones	3
(e) Corner side yard setback (m)		6
(f) Rear yard setback (m)		10
(g) Height (m)		11
(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

- (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.