

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 hospital
automobile body shop
automobile dealership
automobile service station
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 **restaurant** is limited to a full service or take-out restaurant;
 - (d) 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**
- car wash**
- convenience store**
- drive-through facility**
- personal service business**
- restaurant**
- retail store**

Zone Provisions

- (3) Zone provisions are set out in Table 219 below.

TABLE 219 - RG ZONE PROVISIONS

I	II
ZONING MECHANISMS	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	<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>	
(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	II	III
Subzones	Minimum Lot Area (m²)	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) the following uses are prohibited:

gas bar
kenel, see Part 3, Section 84

- (b) the following uses are also permitted:

research and development centre
technology industry

(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	30
(b) Minimum lot area (m ²)	1800	4000	4000
(c) Minimum front yard setback (m)	12	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	(i) Abutting a RG,	4.5	4.5

interior side yard RH or RC zone
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 (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

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