

Section 16 – Rural Commercial (RC)

16.1 Preamble

Within an Rural Commercial Zone (RC), no person shall use any land, erect, alter, enlarge or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

16.2 16.2.1. Permitted Principal Uses

- a) An abattoir;
- b) An agricultural equipment supply and repair outlet;
- c) An auction outlet;
- d) A bulk fuel dealer;
- e) A butcher shop and accessory retail meat establishment;
- f) A commercial greenhouse, nursery or garden centre;
- g) A contractor's yard;
- h) A craft shop;
- i) A farm implement dealer including the sale and service of snowmobiles and lawn & garden equipment;
- j) A feed and seed mill;
- k) A fertilizer mixing and sales establishment;
- l) A merchandising service shop;
- m) A planing mill;
- n) A sawmill;
- o) A truck terminal; and/or
- p) A wayside pit or quarry.

16.2.2. Permitted Accessory Uses

- a) 1 detached dwelling or 1 dwelling unit as an accessory use for the owner of operator of a principal use, in accordance with the provisions of Section 5.19;
- b) An accessory building to the above principal uses; and/or
- c) Shipping containers where a building permit has been issued.

16.3 Zone Regulations

16.3.1. For the property

- a) Lot Area: 4,000 square metres (0.99 acres) minimum;
- b) Lot Frontage: 45 metres (147.6 feet) minimum;
- c) Lot Coverage (all buildings): 40% maximum; and
- d) Off-street parking shall be provided in accordance with Section 5.35.

16.3.2. For Principal Building

- a) Front Setback: 20 metres (65.6 feet) minimum;
- b) Rear Setback: 8 metres (26.2 feet) minimum;
- c) Interior Side Setback: 3 metres (9.8 feet) minimum;
- d) Exterior Side Setback: 8 metres (26.2 feet) minimum; and
- e) Building Height: 11 metres (36.1 feet) maximum.

16.3.3. For Accessory Buildings

- a) Front Setback: 20 metres (65.6 feet) minimum;
- b) Rear Setback: 1.5 metres (4.9 feet) minimum;
- c) Interior Side Setback: 1.5 metres (4.9 feet) minimum;
- d) Exterior Side Setback: 8 metres (26.2 feet) minimum;
- e) Building Height: 4.5 metres (14.8 feet) maximum;
- f) Building Height for detached accessory dwelling unit: 11 metres (36.1 feet) maximum; and
- g) Access to a dwelling unit shall be separate from access to a commercial use.

16.3.4 For land abutting a Residential zone or Residential use

Notwithstanding the provisions of subsection 16.3, where an interior side yard and/or a rear yard abuts a residential zone or any existing residential use, then such interior side yard shall be a minimum of 5 metres (16.4 feet) and such rear yard shall be a minimum of 10 metres (32.8 feet). The 3 metre (9.8 feet) strip of land immediately adjacent to the rear and/or interior side lot lines shall be landscaped.

16.4 General Provisions

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure, or use within the Rural Commercial Zone (RC).

16.5 Special Rural Commercial Zones (RC)

All other provisions of the By-law shall apply except as specified by each special zoning requirement.

16.5.1 Special Rural Commercial-1 (RC-1)

The lands subject to this By-law amendment are described as follows:

- Part Lot 8, Concession III

Notwithstanding any provisions of this By-law to the contrary, on lands zoned RC-1 the following special provisions shall apply:

That Section 16.5.1 be added to the By-law to regulate the use of the land with respect to the following provisions.

16.5.1.1 Zone Regulations

Non-Residential:

- a) the following shall be the only permitted non-residential uses:
 - i. Artisan's workshop;

- ii. Retail store; or
 - iii. Public use.
- b) Residential: A residential unit accessory to the above uses shall be permitted.

16.5.2 Special Rural Commercial-2 (RC-2)

The lands subject to this By-law amendment are described as follows:

- Part Lot 35, Concession VI

Notwithstanding any provisions of this By-law to the contrary, on lands zoned RC-2 the following special provisions shall apply:

That Section 16.5.2 be added to the By-law to regulate the use of the land with respect to the following provisions.

16.5.2.1 Zone Regulations

- a) Non-Residential - A commercial garage in an existing building shall be permitted.

16.5.3 Special Rural Commercial-3 (RC-3) By-law 2004-37

The lands subject to this by-law amendment are described as follows:

- Part Lot 31, Concession I, County Road 2 West

Notwithstanding any provisions of this by-law to the contrary on lands zoned RC-3 the following special provisions shall apply:

That Section 16.5.3 be added to the by-law to regulate the use of the land with respect to the following provisions.

16.5.3.1 Zone Regulations

Non-Residential

- a) A bakeshop and retail store to be permitted in the 1200 square foot vinyl clad portion of the dwelling structure;
- b) Lot Frontage - 42.6 metres (140 feet); and
- c) Lot Area - 0.24 hectares (0.6 acre)