

SECTION 47 *

RURAL SETTLEMENT COMMERCIAL USES (RRC) ZONE

47.1 GENERAL PURPOSE OF THE RRC ZONE

This zone provides for a limited range of commercial uses that serve the surrounding rural area. This zone can be combined with the Neighbourhood Facility (NF) Zone to also permit a limited range of small-scale facility uses. Lot area and lot frontage requirements are higher because in the short term no public services will be available and private sewer septic systems will be required. Yard requirements are also higher and combined with site plan control will minimize any impacts. (Z.-1-202871)

47.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used or cause or permit any land to be used in any RRC Zone or RRC Zone variation for any uses other than the following uses:

1) RRC1

The following uses are permitted uses in the RRC1 Zone variation

- a) Convenience store;
- b) Day care centres;
- c) Financial institutions;
- d) Medical/dental offices;
- e) Post office;
- f) Service offices;
- g) Studios.

2) RRC2

The following uses are permitted uses in the RRC2 Zone variation;

- a) Convenience service establishments;
- b) Personal service establishments;
- c) Service and repair establishments.

3) RRC3

The following uses are permitted uses in the RRC3 Zone variation;

- a) Assembly halls;
- b) Private clubs.

4) RRC4

The following uses are permitted uses in the RRC4 Zone variation;

- a) Automobile repair garage.

47.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any RRC Zone or RRC Zone variation except in conformity with the regulations as set out before or in Table 47.3.

1) DRIVE-THROUGH FACILITIES

Drive-through facilities, either as a main or accessory use, are not permitted in the Rural Settlement Commercial (RRC) Zone.
(Z.-1-081795).

47.4 SPECIAL PROVISIONS

The following zones apply to unique or existing situations that are not the standard RRC Zone. If a regulation or use is not specified, the permitted uses of Section 47.2 and/or the regulations of Section 47.3 shall apply.

1) RRC2 (1) 1671-1683 Fanshawe Park Road West

a) Permitted Uses”

- i) Auction establishments;
- ii) Building or contracting establishments;
- iii) Bulk sales establishments;
- iv) Existing dwellings;
- v) Printing establishments;
- vi) Repair and rental establishments;
- vii) Service and repair establishments;
- viii) Service trades;
- ix) Support offices;
- x) Warehouse establishments;
- xi) Wholesale establishments.

TABLE 47.3

**RURAL SETTLEMENT COMMERCIAL USES (RRC) ZONE
REGULATIONS FOR RRC ZONE VARIATIONS**

| Column | A | B | C | D | E |
|--------|--|---------------------|---------------------|---------------------|---------------------|
| Line 1 | ZONES | RRC1 | RRC2 | RRC3 | RRC4 |
| 2 | PERMITTED USES | See Section 47.2 1) | See Section 47.2 2) | See Section 47.2 3) | See Section 47.2 4) |
| 3 | LOT AREA (m ²) MINIMUM | 5000 | 6000 | 7500 | 8000 |
| 4 | LOT FRONTAGE (m) MINIMUM | 20 | 25 | 30 | 40 |
| 5 | FRONT & EXTERIOR SIDE YARD DEPTH (m) MINIMUM | 8.0 | | | |
| 6 | REAR YARD DEPTH (m) MINIMUM | 7.5 | | | |
| 7 | INTERIOR SIDE YARD DEPTH (m) MINIMUM | 6 | 10 | 15 | 20 |
| 8 | LANDSCAPED OPEN SPACE (%) MINIMUM | 20 | | | |
| 9 | LOT COVERAGE (%) MAXIMUM | 30 | | | |
| 10 | HEIGHT (m) MAXIMUM | 12.0 | | | |
| 11 | GROSS FLOOR AREA (m ²) MAXIMUM | 500 | 500 | N/A | 500 |
| 12 | OPEN STORAGE (%) | 0 | 0 | 0 | 10 |

* new section added by Z-1-051390