

SECTION 12 - VILLAGE RESIDENTIAL ZONE 1 (VR1) REGULATIONS

12.1 GENERAL USE REGULATIONS

12.1.1 Permitted Uses

No land, building, or structure shall be used or erected in the Village Residential Zone 1 (VR1) except for the following purposes:

One single-detached dwelling on one lot;

One duplex dwelling or one two-unit converted dwelling on one lot;

One unit of a semi-detached dwelling on one lot;

Home occupation.

12.1.2 Minimum Lot Area

For a single-detached dwelling where a public water supply and public sanitary sewage services are available: 465 m²

For a single-detached dwelling where a public water supply is available but public sanitary sewage services are not available: 930 m²

For one unit of a semi-detached dwelling: 300 m²

For a duplex or converted dwelling: 600 m²

12.1.3 Minimum Lot Frontage

For a single-detached dwelling where a public water supply and public sanitary sewage services are available: 15 m

For a single-detached dwelling where a public water supply is available but public sanitary sewage services are not available: 20 m

For one unit of a semi-detached dwelling: 10 m

For a duplex or converted dwelling: 20 m

12.1.4 **Minimum Lot Depth** 30 m

12.1.5 **Maximum Lot Coverage** 35 %

12.1.6 **Minimum Floor Area** 80 m²

12.1.7 **Minimum Front Yard** 7.5 m

12.1.8 Minimum Side Yard

Where a garage or carport is attached: 1.5 m plus 0.5 m for each additional or partial storey above the first storey

Where no garage or carport is attached: 1.5 m plus 0.5 m for each additional or partial storey above the first storey on one side of the main building, and 3 m on the other side of the building

On a corner lot: 7.5 m on the side abutting a public street and 1.5 m plus 0.5 m for each additional or partial storey above the first storey on the other side

12.1.9 Minimum Rear Yard 7.5 m

12.1.10 Maximum Building Height 12.0 m

12.2 SPECIAL USE REGULATIONS**12.3 EXCEPTIONS - Village Residential 1 (VR1) Zone****12.3.1****12.3.1.1 Defined Area**

VR1-1 as shown on Schedule “B”, Map No. 1B

12.3.1.2 Permitted Uses

Day care centre

12.3.1.3 Minimum Lot Frontage

27.0 metres

12.3.1.4 Minimum Lot Area

1.46 hectares

12.4.1**12.4.1.1 Defined Area**

VR1-2 as shown on Schedule “C”, Map No. 1C to this By-law

12.4.1.2 Permitted Uses

Existing residential uses
All uses permitted in the General Commercial (C1) Zone.”