

VM - Village Mixed-Use Zone (Sections 229-230)

Purpose of the Zone

The purpose of the VM - Village Mixed-Use Zone is to,

- (1) permit a wide variety of commercial, leisure, institutional and residential uses in areas designated as **Village** in the Official Plan,
- (2) reinforce the historical character of the Village core areas and mainstreets by promoting small-scale, street-oriented building form;
- (3) recognize the function of Business Improvement Areas as primary business or shopping areas; and
- (4) regulate development in a manner that adopts existing land use patterns so that the unique village character is maintained.

229. In the VM Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 229(2) to (5);
 - (b) outdoor storage is permitted subject to:
 - i) the principal building occupying 65% of the street frontage for a minimum depth of 3 m;
 - ii) not being located in a required yard; and
 - iii) being completely enclosed and screened from a public street, and from residential or institutional zones.
 - (c) **retail store**, retail food store and restaurant being located on the ground floor, and where located on the ground floor, they may also locate above the ground floor;
 - (d) all uses located on the ground floor having direct access to the street;
 - (e) a maximum of 10 residents is permitted in a **group home**.

amusement centre

animal care establishment

animal hospital

apartment dwelling, low rise

artist studio

automobile rental establishment

automobile service station

bank

bank machine

bar

bed and breakfast, see Part 5, Section 121

catering establishment

cemetery

cinema

click and collect facility (By-law 2016-289)

community centre
community health and resource centre
convenience store
day care
detached dwelling
diplomatic mission, see *Part 3, Section 88*
duplex dwelling, see *Part 5, Section 138* (By-law 2010-307)
dwelling unit
emergency service
funeral home
gas bar
group home, see *Part 5, Section 125*
home-based business, see *Part 5, Section 127*
home-based day care, see *Part 5, Section 129*
hotel
instructional facility
library
linked-detached dwelling
marine facility
medical facility
municipal service centre
museum
office
park
personal brewing facility (By-law 2019-41)
personal service business
place of assembly
place of worship
post office
recreational and athletic facility
residential care facility
restaurant
retail store
retail food store
retirement home
retirement home, converted, see *Part 5, Section 122*
rooming house (By-law 2021-111)
school
additional dwelling unit, see *Part 5, Section 133*
semi-detached dwelling, see *Part 5, Section 138* (By-law 2010-307)
service or repair shop
shelter, see *Part 5, Section 134*
sports arena
stacked dwelling, see *Part 5, Section 138* (By-law 2010-307)
storefront industry, see *Part 3, Section 99* (By-law 2018-171)
theatre
training centre
three-unit dwelling
townhouse dwelling, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2014-189)
urban agriculture, see *Part 3, Section 82* (By-law 2017-148) (By-law 2018-206) (By-law 2019-338)

- (f) residential care facility is only permitted in the VM – Village Mixed-Use zone in the villages of Greely, North Gower, Carp, Constance Bay, Richmond and Manotick; (By-law 2013-58)

- (g) no single commercial use can occupy by more than 2500 m² of gross leasable floor area on any lot in a VM zone in a village shown on Schedule 9. (By-law 2013-58) (By-law 2014-189)

Zone Provisions

- (2) The zone provisions are set out in Table 229 below.

TABLE 229 - VM ZONE PROVISIONS

I Zoning Mechanism		II Provisions
(a) Minimum lot area (m ²)		1,350 m ²
(b) Minimum lot width (m)		20 m
(c) Front yard setbacks (m)	(i) minimum	No minimum
	(ii) maximum	3 m
(d) Corner side yard setbacks (m)	(i) minimum	3 m
	(ii) maximum	4.5 m
(e) Minimum interior side yard setbacks (m)	(i) abutting a residential zone	3 m
	(ii) abutting any other zone	No minimum
(f) Minimum rear yard setbacks (m)	(i) residential use building	25% of the lot depth, minimum of 7.5 m
	(ii) non-residential use and mixed use buildings abutting a residential zone	7.5 m
	(iii) all other cases	No minimum
(g) Building heights (m)	(i) minimum	6.7 m
	(ii) maximum	11 m
(h) Minimum width of landscaped area (m)		No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped

- (3) The retail sales of automobiles may be provided only as an ancillary use to an **automobile service station** or **gas bar**, and must not exceed an amount equal to 10% of the lot area.

- (4) 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.
- (5) In a VM Zone where a use changes from one permitted use to another permitted use and the minimum number of parking spaces required for the new use is greater than the minimum number of spaces required for the previous use, no additional parking spaces are required for the difference between what the previous use required and what the new use requires under this by-law, as long as the building envelope remains unchanged; for all other situations parking requirements are as per the use - related parking rates in Table 101. (By-law 2016-249)
- (6) For other applicable provisions, see Part 2- General Provisions, Part 3- Special Use Provisions, Part 4- Parking and Loading Provisions. (By-law 2016-249)

VM SUBZONES

230. In the VM Zone, the following subzones apply :

VM1 SUBZONE

- (1) In the VM1 Subzone:
 - (a) the following uses only are permitted subject to:
 - (i) being located on the ground floor of a building; and
 - (ii) each occupancy not exceeding 200 square metres in gross leasable area;
bank machine
community health and resource centre
convenience store
day care
municipal service centre
personal service business
restaurant (effective on February 24, 2011) (OMB Order #PL080959 issued March 18, 2010)
retail food store
retail store
service and repair shop
 - (b) the following uses are also permitted subject to:
 - (i) a maximum of 10 residents being permitted in a group home or a retirement home, converted; (By-law 2014-189)

detached **dwelling**
duplex dwelling, see *Part 5, Section 138* (By-law 2010-307)
dwelling unit
group home, see *Part 5, Section 125*
home-based business, see *Part 5, Section 127*
home-based day care, see *Part 5, Section 129*
linked-detached dwelling, see *Part 5, Section 138* (By-law 2010-307)
park
planned unit development, see *Part 5, Section 131 and subsection 230(3)*
retirement home, converted, see *Part 5, Section 122*
additional dwelling unit, see *Part 5, Section 133*
semi-detached dwelling, see *Part 5, Section 138* (By-law 2010-307)
three-unit **dwelling** (By-law 2014-189)
urban agriculture, see *Part 3, Section 82* (By-law 2017-148)

- (c) a **planned unit development** of detached **dwelling**s is permitted in the Villages of Carp, Manotick and Richmond;
- (d) the provisions of subsection 229(2) do not apply and the provisions set out in Table 230A below apply.

TABLE 230A - VM1 SUBZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(i) Minimum lot area		1,350 m ²
(ii) Minimum lot width		20 m
(iii) Minimum front yard and corner side yard setbacks		3 m
(iv) Minimum interior side yard setbacks	1. abutting a residential zone	5 m
	2. other cases	No minimum
(v) Minimum rear yard setbacks	1. rear lot line abutting a residential zone	7.5 m
	2. for a residential use building	25% of the lot depth, minimum of 7.5 m
	3. abutting a street	3 m
	4. other cases	No minimum
(vi) Maximum building heights		8 m
(vii) Minimum width of landscaped area	1. abutting a street	3 m
	2. abutting a residential or institutional zone	3 m; may be reduced to one metre where a minimum 1.4 metre high opaque screen is provided
	3. other cases	No minimum

(viii) Minimum width of landscaped area around a parking lot

See Section 110 – Landscaping Provisions for Parking Lots

VM2 Subzone

- (2) In the VM2 Subzone:
- (a) the following uses only are permitted subject to:
- (i) each individual use not exceeding a gross leasable floor area of 120 m²; (By-law 2014-189)
- animal care establishment**
artist studio
bank machine
bed and breakfast, see Part 5, Section 121
community centre
community health and resource centre
convenience store
day care
detached **dwelling**
duplex dwelling, see Part 5, Section 138 (By-law 2010-307)
dwelling unit
emergency service
home based business, see Part 5, Section 127
home based day care, see Part 5, Section 129
instructional facility
linked-detached dwelling, see Part 5, Section 138 (By-law 2010-307)
medical facility (By-law 2018-155)
office
park
personal brewing facility (By-law 2019-41)
personal service business
place of worship
retail food store
retail store
restaurant, full service
additional dwelling unit, see Part 5, Section 133
semi-detached dwelling, see Part 5, Section 138 (By-law 2010-307)
service and repair shop
three-unit **dwelling** (By-law 2014-189)
- (b) the provisions of subsection 229(2) do not apply and the provisions set out in Table 230B below apply.

TABLE 230B - VM2 SUBZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(i) Minimum lot area	1,350 m ²
(ii) Minimum lot width	20 m
(iii) Minimum front yard and corner side yard setbacks	6 m

I ZONING MECHANISMS		II PROVISIONS
(iv) Minimum interior side yard setbacks		3 m
(v) Minimum rear yard setbacks	1. from rear lot line	7.5 m
	2. for a residential use building	25% of the lot depth, minimum of 7.5 m
(vi) Maximum building heights		11 m
(vii) Minimum landscaped area		50%

VM3 SUBZONE

- (3) In the VM3 Subzone:
- (a) the provisions of subsection 229(1)(d) do not apply; and
 - (b) the provisions of subsection 229(2) do not apply and the provisions of Table 230C below apply;

TABLE 230C – VM3 SUBZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(i) Minimum lot area		1,350 m ²
(ii) Minimum lot width		20 m
(iii) Minimum front yard and corner side yard setbacks		3 m
(iv) Minimum interior side yard setbacks	1. abutting a residential zone	5 m
	2. other cases	No minimum
(v) Minimum rear yard setbacks	1. rear lot line abutting a residential zone	7.5 m
	2. for a residential use building	25% of the lot depth, minimum of 7.5 m
	3. abutting a street	3 m
	4. other cases	No minimum
(vi) Maximum building heights		8 m
(vii) Minimum width of landscaped area	1. abutting a street	3 m
	2. abutting a residential or institutional zone	3 m; may be reduced to one metre where a minimum 1.4 metre high opaque screen is provided

I ZONING MECHANISMS		II PROVISIONS
	3. other cases	No minimum
(viii) Minimum width of landscaped area around a parking lot		<i>See Section 110 – Landscaping Provisions for Parking Lots</i>

VM4 SUBZONE

- (4) In the VM4 Subzone:
- (a) despite Section 229(1) the following uses are also permitted:
- parking lot**
shopping centre
- (b) despite Section 229(1) the following uses are prohibited:
- automobile rental establishment**
automotive service station
cemetery
gas bar
marine facility
personal brewing facility (By-law 2019-41)
residential care facility
- (b) the provisions of subsection 229(2) do not apply and the provisions of Table 230D below apply:

TABLE 230D – VM4 SUBZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(i) Minimum lot area		600 m ²
(ii) Minimum lot width		18 m
(iii) Minimum front yard setback		6 m
(iv) Minimum interior side yard setbacks	1. abutting a residential zone	6 m
	2. other cases	1 m
(v) Minimum corner side yard setbacks		6 m
(vi) Minimum rear yard setbacks		10 m
(vii) Maximum building heights		11 m
(viii) Minimum landscaped area		10%
(ix) Maximum lot coverage		50%

VM5 SUBZONE

- (5) In the VM5 Subzone:
- (a) the following uses are prohibited:
- apartment dwelling, low rise**
 - duplex dwelling**, see *Part 5, Section 138* (By-law 2010-307)
 - group home**
 - linked-detached dwelling**, see *Part 5, Section 138* (By-law 2010-307)
 - residential care facility**
 - retirement home**
 - retirement home, converted**
 - rooming house**
 - semi-detached dwelling**, see *Part 5, Section 138* (By-law 2010-307)
 - shelter**
 - three-unit **dwelling**
 - townhouse dwelling**, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2014-189) (By-law 2018-206)
- (b) the detached **dwelling** and **dwelling** unit is limited to one in total and must be accessory to a permitted use.

VM6 SUBZONE

- (6) In the VM6 Subzone:
- (a) despite Section 229(1) the following uses are prohibited:
- automobile rental establishment**
 - automotive service station**
 - gas bar**
 - marine facility**
- (b) the provisions of subsection 229(2) do not apply and the provisions of Table 230E below apply:

TABLE 230E – VM6 SUBZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(i) Minimum lot area	2000 m ²
(ii) Minimum lot width	35 m
(iii) Minimum front yard setback	3 m
(iv) Minimum interior side yard setback	2 m
(v) Minimum corner side yard setbacks	4.5 m
(vi) Minimum rear yard setbacks	7.5 m
(vii) Maximum building heights	11 m

I ZONING MECHANISMS	II PROVISIONS
(viii) Maximum lot coverage	20%

VM7 SUBZONE – North Gower

- (7) In the VM7 Subzone:
 - (a) despite Section 229(1) the following uses are prohibited:
 - animal care establishment**
 - animal hospital**
 - automobile rental establishment**
 - cemetery**
 - marine facility**
 - urban agriculture** (By-law 2017-148)
 - (b) the provisions of Section 229(1) (b) (i), (ii), and (iii) do not apply

VM8 SUBZONE – Richmond Village

- (8) In the VM8 Subzone:
 - (a) The following uses are prohibited:
 - cemetery**
 - automobile rental establishment**
 - (b) The following uses are also prohibited except those that existed on July 14, 2010:
 - automobile service station**
 - gas bar**
 - (c) parking is not required for the first 100 m² of gross floor area,
 - (d) 50% of the lot width, within 3.0 metres of the front lot line, must be occupied by building walls. (By-law 2010-255)

VM9 SUBZONE

- (9) In the VM9 Subzone:
 - (a) The following uses are prohibited:

apartment dwelling, low rise
automobile rental establishment
automobile service station
bed and breakfast
cemetery
detached **dwelling**
diplomatic mission
duplex dwelling
funeral home
gas bar
group home
linked-detached dwelling
marine facility
municipal service centre
residential care facility
retirement home
retirement home, converted
rooming house
semi-detached dwelling
shelter
sports arena
stacked dwelling
three-unit **dwelling**
townhouse dwelling
urban agriculture (By-law 2017-148) (By-law 2018-206)

- (b) Dwelling units are only permitted above the ground floor. (By-law 2016-47)

VM10 SUBZONE

- (10) In the VM10 Subzone:
- (a) The following uses are prohibited:
- automobile rental establishment**
automobile service station
cemetery
detached **dwelling**
funeral home
gas bar
marine facility
sports arena (By-law 2016-47)