

## V1- Village Residential First Density Zone (Section 231-232)

### Purpose of the Zone

The purpose of the V1 - Village Residential First Density Zone is to,

- (1) permit detached dwellings in areas designated as **Village** in the Official Plan, and historically zoned for such low density use;
- (2) allow a limited range of compatible uses, and
- (3) regulate development in a manner that adopts existing land use patterns so that the low density, low profile form of a neighbourhood is maintained and enhanced.

**231.** In the V1 Zone:

### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsection 231(2);
  - (b) a maximum of three guest bedrooms is permitted in a bed and breakfast; and
  - (c) a maximum of 10 residents is permitted in a group home or retirement home, converted.

**bed and breakfast**, see Part 5, Section 121

detached **dwelling**

**group home**, see Part 5, Section 125

**home-based business**, see Part 5, Section 127

home-based daycare, see Part 5, Section 129

**park**

**retirement home, converted**, see Part 5, Section 122

**additional dwelling** unit, see Part 5, Section 133

**urban agriculture**, see Part 3, Section 82 (By-law 2017-148)

### Zone Provisions

- (2) The zone provisions are set out in Table 232 below.
- (3) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions, Part 4- Parking, Queuing and Loading Provisions and Part 5 – Residential Provisions.

### V1 SUBZONES

**232.** In the V1 Zone, the following subzones apply subject to the provisions of Table 232:

**TABLE 232: V1 SUBZONE PROVISIONS**

I Subzone	II Minimum Lot Area (m <sup>2</sup> )	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Maximum Lot Coverage (%)	IX Maximum Height (m)	
(a) VIA	8000	60	18	9	18	9	8	11	
(b) V1B	8000	50	12	6	12	23	8	11	
(c) V1C	(i) Entirely on Private Services	4000	45	6	1	4.5	9	40	11
	(ii) Other cases	600	20						
(d) V1D	2700	33	7	2	7	7.5	15	11	
(e) V1E	2000	30	7	2	4.5	7.5	15	11	
(f) V1F	2000	20	5	1.2	5	7	No maximum	11	
(g) V1G	1950	30	13.5	3	13.5	7.5	25	11	
(h) V1H	1800	30	9	3 (By-law 2008-326)	9	7.5	20	11	
(i) V1I	1390	30	7.5	1.5	7.5	10.5	15	11	
(j) V1J	1390	19	7.5	1.2 and 0.9	No minimum	12	15	11	
(k) V1K	1300	25	7	2	4.5	6	25	11	
(l) V1L	1220	16	9	3	9	7.5	20	11	
(m) V1M	880	20	7	2	4.5	7.5	15	11	
(n) V1N	540	18	6	1.2	4	7.5	40	11	
(o) V1O	360	12	7.5	1.5	6	7.5	20	11	
(p) V1P	1390	30	6	3	6	7.5	25	11	
(q) V1Q (By-law 2012-64)	540	18	3	1.2	3	6 m for one-storey 7.5 for two-storey	50	11	