

V2- Village Residential Second Density Zone (Sections 233-234)

Purpose of the Zone

The purpose of the V2 - Village Residential Second Density Zone is to,

- (1) permit detached and two-unit 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.

233. In the V2 Zone:

Permitted Uses

- (1) The following uses are permitted uses subject to:
 - (a) the provisions of subsection 233(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

duplex dwelling, see Part 5, Section 138 (By-law 2010-307)

group home, see Part 5, Section 125

home-based business, see Part 5, Section 127

home-based daycare, see Part 5, Section 129

linked-detached dwelling, see Part 5, Section 138 (By-law 2010-307)

park

retirement home, converted, see Part 5, Section 122

secondary dwelling unit, see Part 5, Section 133

semi-detached dwelling, see Part 5, Section 138 (By-law 2010-307)

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

Zone Provisions

- (2) The zone provisions are set out in Table 234 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.

V2 SUBZONES

234. In the V2 Zone, the following subzones apply subject to the provisions of Table 234.

Table 234: V2 SUBZONE PROVISIONS

I Subzone	II Minimum Lot Area (m2)	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) V2A	3200	40	7	2	7	10	20	11	
(b) V2B	(i) Semi-detached, linked-detached or duplex dwelling	2400	40	9	4	9	7.5	20	11
	(ii) Other uses	1800							
(c) V2C	(i) Semi-detached, linked-detached or duplex dwelling	1950	30	6	1	6	7.5	25	11
	(ii) Other uses				3				
(d) V2D	(i) On public services	Semi-detached, linked-detached or duplex dwelling-645 Other uses-600	20	6	1	4.5	9	40	11
	(ii) On private services								
(e) V2E	(i) Semi-detached, linked-detached or duplex dwelling	400	10 per dwelling unit	6	1.5	6	7.5	20	11
	(ii) Other uses	300							