



VILLAGE CORE ZONE

PERMITTED USES:

All lots zoned Village Core, as shown on Schedule A, excluding existing residential buildings, must provide non-residential uses in 100% of that part of the ground floor fronting on a street, excluding the lobby area, mechanical room and access to other floors, for a minimum depth of 3 m, when abutting one of the following streets: Notre-Dame Street, Castor Street, Concession Street, Limoges Road.

Residential:

- Accessory dwelling unit
- Apartment dwelling
- Converted dwelling
- Group home
- Residential care facility
- Retirement home
- Lodging house
- Townhouse dwelling
- Secondary dwelling unit
- Stacked townhouse dwelling
- Triplex dwelling

Non-Residential:

- Animal care establishment
- Animal hospital
- Artist studio
- Bank
- Bar
- Business incubator
- Community centre
- Community garden
- Day care centre
- Dry cleaning or laundry outlet
- Farmers' market
- Flea market
- Food bank
- Food production
- Funeral home
- Home-based business
- Hospital
- Instructional facility
- Library
- Medical facility
- Museum
- Office
- Outdoor display and sales area, accessory to a permitted use
- Park
- Personal service establishment
- Place of assembly
- Place of entertainment
- Place of worship
- Post-secondary institution
- Post office
- Recreational and athletic facility
- Refreshment vehicle (chip stand)
- Rental establishment
- Restaurant
- Retail store
- Retail food store
- Retail convenience store
- School
- Theatre
- Tourist lodging establishment



ZONE REQUIREMENTS:

	ZONING MECHANISM	VC PROVISIONS				
		Principal Dwelling Types				Non-residential uses / mixed use
		Triplex / converted dwelling,	Townhouse	Stacked townhouse	Apartment residential care facility, retirement home, lodging house	
a)	Lot Area (minimum)	660 m ²	185 m ² per dwelling unit	115 m ² per dwelling unit	115 m ² per dwelling unit	No minimum
b)	Lot Frontage (minimum)	18 m	20 m, or 5.5 m per dwelling unit if located on separate, adjacent lots	22 m	20 m	No minimum
c)	Front Yard Setback (minimum)	2 m	2 m	2 m	6 m	1 m
d)	Front Yard Setback (maximum)	6 m	6 m	6 m	6 m	6 m
e)	Exterior Side Yard Setback (minimum)	3 m	3 m	3 m	4.5 m	3 m
f)	Interior Side Yard Setback (minimum)	3 m	3 m, 0 m between units that are permitted to be vertically attached	3 m, 0 m between units that are permitted to be vertically attached	3 m	3 m, 0 m between units that are permitted to be vertically attached
g)	Rear Yard Setback (minimum)	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m for buildings containing residential uses or abutting a residential zone 3 m in all other cases
h)	Development Form	n/a	Not more than eight (8) dwelling units shall be in any one townhouse dwelling.	Not more than sixteen (16) dwelling units shall be in any one stacked townhouse dwelling.	n/a	n/a
i)	Landscaped Open Space (minimum)	10%	15%	15%	30%	10%
j)	Building Height (maximum)	12 m	12 m	12 m, to a maximum of 3 storeys (excluding basement)	12 m, to a maximum of 3 storeys (excluding basement)	20 m, to a maximum of 5 storeys (excluding basement)
k)	Amenity Area	15 m ² per dwelling unit	n/a	15 m ² per dwelling unit up to eight units, plus 10 m ² per unit in excess of 8	15 m ² per dwelling unit up to eight units, plus 10 m ² per unit in excess of 8	15 m ² per dwelling unit up to eight units, plus 10 m ² per unit in excess of 8