

PART 9: VR (VILLAGE RESIDENTIAL) ZONE

9.1 VR USES PERMITTED

No development permit shall be issued in any VR (Village Residential) Zone except for the following:

Residential Uses

Single unit dwelling

Auxiliary dwelling unit

Day care facilities for not more than four children (four children in conjunction with permitted dwellings)

Business uses in conjunction with a permitted dwelling

Bed and breakfasts in conjunction with permitted dwellings

Commercial Uses

Existing commercial uses

Community

Open space uses

Institutional uses

Resource Uses

Fishery support uses

Forestry uses, excluding sawmills and industrial mills

Agricultural Uses

Stables for the keeping of certain hooved animals

9.2 VR ZONE REQUIREMENTS

In any VR Zone, where uses are permitted as Residential, Resource, and Agricultural uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	50,000 square feet (4645 m <sup>2</sup> )
Minimum Frontage	100 feet (30.5 m)

Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	12 feet (3.7 m)
Maximum Lot Coverage	35 percent
Maximum Height of Main Building	35 feet (10.7 m)

9.4 OTHER REQUIREMENTS: WATERCOURSE SETBACK FROM THE EAST RIVER

Notwithstanding the requirements of Section 4.19 1(a), the watercourse setback from the East River and the Indian River will be 100 ft (30.5 m).

9.5 OTHER REQUIREMENTS: DAY CARE FACILITIES

Where day care facilities are permitted in any VR Zone, the following shall apply:

- (a) With the exception of outdoor play space, any day care facility shall be wholly contained within the dwelling which is the principal residence of the operator of the facility.
- (b) No open storage or outdoor play shall be permitted.
- (c) No more than one (1) sign shall be permitted for any day care facility and no such sign shall exceed four (4) square feet (0.37 m<sup>2</sup>) in area, and shall not exceed four (4) feet (1.2 m) in any one dimension.
- (d) On-street parking space, other than that required for the dwelling, shall be provided for every one hundred and fifty (150) square feet (14 m<sup>2</sup>) of gross floor area devoted to any facility.

9.6 OTHER REQUIREMENTS: BUSINESS USES

Where business uses are permitted in any VR Zone, the following shall apply:

- (a) Any business shall be wholly contained within the dwelling which shall be the principle residence of the operator of the business.
- (b) No more than three hundred (300) square feet (28 m<sup>2</sup>) of gross floor area of any dwelling shall be devoted to any business use.
- (c) No mechanical equipment shall be used except that which is reasonably consistent with the use of a dwelling and which is not obnoxious and which does not create a nuisance by virtue of noise, vibration, glare, odour, smoke or dust or which is obnoxious.

- (d) No open storage or outdoor display shall be permitted.
- (e) No more than one (1) sign shall be permitted for any business and no such sign shall exceed four (4) square feet (0.37 m<sup>2</sup>) in area and shall not exceed four (4) feet (1.2 m) in any one dimension.
- (g) One off-street parking space, other than that required for the dwelling, shall be provided for in accordance with Section 4.27.

9.7 OTHER REQUIREMENTS: BED AND BREAKFASTS

Where any bed and breakfast is permitted in a VR Zone, the following shall apply:

- (a) Any bed and breakfast shall be wholly contained within the dwelling which is the principle residence of the operator of the establishment.
- (b) Not more than four (4) rooms may be let.
- (c) No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed two (2) square feet (0.2 m<sup>2</sup>) in area.
- (d) One off-street parking space in addition to that required for the dwelling shall be provided for each room to be let.

9.8 OTHER REQUIREMENTS: KEEPING OF UNGULATE (HOOFED ANIMALS) FOR PERSONAL USE

Notwithstanding the provisions of Section 9.2, where agricultural uses are permitted in a VR Zone, the following shall apply:

A minimum lot size of 100,000 square feet shall be required.

- (b) No more than 750 square feet (69.7 m<sup>2</sup>) of any building shall be used for the keeping of ungulates, and no such building shall:
  - (i) be located less than 20 feet (6.2 m) from any rear or side lot line.
  - (ii) be located less than 100 feet (30.5 m) from any dwelling or potable water supply except a dwelling or potable water supply located on the same lot.
  - (iii) be located less than 300 feet (91.5 m) from any watercourse or waterbody.

- (c) Where an animal is to be sheltered in an existing accessory structure other than an existing accessory garage or vehicle shed, then the minimum rear or side yard required under clause (b)(i) may be reduced to eight (8) feet (2.4 m).
- (d) No more than 4 ungulates shall be permitted on a lot.
- (e) For the purposes of this Part, "hoofed animals" shall be limited to ungulates with non-cleft hooves, including, but not limited to, horses, donkeys and mules.

9.9 OTHER REQUIREMENTS: FORESTRY USES

Notwithstanding the provisions of Section 9.2, where forestry uses are permitted in any VR Zone, the following shall apply:

- (a) The combined gross floor area of all structures devoted to the forestry use shall not exceed 1,500 square feet (139.4 m<sup>2</sup>).
- (b) Any area devoted to open storage shall not be permitted within any required front or side yard and shall not exceed twenty-five (25) percent of the lot area.
- (c) No more than fifteen hundred (1,500) square feet (139.4 m<sup>2</sup>) of the combined gross floor area of any structure on the lot shall be devoted to a commercial use, including a retail use accessory to a forestry use or a business use.

OTHER REQUIREMENTS: FISHERY SUPPORT USES

Notwithstanding the provisions of Section 9.2, where fishery support uses are permitted in any VR Zone, the following shall apply:

- (a) The total gross floor area of all structures devoted to the fishery support shall not exceed 1,500 square feet (139.2 m<sup>2</sup>); and
- (b) No more than fifteen hundred (1,500) square feet (139.4 m<sup>2</sup>) of the combined gross floor area of any structure on the lot shall be devoted to a commercial use, including a retail use accessory to a fishery use or a business use.
- (c) Where a fishery support use abuts a residentially zoned or used lot, the rear or side yard abutting the property shall contain a fence or vegetative screening.

9.11 OTHER REQUIREMENTS: AUXILIARY DWELLING UNITS

Where auxiliary dwelling units are permitted in any R-A Zone the following shall apply:

- (a) No more than thirty-five (35) per cent of gross floor area of any dwelling shall be devoted to the auxiliary dwelling unit.
- (b) One off-street parking space shall be provided for each dwelling unit.

9.12 EXEMPTION: OPEN SPACE USES

Notwithstanding the provision of Section 10.01 where uses are permitted as Open Space Uses, and where such uses involve no buildings or structures, no development permit shall be required.

9.13 OTHER REQUIREMENTS: DRIVEWAY ACCESS

- (a) No lot with less than 200 feet of contiguous frontage on Schedule K street shall be permitted driveway access onto Schedule K streets;
- (b) Where a lot has a minimum of 200 feet of contiguous frontage on a Schedule K street, a maximum of one (1) driveway access onto the Schedule K street shall be permitted; and
- (c) A lot with more than 300 feet of contiguous frontage on a Schedule K street shall be permitted a maximum of two (2) driveway accesses onto the Schedule K street.