

11.4A VILLAGE CENTRE RESIDENTIAL ONE (VCR-1)

11.4A.1 **PERMITTED USES**

SRD 265

- a) Mini-lot Single Family Dwelling;
- b) Townhouse;
- c) Live-Work Studio
- d) Infill – Single Family Dwelling
- e) Special Purpose Residential

11.4A.2 **CONDITIONS OF USE**

- a) Residential use is limited to one dwelling unit per lot;
- b) An individual yard and garden is to be provided for each single family dwelling;
- c) Landscaping adjacent to buildings is required to provide privacy and shade;
- d) A statutory right-of-way agreement is required with Strathcona Regional District, on the title of Lot 1, District Lot 134, Sayward District, Plan 20714 and an associated right-of-way (covering approximately 750 m²) that would be used as a 5-metre wide public trail, starting at the northern boundary of the 15-metre wide Streamside Protection and Enhancement Area associated with Pidcock Creek and thence running along the south and east boundaries of the property until it reaches Cooper Road at the property's north boundary.

11.4A.3 **LOT AREA**

The minimum *lot* area in the Village Centre Residential One (VCR-1) zone shall be 250 square metres.

11.4A.4 **SETBACKS**

Except where otherwise specified in this bylaw:

- 1) **Front yard** shall be a minimum of 4.5 metres from a front *lot* line;
- 2) **Rear yard** shall be a minimum of 4.5 metres from a rear *lot* line;
- 3) **Side yard** shall be a minimum of 2.4 metres from a side *lot* line.

11.4A.5 **LOT COVERAGE**

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 50%.

11.4A.6 **BONUS DENSITY**

- a) Where a development proposal meets at least two of four parameters related to housing size, accessibility and affordability and where parks, squares, gardens, greenways, public markets and other public amenities are provided on a least 20 percent of the site area, the recommended base density of 15 units per hectare may be increased to 20 units per hectare and lot coverage increased proportionally.

- b) Where three or more of the parameters are met, the density bonusing allowances may be increased from 20 units per hectare to allow for a maximum of 25 units per hectare and lot coverage increased proportionally.

END VCR-1