

**11.4C VILLAGE PERIPHERAL RESIDENTIAL ONE (VPR-1)**

**11.4C.1 PERMITTED USES**

- a) Single family residential;
- b) Mini-lot Single Family;
- c) Garden Cottage;
- e) Duplex;
- f) Live-Work Studio

**11.4C.2 CONDITIONS OF USE**

- a) Single Family Residential use is limited to one dwelling unit per lot;
- b) Every residential unit must have its own individual entrance
- b) An individual yard and garden is to be provided for each single family dwelling;
- c) Landscaping adjacent to buildings are required to provide privacy and shade.

**11.4C.3 LOT AREA**

The minimum lot area in the Village Peripheral Residential One (VPR-1) zone shall be 1000 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 1.75 metres from a side lot line.

**11.4A.5 LOT COVERAGE**

The maximum lot coverage of all buildings and structures on a lot shall be 40%

**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 amenities are provided on at least 20 percent of the site area, the recommended base density of 10 units per hectare may be increased to 15 units per hectare, provided the increased density is in the form of 5 secondary suites per hectare.

- b) Where three or more of the parameters are met, the density bonusing allowance may be increased from 15 units per hectare to allow for a minimum of 20 units per hectare to allow for a further 5 additional units per hectare. The overall maximum density with the application of this additional bonusing is not to exceed 20 units per hectare with the requirement for a minimum of five of these units per hectare being built as secondary suites.

END PR-1