

9.4 VCMU-1—Village Core Commercial Mixed-Use Zone

1. Principal Uses	<i>Artisan commercial</i> <i>Apartment</i> <i>Auto service facility</i> <i>Brewery, winery, distillery</i> <i>Entertainment facility</i> <i>Farmer’s market</i> <i>Hotels</i> <i>Hostel</i> <i>Institutional use</i> <i>Licensed premises</i> <i>Market garden</i> <i>Mixed use building</i> <i>Motel</i> <i>Office</i> <i>Personal services</i> <i>Professional services</i> <i>Restaurant, major</i> <i>Restaurant, minor</i> <i>Parking lot/parking structure</i> <i>Retail, garden nursery</i> <i>Retail liquor outlet, major</i> <i>Retail liquor outlet, minor</i> <i>Retail, minor</i> <i>Retail, convenience</i> <i>UBrew/UVin</i> <i>Veterinary hospital</i> <i>Wholesale</i>	
	2. Accessory Uses <i>Accessory buildings and structures</i> <i>Bingo hall</i>	
3. Lots Created by Subdivision	Area, minimum	325.0square metres (3,600.0square feet)
	Frontage, minimum	9.0metres (29.7feet)
4. Density	Floor area ratio	2.0
	Building GFA, maximum	Accessory buildings shall have a combined floor area no greater than 100.0square metres (1,076.4square feet).
6. Lot Coverage	Coverage, maximum	75%



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7. Principal Buildings and Structures	Setbacks	Front, minimum	0.0metres (0.0feet)
		Front, maximum	1.0metres (3.3feet) for a minimum of 75% of the <i>building</i> façade
		Rear, minimum	4.5metres (14.8feet)
		Side, minimum	0.0metres (0.0feet)
		Side, Exterior, minimum	0.0metres (0.0feet)
		Side, Exterior, maximum	1.0metres (3.3feet) for a minimum of 75% of the <i>building</i> façade
	Height, maximum	15.0metres (49.3feet)	
8. Accessory Buildings and Structures	Setbacks, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (3.9feet)
		Side	1.5metres (3.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum	6.0metres (19.8feet)	
9. Conditions of Uses	<p>a) Fuel service pumps or pump islands shall be located a minimum of 4.5metres (14.8feet) from any property line.</p> <p>b) A <i>parking lot/parking structure</i> shall have non-<i>Commercial Uses</i> (excluding auto service facility), with a minimum depth of 10.0metres located between the <i>parking lot/parking structure</i> and the front <i>lot line</i> or exterior <i>lot line</i>.</p> <p>c) <i>Commercial uses</i> shall be located to the front of the property facing a <i>highway</i>.</p> <p>e) The principal entrance to a <i>building</i> must face a property line abutting a <i>highway</i>.</p> <p>f) On a <i>lot</i> where there is combined non-residential and <i>residential use</i>, all <i>dwelling units</i> shall:</p> <ul style="list-style-type: none"> i) be contained in the same <i>building</i> that contains the <i>principal use</i>; and ii) have a separate entrance from the exterior. <p>g) In the limited circumstances where a use may include a <i>shipping/cargo container</i>, the container must be clad in the same materials as the main <i>building</i>, and other measures taken to ensure integration into the site respecting the heritage character of the area.</p>		



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10. Additional Regulations	<ul style="list-style-type: none"> a) The ground floor of any <i>building</i> shall have a minimum floor-to-ceiling height of 4.2metres (13.8feet). b) <i>Outdoor storage</i> shall not be permitted except for the following uses: <ul style="list-style-type: none"> i) <i>Farmers Market</i>; and ii) <i>Market Garden</i>. c) <i>Shipping/cargo containers</i> are permitted located at the rear of the property: <ul style="list-style-type: none"> i) to a maximum of 6.1metres (20feet) in length; and ii) if placed only to supplement commercial storage requirements for <i>commercial uses</i> with limited storage space available within the <i>Principal Building</i>. iii) <i>shipping/cargo containers</i> are not permitted if a <i>residential use</i> is located on the ground level located at the rear of the property. d) <i>Dwelling units</i> are permitted on the ground floor facing the rear <i>lane</i> only, except for an entry lobby providing access to the <i>dwelling units</i>. The entry lobby shall have a <i>frontage</i> less than 25% of the <i>building frontage</i>. e) Where residential and <i>commercial uses</i> are both located on the ground floor, the residential use shall not exceed 40% of the ground floor area.
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End • VCMU-1

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