

SECTION 36: WEST NEIGHBOURHOOD RESIDENTIAL FIRST DENSITY wn-R1E ZONE

36.1 Permitted Uses

The following uses are permitted in a West Neighbourhood Residential First Density wn-R1E Zone:

- (1) single detached dwelling;
- (2) a home occupation, in accordance with the provisions of Section 6.16;
- (3) a group home, in accordance with the provisions of Section 6.18;
- (4) accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 6.25.

36.2 Zone Provisions

No person shall use any land or erect or use any building or structure in a West Neighbourhood Residential First Density wn-R1E Zone, except in accordance with Section 6 General Provisions and with the following:

(a) Minimum Lot Area (square metres)	360
(b) Minimum Lot Frontage (metres)	12.0
(c) Front Yard Setback (metres)	
- to Dwelling	3.5
- to Garage	6.0
(d) Rear Yard Setback (metres)	7.5
(e) Interior Side Yard Setback (metres)	1.2
(f) Exterior Side Yard Setback (metres)	3.0
(g) Minimum Distance Between Dwellings (metres)	2.4
(h) Maximum Lot Coverage (percent of lot area)	40
(i) Maximum Building Height (metres)	11

36.3 Special Provisions

In accordance with Section 5.1.3 the following special provisions shall apply to those lands shown on the zoning schedules as having reference to the corresponding special provision number.

wn-R1E-1 Part 3 of Memorandum of Understanding

Notwithstanding the provisions of the West Neighbourhood Residential First Density wn-R1E Zone, in addition to the permitted uses of the wn-R1E Zone, the lands indicated as wn-R1E-1 on 36.3 Schedule A6 may be used for purposes of a park in accordance with the West Neighbourhood Open Space Woodlot wn-OSW Zone provisions.

wn-R1E-2 Plan 59M-280, Lots 22-92 and Lots 98-102

Notwithstanding the requirements of the West Neighbourhood Residential First Density wn-R1E Zone, the lands indicated as wn-R1E-2 on Schedule A6 shall be subject to the following special provisions:

- (a) Interior Side Setback (metres) 1.2*

* except

- (i) where there is one storey containing no habitable rooms 0.9 metres shall be provided, and
- (ii) where there is no attached garage or carport 3.0 metres shall be provided on one side.

wn-R1E-3 Plan 59M-325, Lots 1, 2, 25, 27-31, 57, 58

Notwithstanding the requirements of the West Neighbourhood Residential First Density wn-R1E Zone, the lands indicated as wn-R1E-3 on Schedule A6 shall be subject to the following provision:

- (a) Interior Side Setback (metres) 1.2*

*except

- (i) where there is one storey containing no habitable rooms 0.9 metres shall be provided, and
- (ii) where there is no attached garage or carport 3.0 metres shall be provided on one side

wn-R1E-4 West Community Phase 3 Lots 79-107

Notwithstanding the requirements of the West Neighbourhood Residential First Density wn-R1E Zone, the lands indicated as wn-R1E-4 on Schedule A6 shall be subject to the following provision:

- (a) Interior Side Yard Setback (metres) 1.2*

* except

- (i) where there is one storey containing no habitable rooms 0.9 metres shall be provided, and

(ii) where there is no attached garage or carport 3.0 metres shall be provided on one side

- (b) Maximum Lot Coverage (percent of lot area) 45
- (c) Minimum Distance between Dwellings (metres) 2.1

wn-R1E-5 West Community Phase 3 Lots 55, 65, 66, 75-78

Notwithstanding the requirements of the West Neighbourhood Residential First Density wn-R1E Zone, the lands indicated as wn-R1E-5 on Schedule A6 shall be subject to the following provision:

- (a) Maximum Lot Coverage (percent of lot area) 45

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