

SECTION 37: WEST NEIGHBOURHOOD RESIDENTIAL FIRST DENSITY wn-R1F ZONE**37.1 Permitted Uses**

The following uses are permitted in a West Neighbourhood Residential First Density wn-R1F 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.

37.2 Zone Provisions

No person shall use any land or erect or use any building or structure in a West Neighbourhood Residential First Density wn-R1F Zone, except in accordance with Section 6 General Provisions and with the following:

(a) Minimum Lot Area (square metres)	250
(b) Minimum Lot Frontage (metres)	9
(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)	45
(i) Maximum Building Height (metres)	11

37.3 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-R1F-1 West Neighbourhood Adult Lifestyle Community

Notwithstanding the provisions of the West Neighbourhood Residential First Density wn-R1F Zone, the lands indicated as wn-R1F-1 on Schedule A6 shall be subject to the following provisions:

Maximum Building Height	1.5
Maximum Gross Floor Area Above Established Grade (square metres)	140 per dwelling unit
Maximum Number of Bedrooms	2

wn-R1F-2 West Community Phase 3 Lots 1-6

Notwithstanding the requirements of the West Neighbourhood Residential First Density wn-R1F Zone, the lands indicated as wn-R1F-2 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) Minimum Distance between Dwellings (metres) | 2.1 |
|---|-----|

wn-R1F-3 West Community Phase 4, Plan 59M-381, Lots 350 - 359 & 360 – 369

Notwithstanding the requirements of the West Neighbourhood Residential First Density wn-R1F Zone, the lands indicated as wn-R1F-3 on Schedule A6 shall be subject to the following provision:

- (a) Each dwelling shall be constructed with an attached garage.

wn-R1F-4 West Community

Notwithstanding the provisions of Section 37.2 of the West Community Residential First Density wn-R1F Zone, the lands indicated as wn-R1F-4 on Schedule A6 are subject to the following special provisions:

a) Minimum Lot Area (square metres)	330
b) Minimum Lot Frontage (metres)	11
c) Interior Side Yard Setback (metres)	1.2*

* except

- i) where there is a one storey containing no habitable rooms 0.9 metres shall be provided
- d) Maximum Lot Coverage 50%
- e) Maximum permitted encroachment for an unenclosed covered porch Exterior Side Yard only (metres) 1.8
- f) Each dwelling shall be constructed with an attached garage
- g) Sight Triangle (metres) 4.5

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