

**SECTION 38: WEST NEIGHBOURHOOD RESIDENTIAL SECOND DENSITY wn-R2 ZONE****38.1 Permitted Uses**

The following uses are permitted in a West Neighbourhood Residential Second Density wn-R2 Zone:

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

**38.2 Zone Provisions****38.2.1 Semi-Detached Dwelling.**

No person shall use any land or erect or use any building or structure in a West Neighbourhood Residential Second Density wn-R2 Zone, except in accordance with Section 6 General Provisions and with the following:

(a)	Minimum Lot Area (square metres)	400 (2 units)
(b)	Minimum Lot Frontage (metres)	14.6 (2 units)
(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)	0.9 and 0.0 (each unit)
(f)	Exterior Side Yard Setback (metres)	3.0
(g)	Minimum Distance Between Dwellings (metres)	1.8
(h)	Maximum Lot Coverage (percent of lot area)	45
(i)	Maximum Building Height (metres)	11

## 38.2.2 Single Detached Dwelling

No person shall use any land or erect or use any building or structure in a West Neighbourhood Residential Second Density wn-R2 Zone, except in accordance with Section 6 General Provisions and with the following zone provisions:

(a)	Minimum Lot Area (square metres)	360
(b)	Minimum Lot Frontage (metres)	12
(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	2.4
(h)	Maximum Lot Coverage (percent of lot area)	40
(i)	Maximum Building Height (metres)	11

38.3 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-R2-1 West Neighbourhood Adult Lifestyle Community.**

Notwithstanding the provisions of the West Neighbourhood Residential First Density wn-R2 Zone, the lands indicated as wn-R2-1 on Schedule A6 shall be subject to the following additional provisions:

Maximum Building Height (storeys)	1.5
Maximum Gross Floor Area above established (square metres) unit grade	140 per dwelling
Maximum Number of Bedrooms	2 per dwelling unit

**wn-R2-2 Street 8**

Notwithstanding the provisions of the West Neighbourhood Residential Second Density wn-R2 Zone, in addition to the permitted uses of the wn-R2 Zone, the lands indicated as wn-R2-2 on Schedule A6 may be used for purposes of a park in accordance with the West Neighbourhood Open Space Woodlot wn-OSW Zone provisions.

**wn-R2-3      Plan 59M-325, Lots 3-8 inclusive**

Notwithstanding the requirements of the West Neighbourhood Residential First Density wn-R2 Zone, the lands indicated as wn-R2-3 on Schedule A6 shall be subject to the following special 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

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