

**TOWN OF WAINWRIGHT LAND USE BYLAW 2009-02
R2 – TWO-FAMILY RESIDENTIAL DISTRICT**

PERMITTED USES

DUPLEX – means two *dwelling units* of similar design and size sharing a common wall, and located side by side or one above the other.

SINGLE FAMILY DWELLING – shall mean a *building* designed for or occupied as a *dwelling* for one family or housekeeping unit, not including a mobile home.

ACCESSORY BUILDING– means any *building* which is separate from the *principal building* on the *lot* on which both are located, and the use of which is subordinate and incidental to that of the *principal building* in the opinion of the *Development Authority*. **(Specific Requirement applies- See 4.2.2)**

GROUP CARE HOME – means a *dwelling unit* used for the care or rehabilitation of more than one person and involves the employment of on-site staff.

HOME OFFICE – means any occupation, trade, profession, or craft carried on by a family occupant of a *dwelling unit* as a use secondary to the residential use of the *building* which does not involve any employees or customers coming to the *dwelling unit*, on-site storage or display of materials, or the creation of any *nuisance* whatsoever. **(Specific Requirement applies - See 4.5.4)**

PARK – means land developed for recreational activities that do not include major *buildings* or facilities, and includes green space, picnic areas, playgrounds, pedestrian and bicycle paths, landscaped areas and associated public washrooms. This may include private land, not open to the public.

MODULAR DWELLING – means a *manufactured dwelling* of one or more sections to be permanently installed on a *foundation* and is similar in design and style to a *single family dwelling*. **(Specific Requirement: Will be permitted if in the opinion of the Development Authority, the appearance is compatible to that of the single family dwellings in the area.)**

SECONDARY SUITE – means *development* consisting of a self-contained *dwelling* located in a structure in which the *principal use* is a *single detached dwelling* or *duplex dwelling unit*. A *secondary suite* has cooking, food preparation, sleeping, and bathing facilities that are separate from those of the principal *dwelling* within the structure. For the purpose of this definition, “cooking facilities” includes any stove, hotplate, oven, microwave oven, toaster oven, or electric griddle as well as any wiring or piping containing the energy or power source for such facilities. A *secondary suite* also has an entrance separate from the entrance to the principal *dwelling*, either from a common indoor landing or directly from the exterior of the structure. This use class includes conversion of *basement* space to a *dwelling*, or the addition of new floor space for a *secondary suite* to an existing single detached *dwelling*. This use class does not include *duplexes*, multi-plexes, or *apartments* where the structure was initially designed for two or more *dwellings* and does not include *lodging houses*.

DISCRETIONARY USES (may be permitted based on individual merits)

CHILD CARE FACILITY – means the use of a *building* or portion thereof for the provision of care, maintenance and supervision of four or more children under the age of 18 years by persons other than one related by blood or marriage for periods not exceeding 24 consecutive hours and includes all day-care centers, nurseries and after-school or baby-sitting programs which meet this definition.

CHURCH – means the use of land or a *building* for religious worship, including, but not limited to a mosque, synagogue, temple, chapel or religious meeting room.

FUNERAL HOME – means a *development* used for the arrangement of funerals, the preparation of the deceased for burial or cremation, and/or the holding of funeral services.

HOME OCCUPATION – means any occupation, trade, profession, or craft carried on by a family occupant of a *dwelling unit* as a use secondary to the residential use of the *building*. **(Specific Requirement applies - See 4.5.4)**

LODGING HOUSE – shall mean a *building* other than a *hotel* or *motel* where lodging with or without meals is provided for compensation.

OFFICES AND CHILD CARE FACILITIES – on Lot 14 Block 27 Plan 6445 V only

PARKING FACILITY – means the area or structure set aside for the storage and parking of 5 or more vehicles and includes parking stalls, loading spaces, aisles, entrances and exits to the area and traffic islands where they are part of the *parking facility*.

ROW HOUSING – means a group of three or more *dwelling units* with each unit separated by a common wall at the side only with no *dwelling unit* placed above another in whole or in part and having a separate front and rear access to the outside grade.

MINIMUM LOT SIZE – LANE SYSTEM

	Lot Width		Lot Depth	
	m	ft	m	ft
<i>interior lot</i>	15.24	50	33.53	110
<i>corner lot</i>	16.76	55	33.53	110

MINIMUM SETBACK DIMENSIONS – LANE SYSTEM

PRINCIPLE USE	Front Yard		Side Yard			Rear Yard	
	m	ft		m	ft	m	ft
<i>interior lot</i>	7.62	25		1.52	5	7.62	25
<i>corner lot</i>	7.62	25	interior street	1.52 3.05	5 10	7.62	25

MINIMUM LOT SIZE – LANELESS

	Lot Width		Lot Depth	
	m	ft	m	ft
<i>Interior lot</i>	16.76	55	36.58	120
<i>corner lot</i>	18.29	60	36.58	120

MINIMUM SETBACK DIMENSIONS – LANELESS

PRINCIPLE USE	Front Yard		Side Yard			Rear Yard	
	m	ft		m	ft	m	ft
<i>interior lot</i>	7.62	25		1.52	5	10.67	35
<i>corner lot</i>	7.62	25	interior street	1.52 3.05	5 10	10.67	35

MINIMUM FLOOR AREA

	m ²	ft ²
<i>Modular Dwelling</i>	74.3	800
<i>Single Family Dwelling</i>	74.3	800