

PART 1.163 – R1-G9 ZONE, FOUL BAY HERITAGE DISTRICT

1.163.1 Permitted Uses in this Zone

- a. Single family dwelling with no more than one of the following accessory uses:
 - i. Secondary suite; or
 - ii. Garden suite subject to the regulations in Schedule “M”; or
 - iii. Roomers and/or Boarders up to a maximum of four
- b. The uses created as a result of a house conversion, subject to the regulations in Schedule “G” except as otherwise specified by the regulations in this Part
- c. Home occupation, subject to the regulations in Schedule “D”
- d. Accessory buildings, subject to the regulations in Schedule “F” except as otherwise specified by the regulations in this Part

1.163.2 Lot Area, Lot Width

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|-------------------------------|-----------------------|
| a. <u>Lot area</u> (minimum) | 1020.00m ² |
| b. <u>Lot width</u> (minimum) | 37.00m |

1.163.3 Floor Area, Floor Space Ratio

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|--|----------------------|
| a. <u>Total floor area</u> (maximum) | 910.00m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.89:1.00 |
| c. <u>Floor area</u> , for the first and second storeys combined (maximum) | 600.00m ² |

1.163.4 Height, Storeys

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| a. Principal <u>building height</u> (maximum) | 11.70m |
| b. Notwithstanding Section 6 of Schedule “G”, if applicable, the maximum number of storeys in this zone is 3.50 | |

1.163.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 6.00m |
| b. <u>Setback</u> from all other interior <u>lot lines</u> (minimum) | 1.10m |
| Except for the following maximum projections into the <u>setback</u> : | |
| • stairs | 0.49m |

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1.163.6 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 33.00% |
| b. <u>Open site space</u> (minimum) | 58.00% |
| c. <u>Open site space</u> in the <u>front yard</u> (minimum) | 41.00% |

1.163.7 Vehicle and Bicycle Parking

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| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |
| c. Notwithstanding Section 2.2 (1) and 2.2 (2) of Schedule “C”, parking spaces may be provided on a different lot from the lot on which the building or use is to which they appertain | |

1.163.9 Panhandle Regulations

Section 14(3) of the Bylaw does not apply in this zone.

1.163.10 House Conversion Landscaping

For the uses created as a result of a house conversion, the following sections of Schedule “G” do not apply in this zone: Sections 7a, 7b and 7c.

Bylaw 24-048 adopted January 23, 2025