

PART 1.150 – R1-49 ZONE, FERNWOOD CONVERSION DISTRICT

1.150.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw

- a. Multiple dwelling
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”

1.150.2 Lot Area

- a. Lot area (minimum) 447m²

1.150.3 Floor Space Ratio

- a. Floor space ratio (maximum) 0.68:1

1.150.4 Height

- a. Principal building height (maximum) 9.4m

1.150.5 Setbacks, Projections

- a. Front yard setback (minimum) 4.10m

Except for the following maximum projections into the setback:

- steps 1.70m

- b. Rear yard setback (minimum) 11.7m

Except for the following maximum projection into the setback:

- deck 1.55m

- c. Side yard setback (north) (minimum) 1.5m

- d. Side yard setback (south) (minimum) 3.2m

PART 1.150 – R1-49 ZONE, FERNWOOD CONVERSION DISTRICT

1.150.6 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 28% |
| b. <u>Open site space</u> (minimum) | 31% |

1.150.7 Vehicle and Bicycle Parking

- | | |
|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

Bylaw 21-001 adopted April 22, 2021