13 Borough of L'Île-Bizard–Sainte-Geneviève

Established areas

**Orientation**

Maintain area character

Zoning by-laws will aim to maintain the existing built form, which presents the following characteristics:

**Sector 13-01:**
- Building height of one or two stories above ground;
- Detached or semi-detached;
- Low or medium site coverage.

**Sector 13-02:**
- Building height of one or two stories above ground;
- Detached;
- Low site coverage.

Zoning by-laws will ensure the preservation of the sector’s rural character, including low-density housing, agricultural activities and natural areas to be preserved.

**Sector 13-03:**
- Building height of one to three stories above ground;
- Low or medium site coverage.

Zoning by-laws may recognize existing buildings as well as real estate projects duly authorized at the time of the adoption of the Plan that do not conform to the above parameters.
13 Borough of L’Île-Bizard–Sainte-Geneviève

Areas to be built or transformed

<table>
<thead>
<tr>
<th>Orientation</th>
<th>Renew area character</th>
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<tbody>
<tr>
<td>Zoning by-laws will permit a new built form, which presents the following characteristics:</td>
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</table>

**Sector 13-C1:**
- Building height of one or two stories above ground;
- Low or medium site coverage;
- Minimum F.A.R.: 0.2;

**Sector 13-C2:**
- Building height of one or two stories above ground;
- Detached;
- Low or medium site coverage;
- Minimum F.A.R.: 0.2;

Zoning by-laws will ensure the conservation of natural areas.

Zoning by-laws may recognize existing buildings as well as real estate projects duly authorized at the time of the adoption of the Plan that do not conform to the above parameters.