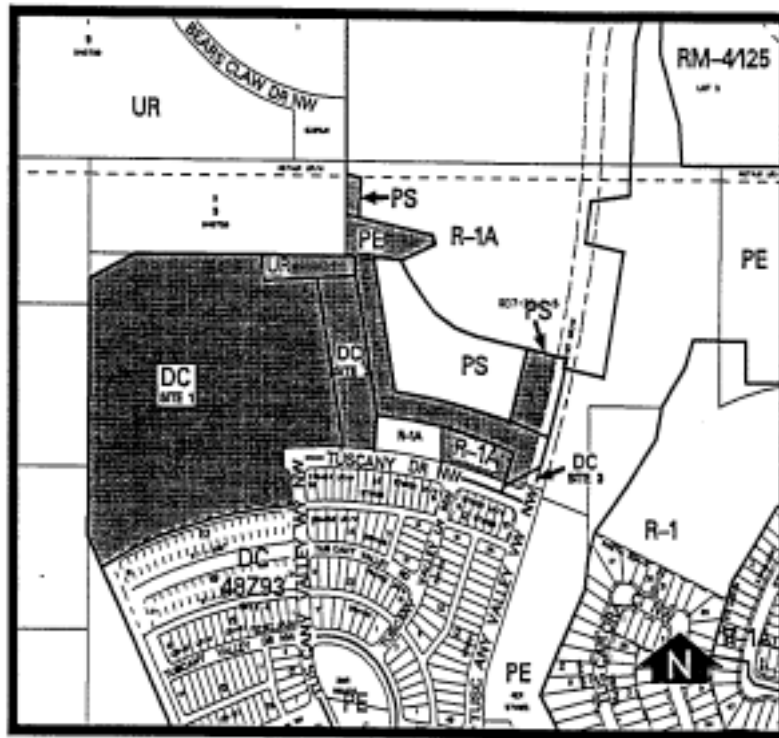


Amendment No. 97/061
Bylaw No. 111Z97
Council Approval: 17 November 1997

SCHEDULE B



SITE 1 4.58 ha± (11.3 ac±)

1. Land Use

- a. The permitted uses shall include:

Accessory buildings
Essential public services
Parks and playgrounds
Utilities.

The following uses shall be permitted within a small-lot development area:

Single-detached dwellings
Home occupation - Class 1

- b. The discretionary uses shall include:
Small-lot development areas (CU).

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In addition, the following uses may be allowed in small-lot development areas:

Home occupations - Class 2 (NP)
Public and quasi-public buildings (NP)
Signs

Note: CU: Certainty of land use only is afforded applications that meet the requirements of Section 11(2)(b) of By-law 2P80.

NP: Notice posting is mandatory for the uses in accordance with Section 10(4) of By-law 2P80.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the R-1A Residential Narrow-Lot Single-Detached District shall apply unless otherwise noted below:

- a. Lot Width
 - i. A minimum width of 8.5 metres, where a minimum average width of 8.75 metres within a plan of subdivision is maintained.
 - ii. Section 22.2(3)(e)(ii) and (iii), Lot Width, of the R-1A Residential Narrow-Lot Single-Detached District shall apply.
- b. Lot Area

A minimum of 258 square metres.
- c. Lot Coverage

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A maximum of 50 percent which shall be reduced by a minimum area of 18 square metres for each required on-site parking stall, except where the required parking stall is provided within a carport or private garage.

d. Private Outdoor Amenity Space

A private outdoor amenity space shall be provided for each dwelling unit at or below the floor level of the first storey and it shall have a minimum area of 14 square metres and a minimum dimension of three metres.

e. Parking

A minimum of two on-site parking stalls shall be provided for each dwelling unit of which no more than one parking stall may be located in a front yard.

f. Rules for Small-Lot Development Areas

i. Development design guidelines shall be provided for all dwellings and accessory buildings in a small-lot development area.

ii. Development design guidelines shall be to the satisfaction of the Development Authority and shall regulate the provision, coordination and integration of the following:

A. street scape;

B. impact on adjacent sites;

C. outdoor amenity space; and

D. any other matters considered necessary by the Development Authority.

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SCHEDULE B

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iii. All dwellings and accessory buildings shall comply with the development design guidelines within the approved small-lot development area.

g. Development Plans

The approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

SITE 2 0.49 ha± (1.2 ac±)

1. Land Use

a. The permitted uses shall include:

Accessory buildings
Essential public services
Parks and playgrounds
Utilities.

The following uses shall be permitted within a small-lot development area:

Single-detached dwellings
Home occupation - Class 1

b. The discretionary uses shall include:

Small-lot development areas (CU).
In addition, the following uses may be allowed in small-lot development areas:

Home occupations - Class 2 (NP)
Public and quasi-public buildings (NP)

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SCHEDULE B

CONTINUED

Signs

Note: CU: Certainty of land use only is afforded applications that meet the requirements of Section 11(2)(b) of By-law 2P80.

NP: Notice posting is mandatory for the uses in accordance with Section 10(4) of By-law 2P80.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the R-1A Residential Narrow-Lot, Single-Detached District shall apply unless otherwise noted below:

a. Lot Width

- i. A minimum width and minimum average width of 7.6 metres.
- ii. Section 22.2(3)(e)(ii) and (iii), Lot Width, of the R-1A Residential Narrow-Lot Single-Detached District shall apply.

b. Lot Area

A minimum of 245 square metres.

c. Lot Coverage

A maximum of 60 percent which shall be reduced by a minimum area of 18 square metres for each required on-site parking stall, except where the required parking stall is provided within a carport or private garage.

d. Private Outdoor Amenity Space

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SCHEDULE B

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A private outdoor amenity space shall be provided for each dwelling unit at or below the floor level of the first storey and it shall have a minimum area of 14 square metres and a minimum dimension of three metres.

e. Parking

A minimum of two on-site parking stalls shall be provided for each dwelling unit of which no more than one parking stall may be located in a front yard.

f. Zero Lot-Line

A 1.2-metre required side yard may be reduced to 0 metres where, on the opposite side of the site, a side yard is provided in accordance with Section 22.2(3)(b)(ii) for a corner site, and Section 22.3(3)(b)(i) for all other sites, of the R-1A Residential Narrow-Lot Single-Detached District and where:

- i. the owner of the adjacent site grants a 1.5-metre private maintenance easement which shall:
 - A. be registered by caveat against the title of the site proposed for development and the title of the adjacent site;
 - B. include a 600-millimetre eave-and-footing encroachment easement; and
- ii. all roof drainage from the building is directed onto the site by eaves troughs and downspouts.

g. Rules for Small-Lot Development Areas

- i. Development design guidelines shall be provided for all dwellings and accessory buildings in a small-lot development area.

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SCHEDULE B

CONTINUED

- ii. Development design guidelines shall be to the satisfaction of the Development Authority and shall regulate the provision, coordination and integration of the following:
 - A. street scape;
 - B. impact on adjacent sites;
 - C. outdoor amenity space;
 - D. any other matters considered necessary by the Development Authority.
- iii. All dwellings and accessory buildings shall comply with the development design guidelines within the approved small-lot development area.

h. Development Plans

The approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

SITE 3 0.01 ha± (0.025 ac±)

1. Land Use

The land use shall be for an entrance feature park and related signage.

2. Development Guidelines

a. Park Design

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The park shall be designed, landscaped and signed to the satisfaction of the Development Authority.

b. Development Plans

The approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted for the park as part of a development permit application.