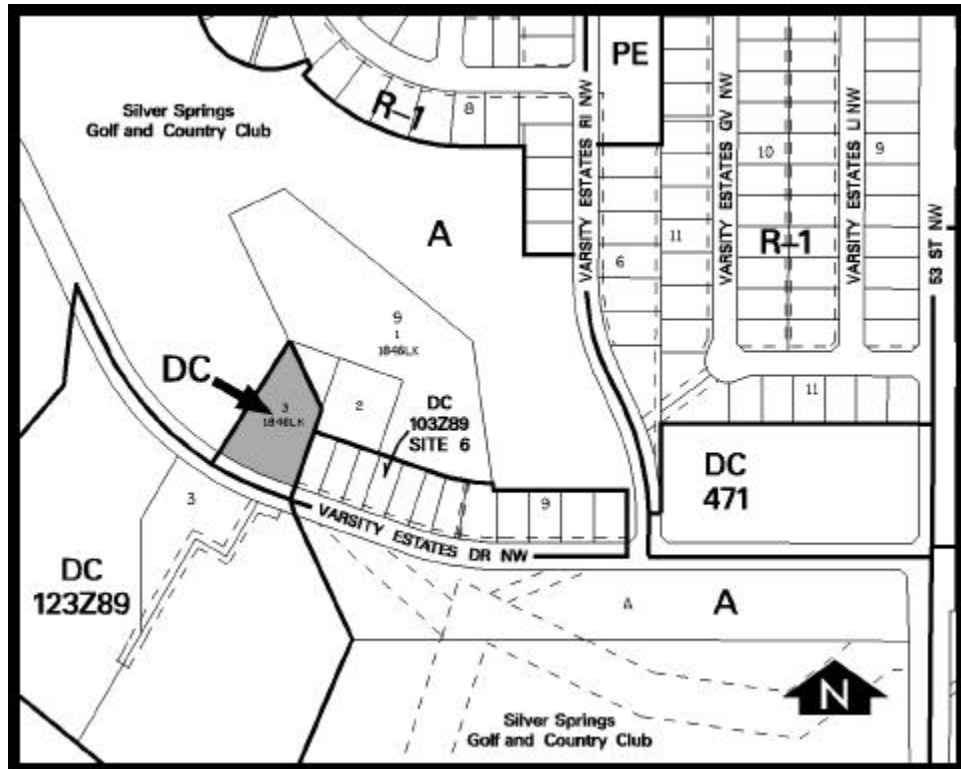


Amendment # LOC2003-0141 Bylaw # 18Z2004

Council Approval: 2004 April 19

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted Uses shall be home occupations – class 1, offices and freestanding identification signs and the Discretionary Uses shall be home occupations – class 2, fascia identification signs, and dwelling units.

2. Development Guidelines

(a) Dwelling Units

The maximum number of dwelling units shall be three.

(b) Height

The maximum height of the building shall be 50 feet to the peak of the roof. The height shall be measured from the grade of the existing parking lot facing Varsity Estate Drive.”

(c) Signage

A maximum of one fascia sign, situated over the main south entrance of the building.

(d) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building design, site layout, signage landscaping, loading area, amenity areas, access and parking substantially conform with the plans and renderings available to City Council during its consideration of this Bylaw.