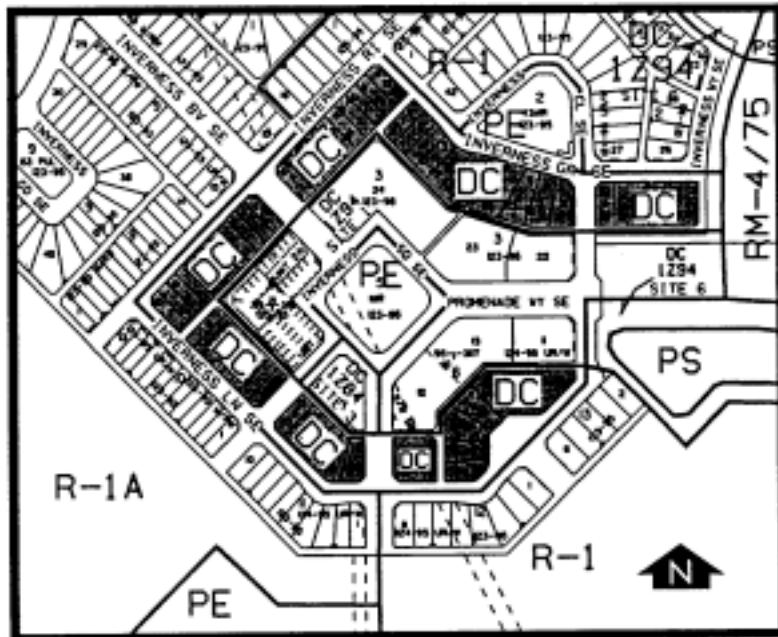


Amendment No. 95/093
Bylaw No. 10Z96
Council Approval: 12 February 1996

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of the R-2 Residential Low Density District shall be the Permitted and Discretionary Use respectively with the additional Permitted Use of "studio suites".

For the purposes of this by-law, "studio suite" means a secondary dwelling unit with separate, direct access to grade, situated entirely above the first storey of a private garage.

For the purposes of this by-law, "secondary dwelling unit" means an additional dwelling unit on a lot designated for a single-detached dwelling and a studio suite.

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-2 Residential Low Density District shall apply unless otherwise noted below.

a. Studio Suite Developments

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SCHEDULE B

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- i. Notwithstanding Section 20(5)(g)(i), a studio suite may be allowed above a private garage; but no part of the garage may be used as part of a studio suite.
- ii. Lot Dimensions

Studio Suites may only be located on lots to be occupied by single-detached dwellings, and having with the following dimensions:

 - A. Lot Width

A minimum of 11 metres.
 - B. Lot Depth

A minimum depth of 33 metres.
 - C. Lot Area

A minimum area of 363 square metres.
- iii. Side Yard

A minimum of 1.2 metres for a private garage capable of accommodating a studio suite.
- iv. Rear Yard

A minimum of 1.5 metres for a private garage capable of accommodating a studio suite.
- v. Lot Coverage

A maximum of 45% which shall include a minimum of 45 square metres for a private garage on sites capable of accommodating a studio suite and any covered connecting structures.
- vi. Building Height

A maximum of 9 metres for a private garage capable of accommodating a studio suite.
- vii. Floor Area

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The gross floor area of a studio suite shall not exceed 54 square metres plus a loft.

viii. Separation From Primary Dwelling

A private garage capable of accommodating a studio suite shall be a minimum of 5 metres from the primary dwelling.

ix. Outdoor Amenity Space

An outdoor amenity space with a minimum area of 25 square metres and a minimum dimension of 5 metres shall be provided at grade, to the rear of the primary dwelling.

x. Development Permit

A development permit shall be required for a studio suite solely to satisfy the requirements of Section 20 (14.1) of the Land Use Bylaw, but an application for such a permit shall be considered and dealt with as a development permit for a permitted use.

xi. Lot Mix

For the purposes of determining lot mix in accordance with Section 23(3)(d.1)(1), lots capable of accommodating a studio suite shall not be identified as single-detached lots on the tentative plan.