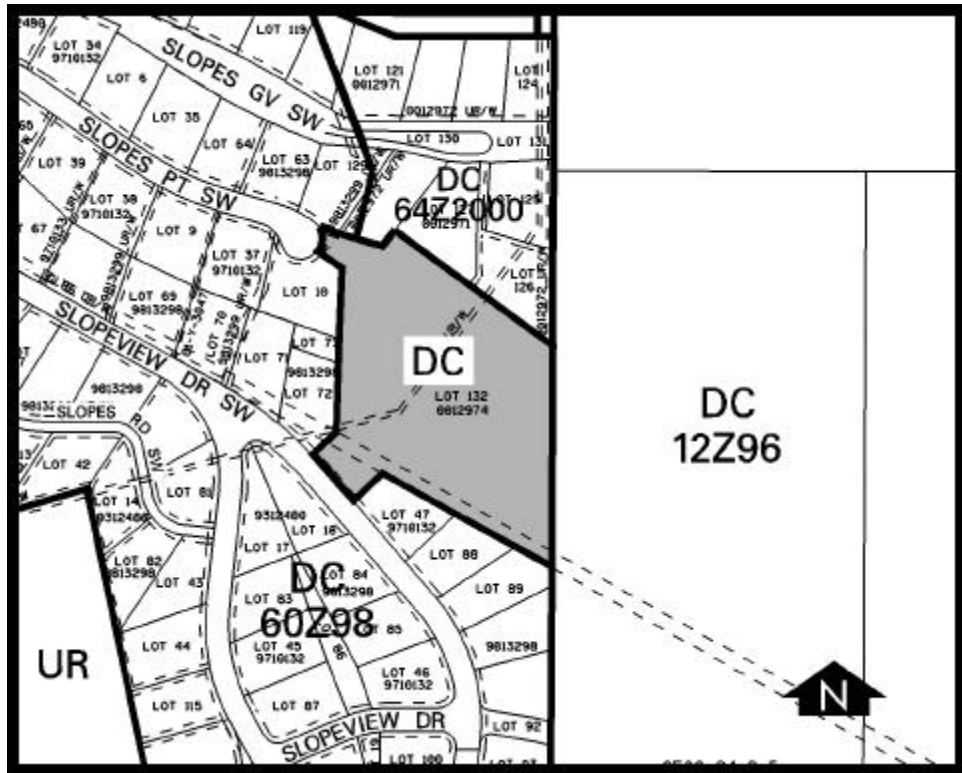


Amendment # 2001/066
Bylaw # 118Z2001
Council Approval: 2001 December 20

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RR-1 Restricted Residential Single-Detached District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RR-1 Restricted Residential Single-Detached District shall apply unless otherwise noted below:

(a) Yards

A minimum depth of 6.0 metres for all front, rear and side yards.

(b) Lot Area

A minimum lot area of 1439 square metres for any single-detached dwelling.

(c) Maximum Number of Lots

The maximum number of lots for this development shall be 12.

(d) Slope Adaptive Development Guidelines

Prior to or concurrent with each tentative plan, a development permit shall be submitted for the slope adaptive development guidelines which shall address the following:

- (i) Retention of the natural landform as much as possible, without mass regrading to create level lots on existing slopes;
- (ii) The built form to step down the slope, utilizing natural grade variations through stepped, multi-level housing design and for steeper slopes (15% or greater), utilizing terraces within the built form that are created by the multi-level stepped design for outdoor amenity space;
- (iii) The site slope to be absorbed into the building massing, with exposed retaining walls having a maximum height of 1.2 metres (4 feet);

- (iv) Development proposals to ensure that changes to the natural drainage pattern, ground water levels, landform stability and erosion potential are minimized;
- (v) Development proposals to ensure the maximum amount of natural vegetation is retained on site, with the built form sensitively integrated into the natural terrain. The amount of paving should be kept to a minimum; and
- (vi) Building design, materials and retaining walls to blend with the natural setting. Variations in setbacks, building heights, orientation and grade levels are required to help mitigate the visual impact of a “wall” or “string” of development along and against the slopes.

(e) Environmentally Significant and Natural Areas

Existing environmentally significant and other natural areas shall be considered and, where possible, integrated into the site layout and design.