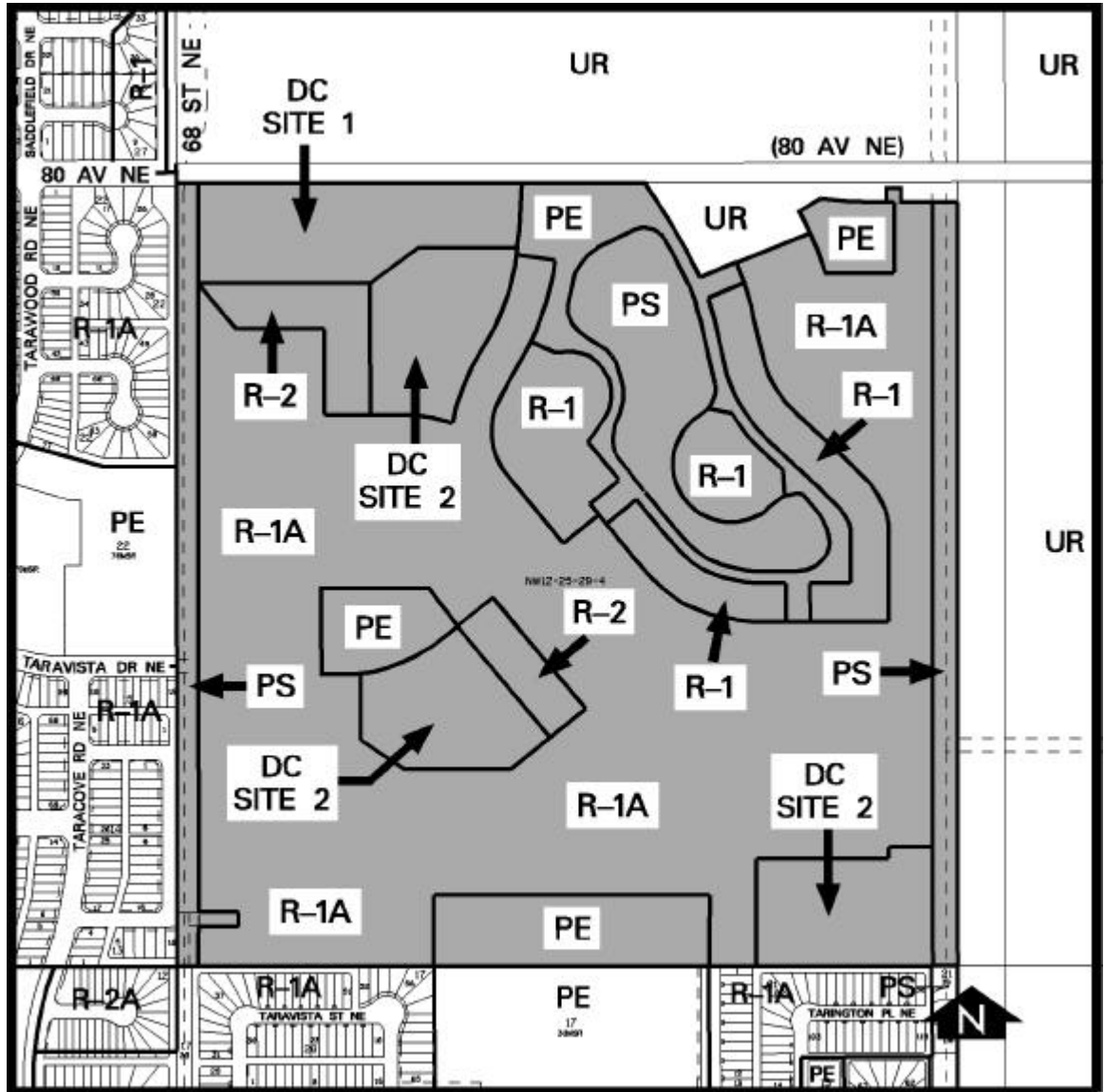


Amendment # LOC2003-0031
Bylaw # 41Z2004
Council Approval: 2004 September 13

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 - 2.56 hectares (6.32 acres)

1. Land Use

The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the deletion of hotels and motels; power generation facility-mid scale; automotive specialities; and with the addition of live-work units.

For the purposes of this Bylaw "Live- Work Unit" means a type of dwelling unit used by the resident for working and living purposes that may include, but is not limited to offices, personal service businesses, and the selling of goods produced on-site.

2. Development Guidelines:

The General rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-5 Shopping Centre Commercial District shall apply unless otherwise noted below:

(a) Building Design:

All buildings shall be designed to orient outward to public streets and where possible should include doors and display windows directly fronting the public street at grade.

(b) Traffic Circle:

Special design of landscaping and buildings should be undertaken to enhance the planned traffic circle on 80 Avenue NE and the 80 Avenue NE main entrance to the Taradale Community.

(c) Live - Work Units

(i) The portion of the live-work unit used for residential purposes shall not be located on the first storey of units facing a public street; and

(ii) Live -work units shall be limited to those uses that do not create a nuisance by the way of electronic interference; dust; noise; odour; smoke; bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the live-work unit.

Site 2 – 1.68 hectares (4.15 acres)

1.46 hectares ± (3.61 acres ±)

2.45 hectares ± (6.05 acres ±)

1. Land Use

The Permitted and Discretionary Uses of the RM-5 Residential Medium Density Multi-Dwelling District of 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of live-work units.

For the purposes of this Bylaw "Live- Work Unit" means a type of dwelling unit used by the resident for working and living purposes that may include, but is not limited to offices, personal service businesses, and the selling of goods produced on-site.

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 RM-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Design Guidelines

Buildings shall be designed to orient outward to the public streets, and where possible should include doors and windows directly fronting the public street at grade. Garages should be accessed from internal private streets and public lanes where provided.

(b) Density

Density shall be limited to a maximum of 86 dwelling units per gross hectare (35 units per gross acre).

(c) Live - Work Units

- (i) Live -work units shall be limited to those uses that do not create a nuisance by the way of electronic interference; dust; noise; odour; smoke; bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the live-work unit;
- (ii) the number of employees, outside of residents, of the live-work unit shall be limited to one; and
- (iii) Signage shall be discrete, and not deter from the residential nature of the multi-unit building to the satisfaction of the Approving Authority.