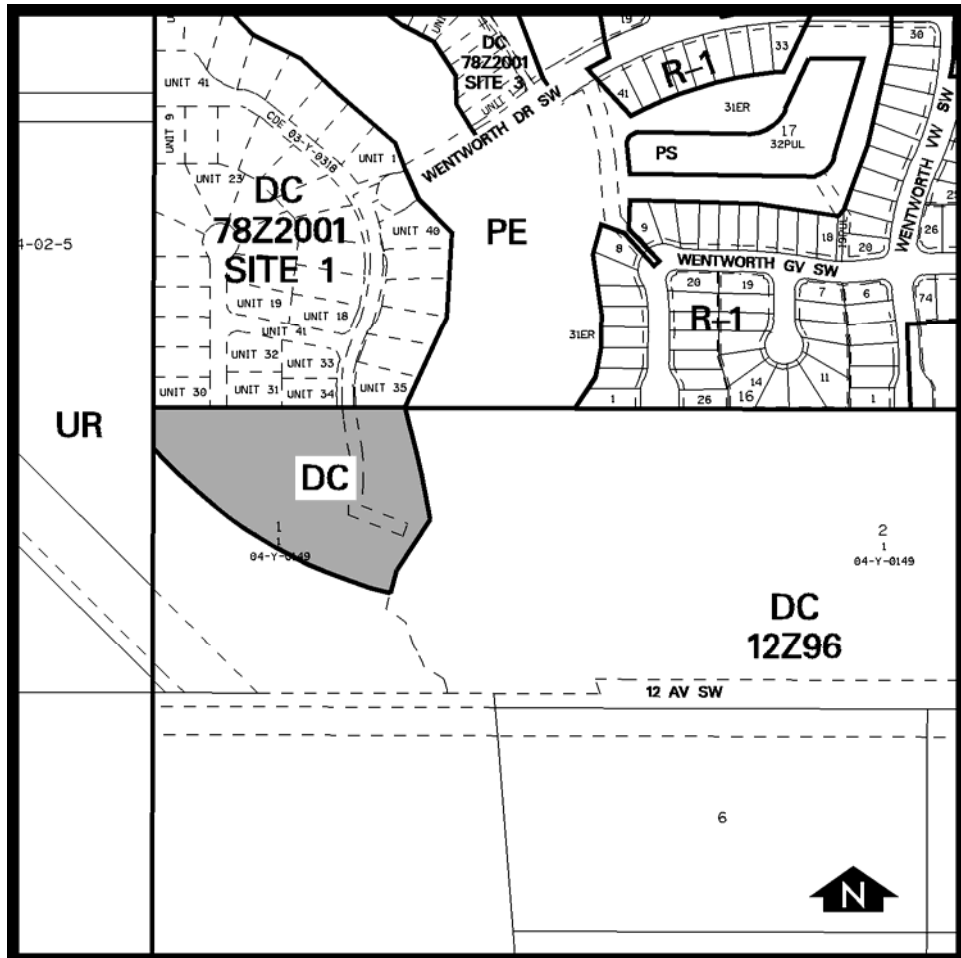




Amendment # LOC2004-0054
Bylaw # 84Z2004
Council Approval: December 13, 2004

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

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

2. Development Guidelines

Amendment # LOC2004-0054

Bylaw # 84Z2004

SCHEDULE B

CONTINUED

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of R-1 Residential Single-Detached District shall apply to Permitted Uses and the Discretionary Use Rules of R-1 Residential Single-Detached District shall apply to Discretionary Uses, unless otherwise noted below:

For the purpose of this Bylaw, each bareland condominium unit shall be considered a lot.

(a) Density

The maximum number of lots shall be 14.

(b) Lot Area

A minimum area of 690 square metres per lot.

(c) Side Yard

A minimum width of 1.83 metres, except:

(i) a minimum width of 3.0 metres on one side of a site where no provision is made for a private garage to the front or side of a building; and

(ii) a minimum width of 3.0 metres on the street side of a corner site.

(d) Rear Yard

For lots backing onto the ravine, a minimum depth of 10.5 metres.

(e) Environmentally Significant and Natural Areas

Amendment # LOC2004-0054 Bylaw # 84Z2004

SCHEDULE B

CONTINUED

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

- (f) The developer undertake, as part of the design and development of the site adjacent to the Transportation and Utility Corridor and more specifically the future Ring Road known as Stoney Trail, to provide screening through the use of grading/reshaping of the existing terrain, construction of earth berms or other means such that Stoney Trail, when constructed, will not be seen from the main floor elevation of the residences abutting the Transportation and Utility Corridor boundary, all at the Developer's cost, all to the satisfaction of the Manager, Transportation Planning.

- (g) Gates

No gates on private access routes be permitted within any development on the lands that are the subject of this Bylaw.