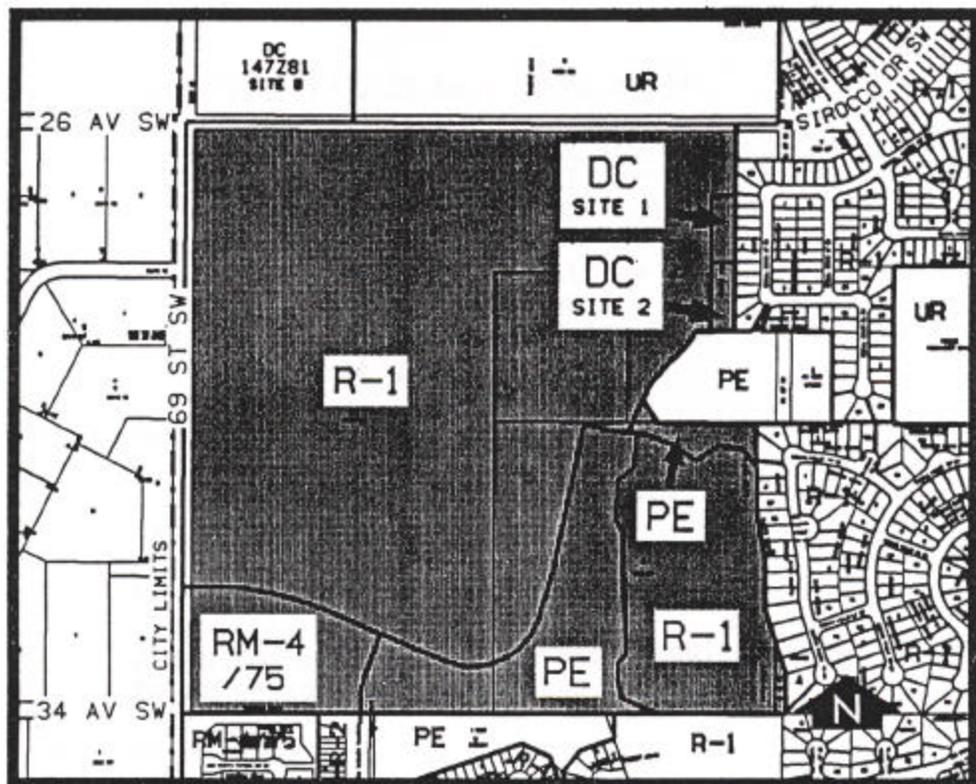


Amendment # 93/079

Bylaw # 34Z94

Council Approval: 1994 May 16

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of the R-1 Residential Single Detached District of By-law 2P80 shall be permitted and discretionary uses respectively.

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-1 Residential Single Detached District shall apply unless otherwise noted below.

a) House Types

i) Site 1 0.34 ha± (0.84 ac±)

Houses shall be single storey bungalow, to a maximum height of 7.6 metres, which shall include a walk out basement.

ii) Site 2 0.29 ha± (0.72 ac±)

Houses shall be single storey bungalow, or one and one half storey (bi-level), or partial two storey (two storey split), to a maximum height of 8.8 metres.

For the purpose of this by-law, Partial two storey (two storey split) means a unit with a second storey which does not exceed in width, 60% of the width of the first storey.

b) Lot Area

A minimum of 525 square metres for lots subdivided in Site 1 and Site 2.

c) Front Yard

A minimum of 6.0 metre setback required from back of curb to be no greater a setback than 6.5 metres.

d) Rear Yard

Rear yard setback to be minimum of 12.5 metres; there shall be no projections allowed over the rear yard. No accessory buildings, decks, stairs, rooflines or overhangs are permitted.

e) Side Yard

A minimum of 1.2 metres, the combined dimensions of both side yards to be a minimum of 3.0 metres.

f) Development Permits

Development permits are not required for any Permitted Uses which comply with the Rules of this district except for the most southerly dwelling unit in Site 2, which shall require a development permit to address building massing, building height and site layout.