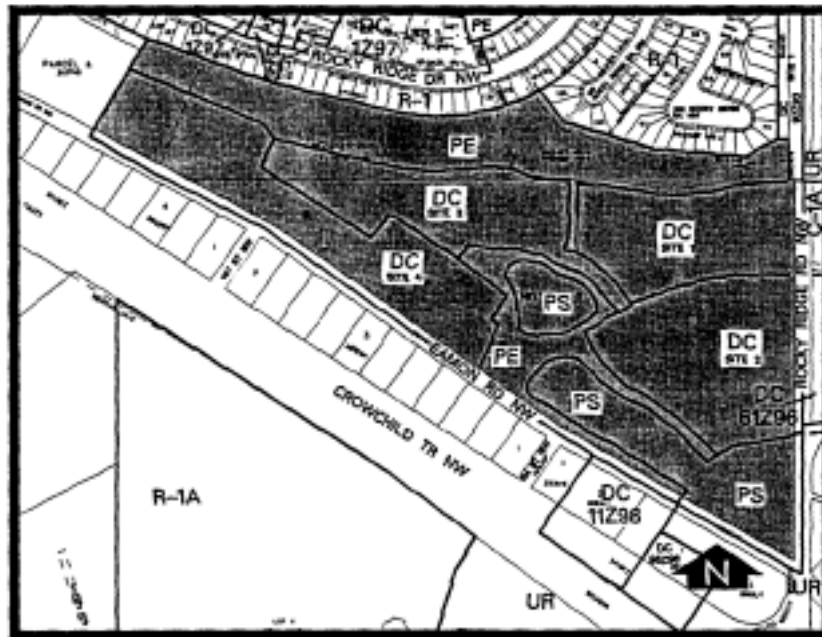


Amendment No. 98/080
Bylaw No. 105Z98
Council Approval: 05 October 1998

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 2.53 ha± (6.25 ac±)

1. Land Use

The Permitted and Discretionary Uses of the RM-1 Residential Low Density Multi-Dwelling 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 RM-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

- a. Density
The maximum number of units shall be 96.
- b. Height

The maximum height shall be three storeys not exceeding 9 metres at any eaveline and the roof peak shall not exceed the geodetic elevation of 1,250.5 metres.

c. Setbacks

- i) The minimum setback on Rocky Ridge Road NW shall be 10 metres.
- ii) The minimum setback on a Municipal Reserve parcel shall be 5 metres.

d. Development Plans

Approval of this application does not constitute approval of a development permit. The approving authority shall ensure that the development on this site is substantially in conformance with the plans presented to Council at the Public Hearing for this bylaw.

Site 2 3.05 ha± (7.54 ac±)

1. Land Use

The land use shall be for stacked townhouses and home occupations only as discretionary uses.

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-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

a. Density

The maximum number of units shall be 114.

b. Setback

The minimum setback on Rocky Ridge Road shall be 10 metres.

c. Development Plans

Approval of this application does not constitute approval of a development permit. The approving authority shall ensure that the development on this site is substantially in conformance with the plans presented to Council at the Public Hearing for this bylaw.

Site 3 3.14 ha± (7.76 ac±)

1. Land Use

The Permitted and Discretionary Uses of the RM-5 Residential Medium Density Multi-Dwelling 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 RM-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

a. Density

The maximum number of units shall be 496.

b. Height

The maximum height shall be four storeys not exceeding 12 metres at any eaveline and not exceeding the geodetic elevation of 1,251.0 metres at the roof peak.

- c. **Setback**
The minimum setback on a Municipal Reserve parcel shall be 6 metres.
- d. **Development Plans**
Approval of this application does not constitute approval of a development permit. The approving authority shall ensure that the development on this site is substantially in conformance with the plans presented to Council at the Public Hearing for this bylaw.

Site 4 4.19 ha± (10.35 ac±)

1. **Land Use**

The land use shall be for semi-detached dwellings, stacked townhouses and home occupations only as discretionary uses.

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-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

- a. **Density**
The maximum number of units shall be 84.
- b. **Built Form**
Semi-detached units only shall be located along the south and west boundary of the site.
- c. **Setbacks**
 - i) The minimum setback on Eamon Road shall be 15 metres.
 - ii) The minimum setback along the west boundary of the site shall be 16 metres.
- d. **Height**
Notwithstanding Section 29(5)(b) of the Bylaw, the maximum building height for semi-detached units shall be one storey not exceeding 3 metres at any eaveline but including a walkout basement.
- e. **Development Plans**
Approval of this application does not constitute approval of a development permit. The approving authority shall ensure that the development on this site is substantially in conformance with the plans presented to Council at the Public Hearing for this bylaw.