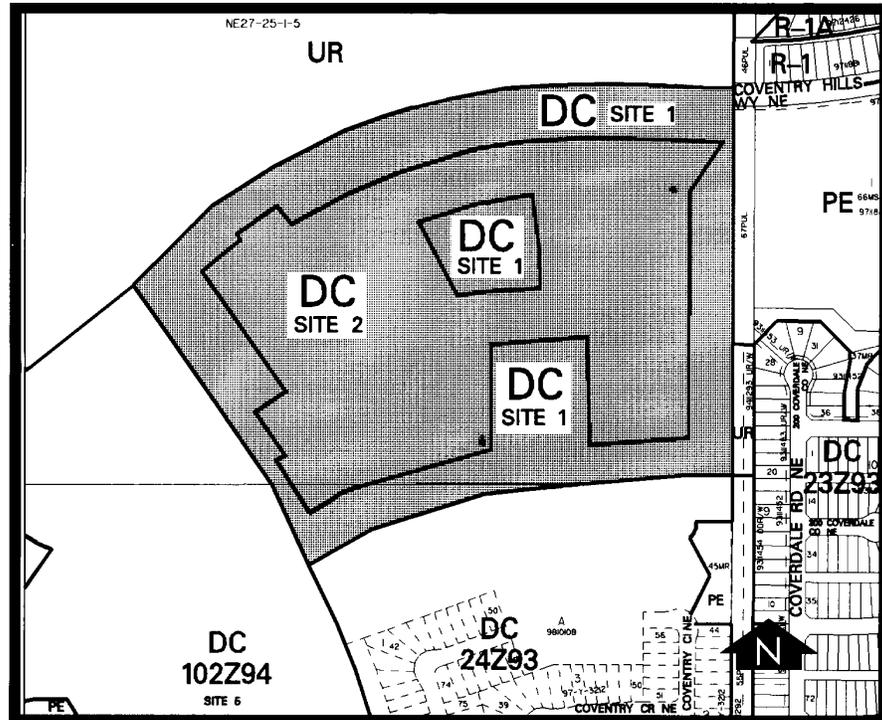


**Amendment No. 98/041**  
**Bylaw No. 73Z98**  
**Council Approval: 20 July 1998**

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Site 1 - 8.63 ha± (21.32 ac±)**

1. Land Use

The Permitted and Discretionary Uses of the R-1A Residential Narrow Lot Single-Detached District 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 R-1A district shall apply unless otherwise noted below:

a. Lot width

- (i) A minimum of 11 metres, except a minimum of 10.4 metres may be provided where a minimum of 11 metres averaged over all the Site 1 R-1A lots within a tentative plan is maintained.
- (ii) A maximum of 12.2 metres, except a maximum of 14 metres for corner lots.
- (iii) Notwithstanding Subsection (ii) above, a lot shall not be considered to be over width where:
  - (A) the width of a utility right-of-way running parallel to a side property line is included; or
  - (B) a non-rectangular lot exceeds 12.2 metres in width but does not exceed 12.2 metres in lot frontage.
- (iv) For the purpose of determining average lot width in accordance with Subsection (i) above, lots exceeding 12.2 metres in width shall be deemed to be 12.2 metres in width.

**Site 2 - 9.00 ha± ( 22.24 ac±)**

1. Land Use

The Permitted and Discretionary Uses of the R-1A Residential Narrow Lot Single-Detached District 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 R-1A district shall apply unless otherwise noted below:

a. Lot width

- (i) A minimum of 9.1 metres, except a minimum of 8.5 metres may be provided where a minimum of 9.1 metres averaged over all the Site 2 R-1A lots within a tentative plan is maintained.
- (ii) A maximum of 12.2 metres, except a maximum of 14 metres for corner lots.
- (iii) Notwithstanding Subsection (ii) above, a lot shall not be considered to be over width where:
  - (A) the width of a utility right-of-way running parallel to a side property line is included; or
  - (B) a non-rectangular lot exceeds 12.2 metres in width but does not exceed 12.2 metres in lot frontage.
- (iv) For the purpose of determining average lot width in accordance with Subsection (i) above, lots exceeding 12.2 metres in width shall be deemed to be 12.2 metres in width.