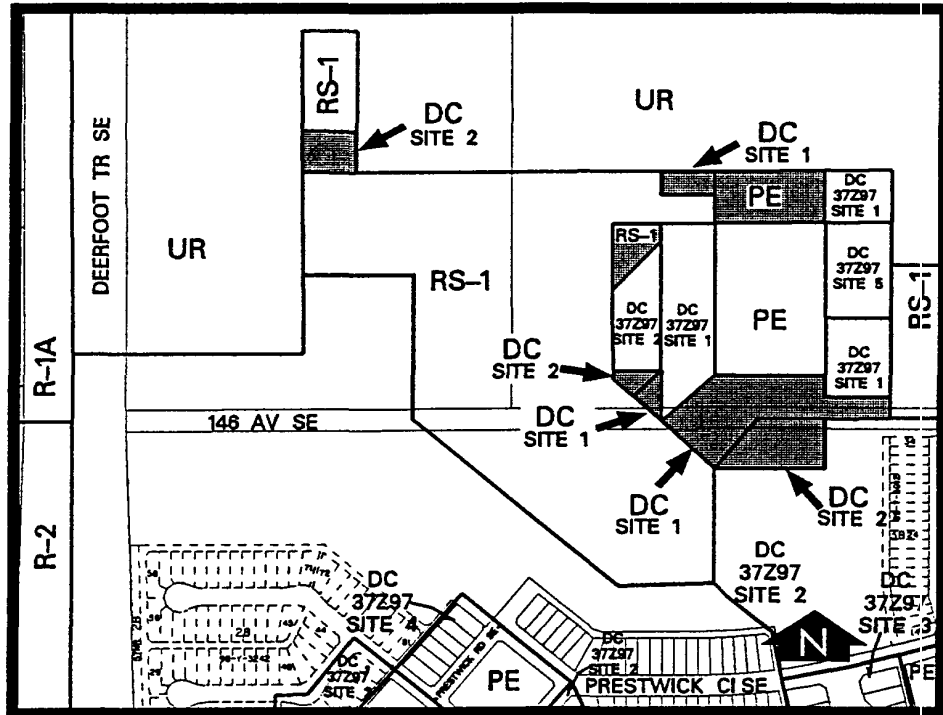


**Amendment No. 98/152**  
**Bylaw No. 43Z99**  
**Council Approval: 10 May 1999**

**SCHEDULE B**



(1) Land Use

(a) Permitted Uses

The following uses shall be permitted within an approval site plan concept area:

- |                           |                           |
|---------------------------|---------------------------|
| Accessory buildings       | Semi-detached dwellings   |
| Apartment buildings       | Single-detached dwellings |
| Duplex dwellings          | Stacked townhouses        |
| Essential public services | Townhouses                |
| Fourplex dwellings        | Triplex dwellings         |
| Parks and playgrounds     | Utilities                 |

(b) Discretionary Uses

In addition to the following uses, those uses that are permitted within an approved site plan concept area are otherwise discretionary:

- Child care facilities
- Home occupation (N.P.)
- Signs
- Site plan concept area\*

**\*Note:** *A development permit application for a site plan concept area shall not be refused on the grounds of use.*

(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-4/75 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below.

(a) Front Yard

A minimum depth of 1 metre.

(b) Lot Depth

A minimum depth of 33 metres.

(c) Building Height

A maximum of 3 storeys not exceeding 10.5 metres at any eaveline.

(d) Site Plan Concept Areas

A development permit shall be submitted, prior to or in conjunction with one or more other development permits, for each site plan concept area or a logical portion thereof to establish the site planning criteria for subsequent development permit applications, exclusive of architectural design, in accordance with the rules of this district with respect to the following:

- (i) size and location of site plan concept area
- (ii) building types and mix
- (iii) building locations
- (iv) building materials and colour options
- (v) garbage pickup requirements
- (vi) landscaping and at-grade amenity areas
- (vii) vehicular access and egress
- (viii) parking

(e) Redevelopment

Following completion of development within an approved site plan concept area, subsequent redevelopment shall be evaluated as Discretionary Uses.

- (f) **Development Plans**  
Approval of this application does not constitute approval of a development permit. Comprehensive plans for the above residential development shall subsequently be submitted to the Approving Authority as part of a development permit application.

**DC Site 2 0.35 ha± (0.86 ac±)**

(1) **Land Use**

The Permitted and Discretionary Uses of the R-2 Residential Low Density District shall be the Permitted and Discretionary Use respectively with the additional permitted use of “studio suites.”

- For the purposes of this bylaw, “studio suite” means a secondary dwelling unit with separate, direct access to grade, situated entirely above the first storey of a private garage.
- For the purposes of this bylaw, “secondary dwelling unit” means an additional dwelling unit on a lot designated for a single-detached dwelling and a studio suite.

(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-2 Residential Low Density District shall apply unless otherwise noted below.

(a) **Studio Suite Developments**

- (i) Notwithstanding Section 20(5)(g)(i), a studio suite may be allowed above a private garage; but no part of the garage may be used as part of a studio suite.

(ii) **Lot Dimensions**

Studio suites may only be located on lots to be occupied by single-detached dwellings, and having the following dimensions:

(A) **Lot Width**

A minimum of 11 metres.

(B) **Lot Depth**

A minimum depth of 33 metres.

(C) **Lot Area**

A minimum area of 363 square metres.

(iii) **Side Yard**

A minimum of 1.2 metres for a private garage capable of accommodating a studio suite.

(iv) Rear Yard

A minimum of 1.5 metres for a private garage capable of accommodating a studio suite.

(v) Lot coverage

A maximum of 45% which shall include a minimum of 45 square metres for a private garage on sites capable of accommodating a studio suite and any covered connecting structures.

(vi) Building Height

A maximum of 9 metres for a private garage capable of accommodating a studio suite.

(vii) Floor Area

The gross floor area of a studio suite shall not exceed 54 square metres plus a loft.

(viii) Separation from Primary Dwelling

A private garage capable of accommodating a studio suite shall be a minimum of 5 metres from the primary dwelling.

(ix) Outdoor Amenity Space

An outdoor amenity space with a minimum area of 25 square metres and a minimum dimension of 5 metres shall be provided at grade, to the rear of the primary dwelling.

(x) Lot Mix

For the purposes of determining lot mix in accordance with Section 23(3)(d.1)(i), lots capable of accommodating a studio suite shall not be identified as single-detached lots on the tentative plan.

(xi) Development Permit

A development permit shall be required for a studio suite solely to satisfy the requirements of Section 10(7)(c) of the Land Use Bylaw, but an application for such a permit shall be considered and dealt with as a development permit for a permitted use.