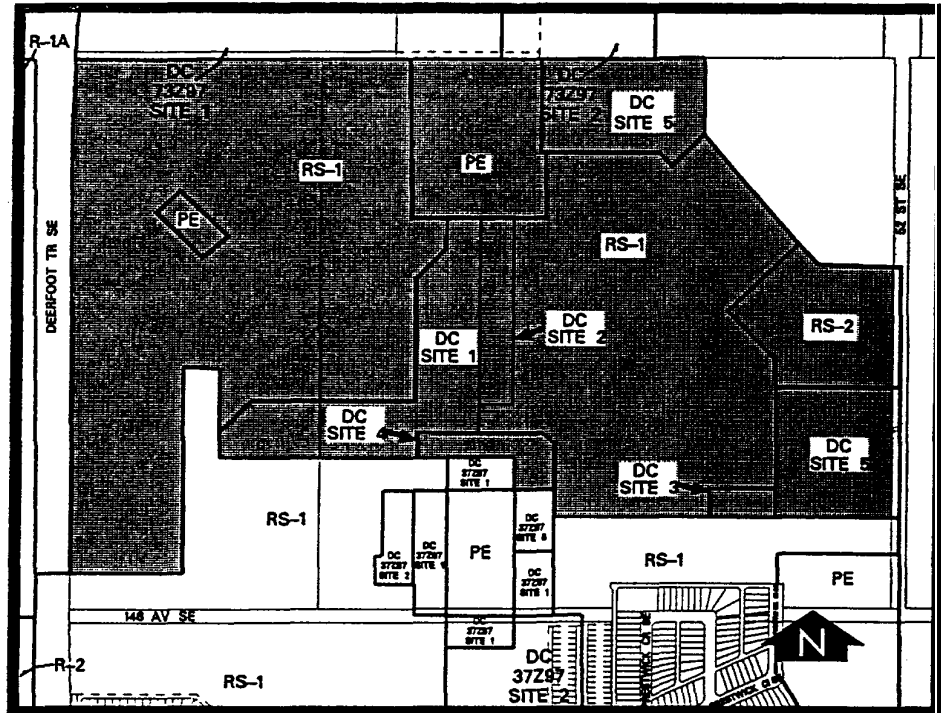


**Amendment No. 98/153**  
**Bylaw No. 51Z99**  
**Council Approval: 22 June 1999**

**SCHEDULE B**



**DC Site 1 3.54 ha± (8.8 ac±)**

(1) Land Use

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

- n For the purpose of this bylaw, "studio suite" means a secondary dwelling unit with separate, direct access to grade, and/or accessible internally from the primary residence situated entirely above the first storey of a private garage.
- n 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 Suites

(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 width 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 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 of Primary Dwelling

A private detached 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 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 an accessory 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.

**DC Site 2     0.82 ha± (2.0 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 with the additional Discretionary Use of accessory suites:

- n For the purpose of this bylaw, “accessory suite” means a secondary dwelling unit situated within the principal building with a separate private entry.
- n 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 accessory 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-1A Residential Narrow Lot Single-Detached District shall apply unless otherwise noted below:

(a) Accessory Suites

(i) Floor Area

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

(ii) Parking

An accessory suite shall require one parking space.

(iii) Lot Dimensions

Accessory suites shall only be located on lots having the following dimensions:

(A) Lot Width

A minimum width of 11 metres.

(B) Lot Depth

A minimum depth of 33 metres.

(C) Lot Area

A minimum area of 363 square metres.

(iv) Development Permit

A development permit shall be required for an accessory 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 development permit for a permitted use.

**DC Site 3    0.28 ha± (0.7 ac±)**

(1) Land Use

(a) Permitted Uses

The following uses shall be permitted within a small lot development area:

Accessory Buildings  
Essential Public Services  
Home Occupations - Class 1  
Parks and Playgrounds  
Utilities

(b) Discretionary Uses

Small Lot Development Areas (C.U.)

In addition, the following uses are discretionary uses only in small lot development areas:

Townhouses (C.U.)  
Home Occupations - Class 2 (N.P.)  
Signs

NOTE: C.U. - Certainty of Land Use is afforded applications that meet the requirements of Section 11(2)(b).

N.P. - Notice Posting is mandatory for these uses in accordance with Section 10(4).

(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 RS-1 Residential Small Lot District shall apply unless otherwise noted below:

(a) Townhouse Developments

(i) Site Area

(A) A minimum 200 square metres for an internal unit.

(B) A minimum of 233 square metres for an end unit.

(ii) Parking Stalls

Parking stalls shall be a minimum width of 2.9 metres, where the side of the parking stall is within 600 millimetres of a physical barrier or a property line.

(iii) Compatibility

Townhouse units shall be compatible in terms of mass and character with existing residential buildings on adjacent sites.

(iv) Subdivision Design

(A) A site plan shall be included with a development permit application for a small lot development area showing proposed lot lines, building footprints, parking stalls and drainage measures.

(B) A subdivision application to create lots for townhouse units within the site shall not be approved prior to the approval of a development permit for a small lot development area on the site.

(b) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted to the satisfaction of the Development Authority as part of a development permit application.

**DC Site 4 0.72 ha± (1.7 ac±)**

(1) Land Uses

(a) Permitted Uses

The following uses shall be permitted within an approved site plan concept area:  
Accessory buildings  
Apartment buildings

Duplex dwellings  
Essential public services  
Fourplex dwellings  
Parks and playgrounds  
Home Occupation -Class 1  
Semi-detached dwellings  
Single-detached dwellings  
Stacked townhouses  
Townhouses  
Triplex dwellings  
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:

Public or Quasi-Public Building  
Child care facilities  
Home occupation Class 2 (N.P.)

Signs  
Site plan concept areas\*\*

**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

- (i) A maximum of 3 storeys not exceeding 10.5 metres at any eaveline.
- (ii) For the purpose of this district, height shall be measured from grade at all points adjacent to a building and from an approved landscaped deck where such a deck is adjacent to the rear wall of the building.

(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 Authorities as part of a development permit application.

**DC Site 5     5.26 ha± (13.0 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 of Section 20 and the Permitted and Discretionary Use Rules of the RM-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Building Height

- (i) A maximum of four storeys not exceeding 13.5 metres at any eaveline.
- (ii) For the purpose of this district, height shall be measured from grade at all points adjacent to a building and from an approved landscaped deck where such a deck is adjacent to the rear wall of the building.
- (iii) Notwithstanding (i) and (ii), the maximum height of a residential building located within 30 metres of the right-of-way of Prestwick Circle SE and Prestwick Manor SE shall be 10 metres and measured in accordance with Section 4(17)(b) of Bylaw 2P80.

(b) Apartment Locations

An apartment building shall not be located within 30 metres of the right-of -way of Prestwick Circle SE or Prestwick Manor SE.

(c) Compatibility

Residential units shall be compatible in terms of mass and character with existing residential buildings on adjacent sites.

(d) Access and Egress

Where the site is located adjacent to a joint use site, the access and egress shall be designed and located so that it does not conflict with school bus and passenger vehicle loading and unloading.

(e) Development Plans

Approval of this application does not constitute approval of a Development Permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.