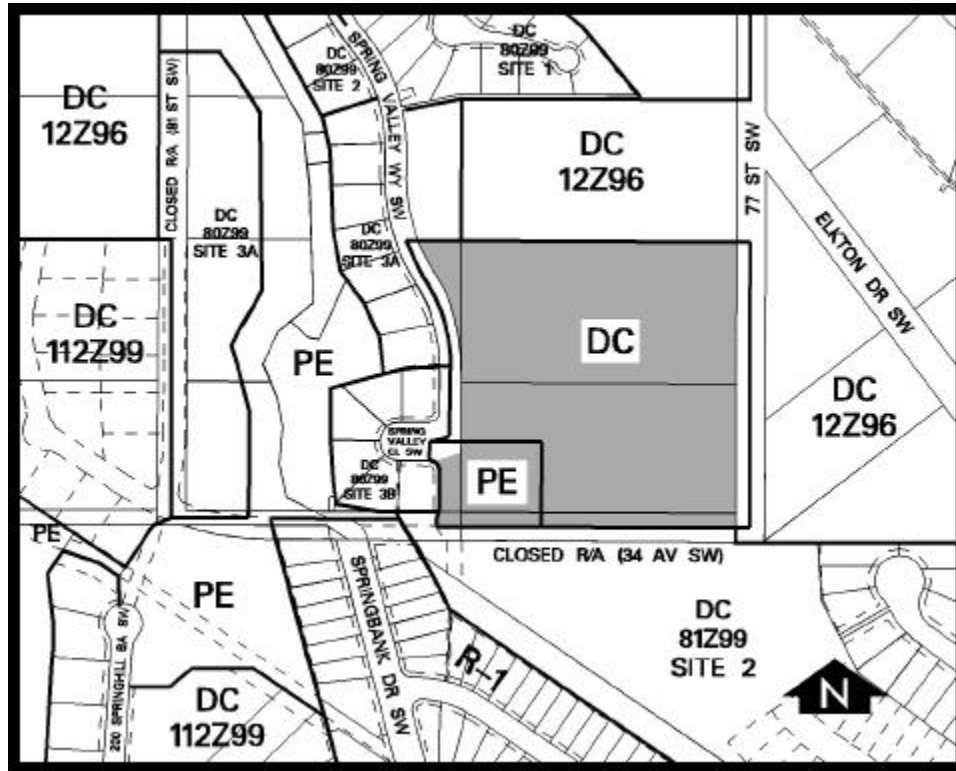


Amendment # LOC2002-0017
Bylaw # 50Z2002
Council Approval: June 17 2002

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

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

(a) Density

The maximum number of residential lots shall be 27.

(b) Lot Area

A minimum of 1100 square metres except that a minimum of 1020 square metres per residential lot may be provided where a minimum of 1100 square metres averaged over all the residential lots in a tentative plan is maintained.

(c) Lot Width

A minimum of 21 metres.

(d) Yards

- (i) For the purpose of this Bylaw, each residential lot shall be considered a lot with respect to the application of the side yard requirements.
- (ii) A minimum of 2.4 metres from the side of a building to a lot line.

(e) Development Controls for Hillside Development

Prior to or concurrent with each tentative plan, a development permit shall be submitted for the slope adaptive development guidelines. The slope adaptive development guidelines shall be approved prior to approval of the tentative plan. The slope adaptive development guidelines shall address the following:

- (i) Retention of the natural landform as much as possible, without mass regrading to create level lots on existing slopes;
- (ii) The built form to step down the slope, utilizes natural grade variations through stepped, multi-level housing design. For steeper slopes (15 percent or greater), utilize terraces within the built form that are created by the multi-level stepped design for outdoor amenity space;
- (iii) The site slope to be absorbed into the building massing, with exposed retaining walls having a maximum height of 1.2 metres (4 feet);

- (iv) Development proposals to ensure that changes to the natural drainage pattern, ground water levels, landform stability and erosion potential is minimized;
- (v) Development proposals to ensure the maximum amount of natural vegetation is retained on site, with the built form sensitively integrated into the natural terrain. The amount of paving should be kept to a minimum; and
- (vi) Building design, materials and retaining walls to blend with the natural setting. Variations in setbacks, building heights, orientation and grade levels are required to help mitigate the visual impact of a “wall” or “string” of development along and against the slopes.

(f) Development Plans

Approval of this application does not constitute approval of a development permit; comprehensive plans, including building design, site layout, exterior finish and colour, landscaping, parking and access shall subsequently be submitted to the Development Authority as part of a development permit application.