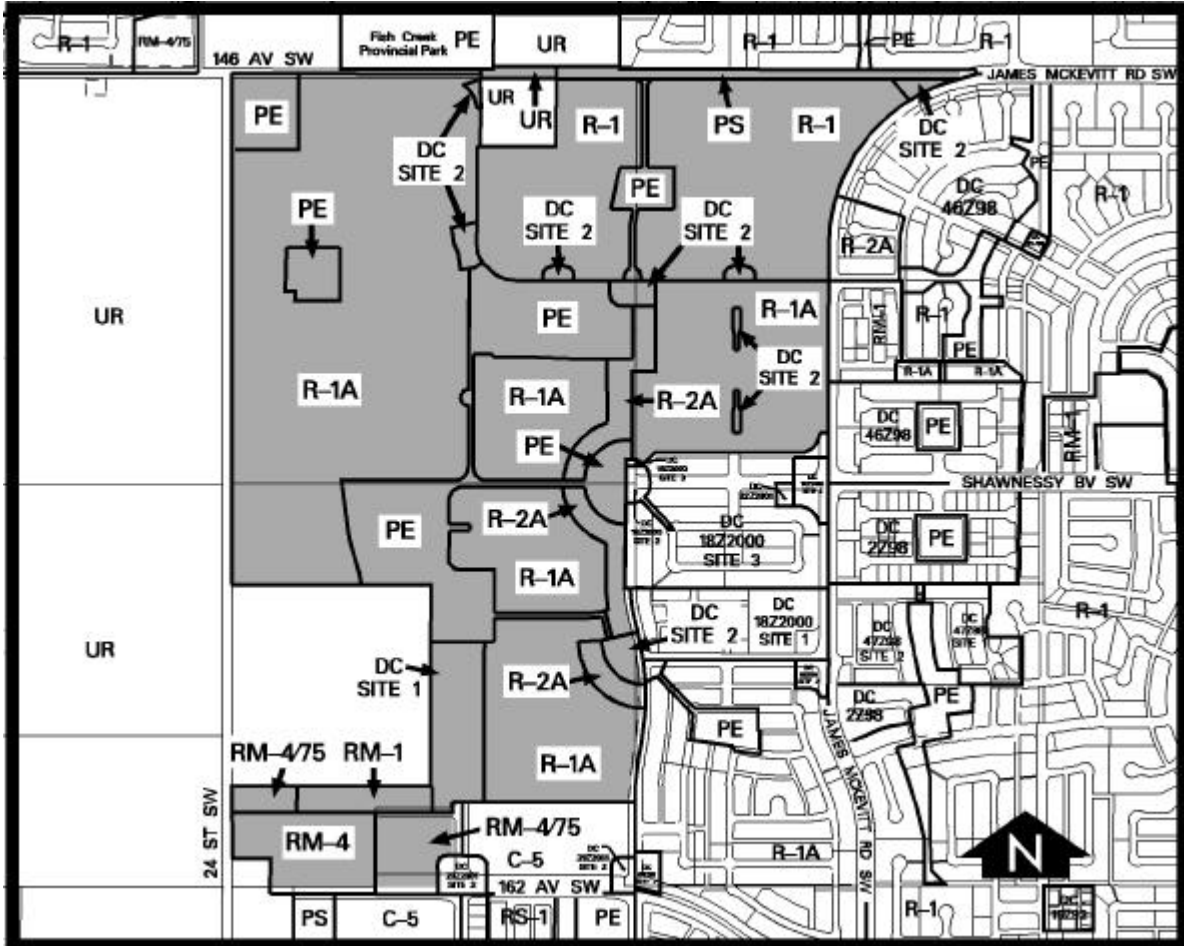


**Amendment # LOC2001-0036**  
**Bylaw # 79Z2002**  
**Council Approval: July 15 2002**

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

Site 1 - 2.06 hectares ± (5.09 acres ±)

1. Land Use

The Permitted and Discretionary Uses of the R-2A Residential Low Density District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Uses of stacked townhouses, and offices, personal service business and retail stores as accessory uses within residential buildings.

## 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-2A Residential Low Density District shall apply unless otherwise noted below:

- (a) Front Yard
  - (i) The front yard depth shall be a minimum of 1 metre and a maximum of 3 metres; and
  - (ii) Any yard adjacent to a public street, a public park or a public access easement shall be considered a front yard.
- (b) Building Orientation and Design
  - (i) The primary entrance of all units shall face toward a front yard; and
  - (ii) All buildings adjacent to a front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers and pitched roofs.
- (c) Parking and Vehicular Access
  - (i) Where a site abuts a lane, all vehicular access shall be from the lane only; and
  - (ii) No parking shall be allowed in the front yard.
- (d) Accessory Commercial Development
  - (i) Accessory commercial development shall only be allowed within buildings containing residential units and where the commercial use is located on the first storey of a building; and
  - (ii) Commercial signage shall be of a size, height, design, and appearance that is compatible with the residential character of the area.

Site 2 – 1.22 hectares ± (3.02 acres ±)

1. Land Use

The land shall be for private entrance feature parks and signs as Discretionary Uses.

2. Development Guidelines

(a) Parks

The parks shall be designed and located to the satisfaction of the Approving Authority.

(b) Signage

Signs shall be designed and located in accordance with the Sign Appendix of Bylaw 2P80 to the satisfaction of the Approving Authority.