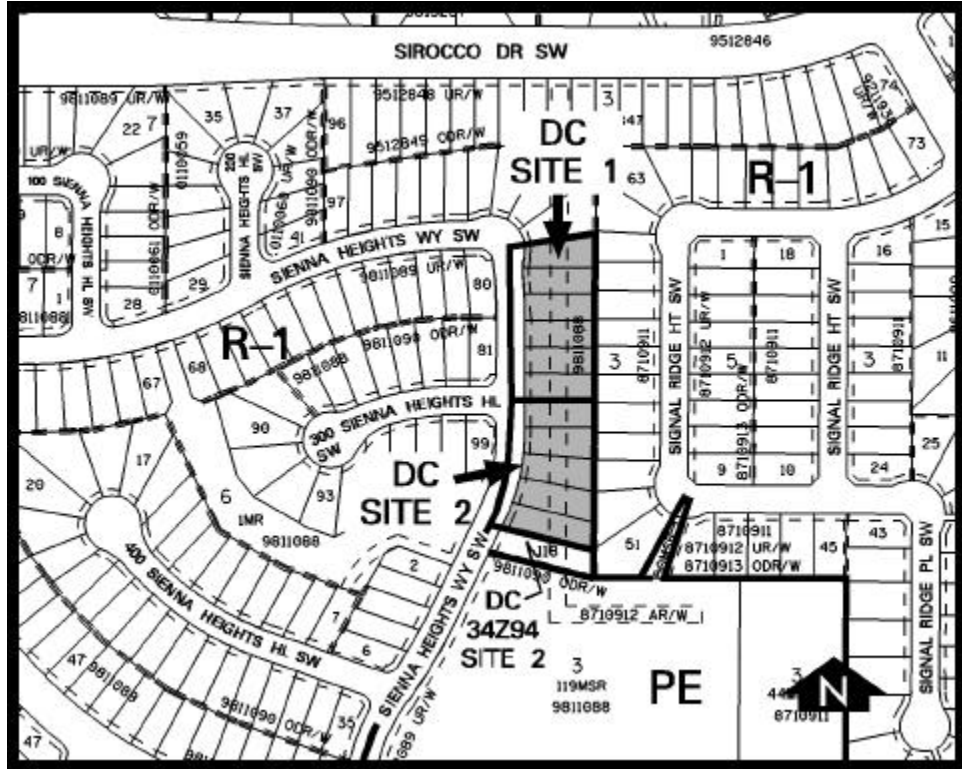


Amendment # LOC2001-0026
Bylaw # 87Z2002
Council Approval: 2002 October 07

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.

For the purposes of this Bylaw accessory buildings and retaining walls existing as of June 01, 2002 are deemed to be conforming to this Bylaw.

(a) Lot Area

A minimum of 525 square metres.

(b) Front Yard

A minimum depth of 6 metres to a maximum of 6.5 metres measured from the front property line.

(c) Rear Yard

A minimum of 12.5 metres.

(d) Rear Yard Development

There shall be no principal buildings, projections, decks and attached stairs, retaining walls or accessory buildings allowed in the rear yard except as outlined below:

(i) Decks and Attached Stairs

(A) Decks and attached stairs may project up to 3 metres from the existing rear principal building facade and shall be at least 9.5 metres from the rear property line, except for 148 and 152 Sienna Heights Way SW, where decks and attached stairs shall be at least 12.5 metres from the rear property line;

(B) Deck railings shall be finished with opaque material or tinted glass; and

(C) The areas below any deck shall not be enclosed if any portion of the deck is more than 1.2 metres above the existing grade.

(ii) Accessory Building

(A) Only one accessory building with a maximum area of 10 square metres shall be allowed in the rear yard of any lot except for 148 and 152 Sienna Heights Way SW;

(B) No portion of an accessory building shall be located closer than 9.5 metres to the rear property line on any lot unless it is located in a corner of the rear yard, where one wall is within 1.5 metres of the rear property line and one wall within 1.5 metres of the side property line;

- (C) Notwithstanding (B) above, one accessory building may be located in any location within the rear 12.5 metres of 152 Sienna Heights Way SW;
- (D) The maximum height of an accessory building on any lot except 152 Sienna Heights Way SW:
 - (i) shall not exceed 2.3 metres from the floor to the highest part of the roof; and
 - (ii) if constructed within 9.5 metres of the rear property line shall not exceed 2.7 metres when measured from grade at the rear property line.
- (E) The maximum height of an accessory building within the rear 12.5 metres of 152 Sienna Heights Way SW may not exceed 3.8 metres when measured from grade at the rear property line.

(iii) Retaining Walls

Retaining walls in the rear yard shall not exceed a height of 0.6 metres, shall not have a cumulative height greater than 1.8 metres and shall be a minimum of 2.5 metres apart.

(e) Side Yard

A minimum of 1.2 metres with the combined dimensions of both side yards being a minimum of 3 metres.

(f) Fences

The maximum fence height along the rear property line shall be 1.5 metres.

(g) Principal Buildings

(i) Site 1 0.34 hectares ± (0.84 acres ±)

(A) Principal buildings shall be bungalows, to a maximum height of 7.6 metres, which shall include an at-grade basement level entry.

(B) Notwithstanding (A), portions of the existing principal building may be located above any existing front drive garage provided it does not exceed the maximum roof height of the existing building.

(ii) Site 2 0.29 hectares ± (0.72 acres ±)

(A) Principal buildings shall be bungalows, or one and one half storey split (bi-level), or partial two storey (two storey split), to a maximum height of 8.8 metres.

(B) Notwithstanding (A), portions of the principal building may be located above any existing front drive garage provided it does not exceed the maximum roof height of the existing building.

For the purpose of this Bylaw partial two storey (two storey split) means a unit with a second storey which does not exceed in width, 60 percent of the width of the first storey.