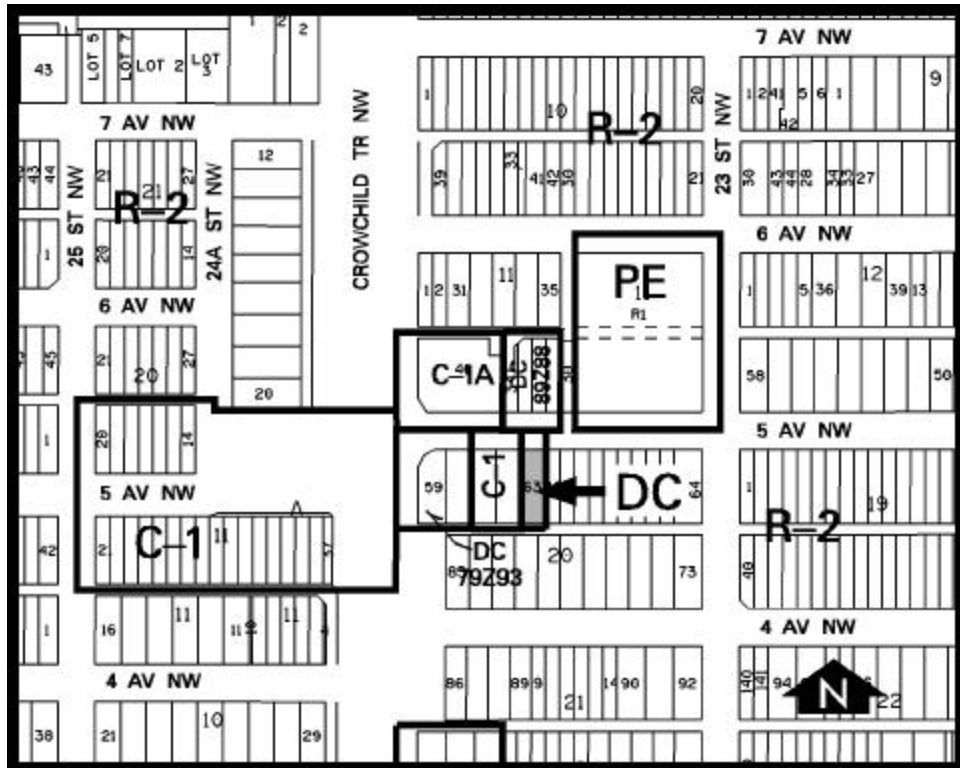


Amendment # LOC2003-0006

Bylaw # 42Z2003

Council Approval: 2003 June 9

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the C-1 Local Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-1 Local Commercial District shall apply unless otherwise noted below except as otherwise noted:

(a) Landscape Area – East Side Yard

The minimum landscape area adjoining the east property line shall be 5 metres in depth, and in no case shall this requirement be varied to a lesser depth by the Development Authority.

(b) Parking Lot Lighting – East Side Yard

Any parking lot lighting to be located in the easterly portion of the site shall be restricted to:

- (i) a maximum of two light poles with westward facing lighting fixtures;
- (ii) bollard-height pedestrian lighting; and
- (iii) the above shall not exceed a 6 Lux illumination level.

(c) Fencing – East Property Line

Fencing shall be provided along the east property line, as follows:

- (i) To a maximum height of 1.2 metres, to coincide with the side and front yard of the existing single-detached dwelling to the east of the subject site, and designed so that the foliage in the east landscape area is visible from outside the subject site; and
- (ii) To a height of 2 metres, to coincide with the rear yard of the existing single-detached dwelling to the east of the subject site, and designed to provide a solid visual screen.