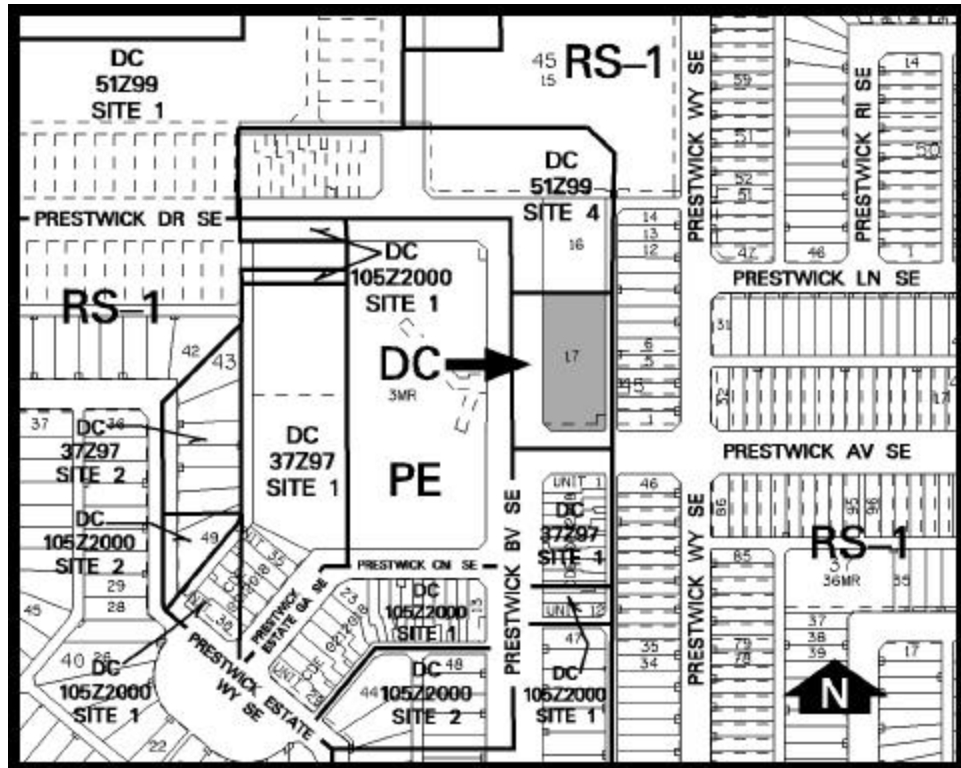


# Amendment # LOC2002-0133

## Bylaw # 45Z2003

Council Approval: 2003 May 12

### SCHEDULE B



#### DC DIRECT CONTROL DISTRICT

1. Land Use

(a) Permitted Uses

The following uses shall be permitted within an approved Site Plan Concept Area:

- Accessory buildings
- Semi-detached dwellings
- Apartment buildings
- Single-detached dwellings
- Duplex buildings
- Stacked townhouses
- Townhouses
- Essential public services
- Fourplex dwellings
- Triplex dwellings
- Parks and playgrounds
- Utilities
- Home Occupation –Class 1

(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  
Childcare 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 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;  
and

(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 deck is adjacent to the rear wall of a 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 to establish the site planning criteria for subsequent development permit application, 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; and
- (viii) parking.

(e) Redevelopment

Following completion of development within an approved site plan concept area, subsequent redevelopment shall be evaluated as Discretionary Uses.