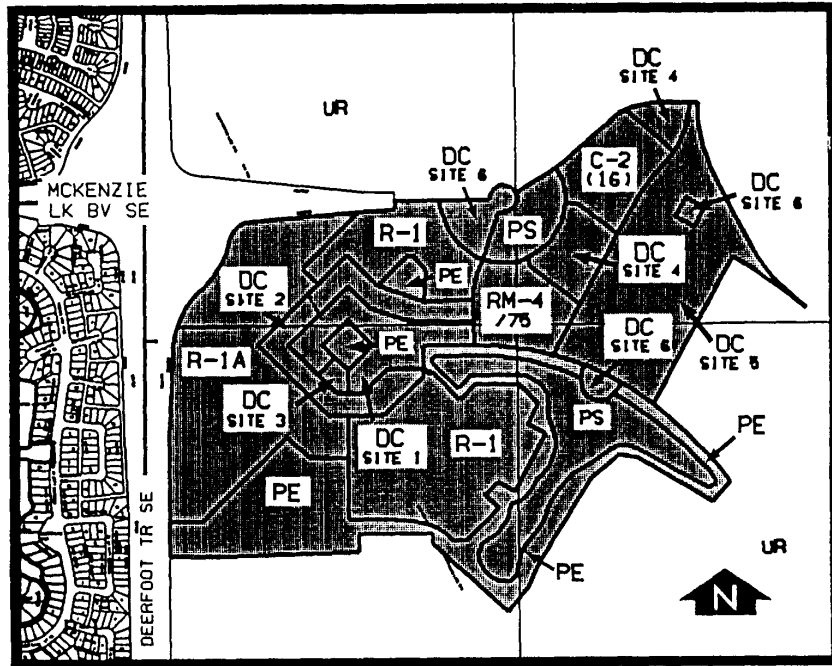


Amendment No. 93/060
Bylaw No. 1Z94
Council Approval: 07 February 1994

SCHEDULE B



A. Site 1 (2.36 ha+)

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 dwellings | Stacked townhouses |
| Essential public services | Townhouses |
| Fourplex dwellings | Triplex dwellings |
| Parks and playgrounds | Utilities |

b. Discretionary Uses

In addition to the following uses, those uses that are Permitted within an approved site plan concept area are otherwise Discretionary:

Child care facilities
Home occupation (N.P.)
Senior citizens housing
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 By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-4/75 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

A maximum of 3 storeys not exceeding 10 metres at any eaveline.

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 or a logical portion thereof to establish the site planning criteria for subsequent development permit applications, exclusive of architectural design, in accordance with the rules of this district with respect to the following:

1. size and location of site plan concept area
2. building types and mix
3. building locations
4. building materials and colour options
5. garbage storage facilities
6. landscaping and at grade amenity areas
7. vehicular access and egress
8. parking

e. Redevelopment

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

f. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans for the above residential development shall subsequently be submitted to the Approving Authorities as part of a development permit application.

B. Site 2 (2.96 ha+)

1. Land Use

The Permitted and Discretionary Uses of the R-2 Residential Low Density District shall be the Permitted and Discretionary Use respectively with the additional Permitted Use of "studio suites".

For the purposes of this by-law, "studio suite" means a secondary dwelling unit with separate, direct access to grade, situated entirely above the first storey of a private garage.

For the purposes of this by-law, "secondary dwelling unit" means an additional dwelling unit which does not exceed 45 square metres in area plus a loft, on a lot designated for a single-detached dwelling and a studio suite.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the R-2 Residential Low Density District shall apply unless otherwise noted below.

a. Studio Suite Developments

i. Notwithstanding Section 20(5)(g)(i), a studio suite may be allowed above a private garage; but no part of the garage may be used as part of a studio suite.

ii. Lot Dimensions

Studio Suites may only be located on lots to be occupied by single-detached dwellings, and having with the following dimensions:

A. Lot Width

A minimum of 11 metres.

B. Lot Depth

A minimum depth of 33 metres.

C. Lot Area

A minimum area of 363 square metres.

iii. Side Yard

A minimum of 1.2 metres for a private garage capable of accommodating a studio suite.

iv. Rear Yard

A minimum of 1.5 metres for a private garage capable of accommodating a studio suite.

v. Lot Coverage

A maximum of 45% which shall include 45 square metres for a private garage on sites capable of accommodating a studio suite and any covered connecting structures.

vi. Building Height

A maximum of 9 metres for a private garage capable of accommodating a studio suite.

vii. Floor Area

The gross floor area of a studio suite shall not exceed 45 square metres plus a loft.

viii. Separation From Primary Dwelling

A private garage capable of accommodating a studio suite shall be a minimum of 5 metres from the primary dwelling.

ix. Outdoor Amenity Space

An outdoor amenity space with a minimum area of 25 square metres and a minimum dimension of 5 metres shall be provided at grade, to the rear of the primary dwelling.

x. Development Permit

A development permit shall be required for a studio suite solely to satisfy the requirements of Section 78 of the **PLANNING ACT**, but an application for such a permit shall be considered and dealt with as a development permit for a permitted use.

xi. Lot Mix

For the purposes of determining lot mix in accordance with Section 23(3)(d.1)(1), lots capable of accommodating a studio suite shall not be identified as single-detached lots on the tentative plan.

C. Site 3 (0.16 ha+)

1. Land Use

a. Permitted Uses

Except for utilities, the following uses shall be permitted only within existing buildings:

Child care facilities	Offices
Dwelling units	Personal service businesses
Essential public services	Restaurants
Grocery stores	Retail stores
Medical clinics	Utilities

b. Discretionary Uses

In addition to the following uses, those uses that are Permitted in existing buildings shall be Discretionary in proposed buildings:

Home occupations	Parking areas
Liquor stores	Signs

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1A Local Commercial District shall apply unless otherwise noted below.

a. Front Yard

A minimum depth of 1 metre.

b. Building Height

A maximum of 3 storeys not exceeding an overall height of 12 metres.

c. Landscaped Area

All minimum front yards may be hard landscaped.

d. Parking - Commercial

Parking shall be provided at a rate of one stall per 46 square metres of net commercial floor area for all uses, including small restaurants such as coffee shops, snack bars and delicatessens up to a maximum cumulative on-site capacity of 36 seats.

e. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans including building design, site layout, exterior finishes, landscaping, accesses and parking shall subsequently be submitted as part of a development permit application.

D. Site 4 (2.1 ha+)

1. Land Use

The Permitted and Discretionary Uses of the C-1A Local Commercial District shall be the Permitted and Discretionary Uses respectively with the additional Permitted Uses of automotive services and drinking establishments.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1A Local Commercial District shall apply unless otherwise noted below.

a. Front Yard

A minimum depth of 1 metre.

b. Building Height

A maximum of 2 storeys not exceeding an overall height of 12 metres.

c. Site Area

A minimum of 0.2 ha. +/- and a maximum of 0.81 ha. +/-.

d. Landscaped Area

All minimum required front yards may be hard landscaped.

e. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans including building design, exterior finishes, landscaping, parking and accesses shall subsequently be submitted as part of a development permit application.

E. Site 5 (7.76 ha+)

1. Land Use

a. Permitted Uses

Except for utilities, essential public services and parks and playgrounds, the following uses shall be permitted only within an approved site plan concept area or within existing buildings:

Athletic and recreational facilities
Automotive services
Child care facilities
Commercial schools
Drinking establishments
Dwelling units
Entertainment establishments
Essential public services
Financial institutions
Grocery stores
Hotels and motels

Laboratories
Liquor stores
Mechanical reproduction and printing establishments
Medical clinics
Offices
Parking areas and structures
Parks and playgrounds
Personal service businesses
Private clubs and organizations
Public and quasi-public buildings
Restaurants
Retail food stores
Retail stores
Utilities
Veterinary clinics

b. Discretionary Uses

In addition to the following uses, those uses that are Permitted within an approved site plan concept area are otherwise Discretionary:

Amusement arcades
Auto body and paint shops
Automotive sales and rentals
Automotive specialties
Billiard parlours
Funeral homes
Home occupations
Private schools
Radio and television studios
Site plan concept areas *
Transit centre, which may include a "Kiss 'n' Ride" facility, parking areas and structures, LRT station and bus terminal.

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 Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-2(16) General Commercial District shall apply unless otherwise noted below.

a. Parking

Parking facilities shall be provided as follows:

residential	-	one space per dwelling unit.
offices	-	one space per 46 square metres of net floor area.
all other	-	one space per 25 square metres of gross commercial uses floor area.

b. Commercial Gross Floor Area

The total gross floor area for all commercial (or non-residential) uses shall be a maximum of 48,369 square metres (520,550 sq. ft.+).

c. 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 or a logical portion thereof to establish the site planning criteria for subsequent development permit applications, 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 storage facilities
- vi. landscaping and at grade amenity areas
- vii. vehicular access and egress
- viii. parking

d. Redevelopment

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

e. Development Plans

Each development permit application shall indicate all existing and approved developments within the site plan concept area, and a summary of the commercial gross floor areas utilized, including the current proposal.

Approval of this application does not constitute approval of a development permit. Comprehensive plans including building design, exterior finishes, landscaping, parking and accesses shall subsequently be submitted as part of a development permit application.

F. Site 6 (1.13 ha+)

1. Land Use

The land use shall be for privately owned and maintained ornamental parks and community identification signage only.

2. Development Guidelines

- a. The ornamental parks and community identification signage shall be developed in consultation with the Director of Parks and Recreation to the satisfaction of the Approving Authority.
- b. Approval of this application does not constitute approval of a development permit. Comprehensive plans, including site layout, landscaping details and signage details shall subsequently be submitted as part of a development permit applications.