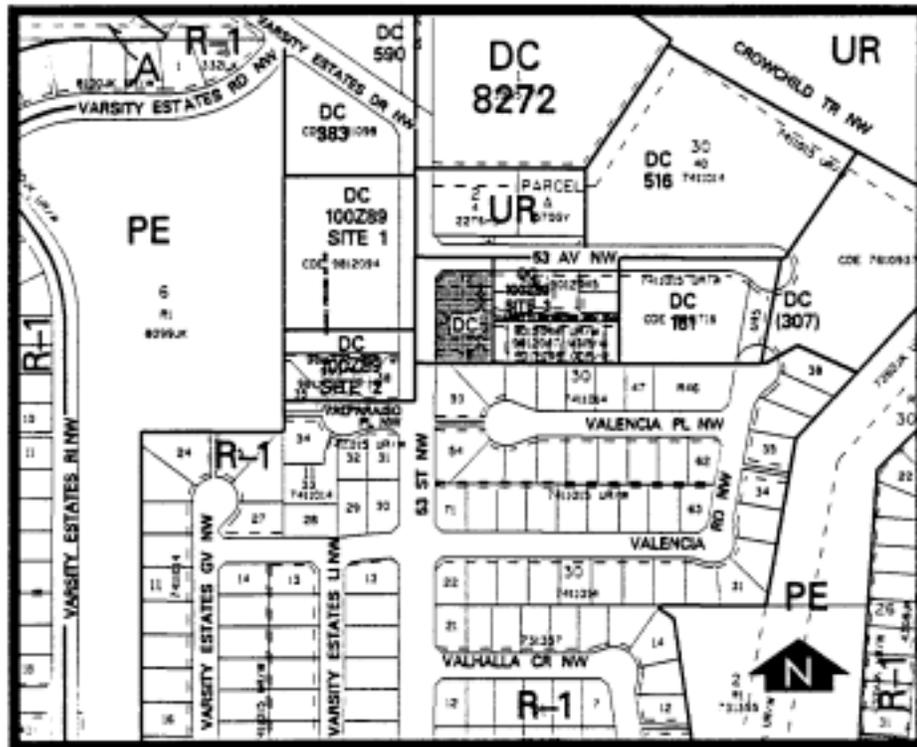


Amendment No. 98/139
Bylaw No. 76Z99
Council Approval: 28 July 1999

SCHEDULE B



1. Land Uses

The land use shall be single-detached dwellings and accessory buildings only, as Discretionary Uses.

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 RS-2 Residential Small Lot District shall apply unless otherwise noted below.

a. Streetscape & Architectural Development Design Guidelines

All dwellings and accessory buildings shall comply with the following design guidelines for the purposes of streetscape and architectural co-ordination, to the satisfaction of the Approving Authority:

- i. A variation in house designs shall be required.
 - ii. No two homes shall be alike within three lots of each other.
 - iii. There shall be a transition between adjacent homes with respect to the massing and roof design of adjacent units, such as building a split-level or bi-level between a two-storey house and single storey house.
 - iv. Roof lines along the street are to be varied through the use of a range of roof styles including but not limited to hip, gable, and cottage roofs.
 - v. The front building facade shall provide visual interest by the provision of architectural details including but not limited to window details, entrance features such as court yards, porches, verandahs, and other architectural detailing.
 - vi. The colour of exterior finish materials shall be co-ordinated with adjacent houses and consistent with the architectural theme of the respective designs.
 - vii. On the corner lot, the building facade facing the flanking road shall be consistent in character with the facade facing the fronting road with respect to exterior finish materials and architectural style and detailing.
 - viii. Maintenance free exterior finishing materials shall be used throughout incorporating brick or stone details on the front elevations. Hardy plank and/or stucco shall be incorporated into the structure at the second floor level and exterior of the north and south elevations.
- b. Yards
- i. A minimum depth of 4.5 metres for the front yard.
 - ii. A minimum depth of 13.7 metres for the rear yard to accommodate a private road mutual access easement and a setback for a parking apron.
 - iii. The corner lot shall provide a minimum side yard of 3.0 metres adjacent to a street.
 - iv. A minimum side yard of 3.0 metres on the south boundary of the most southerly lot.
- c. Building Height
- i. A maximum of 2 storeys not exceeding an overall height of 8 metres.
 - ii. A third storey may be permitted provided that it is fully contained within a sloping roof and may include roof dormer windows, to the satisfaction of the Approving Authority.
- d. Lot Width

A minimum of 7.9 metres, except a minimum of 10.56 metres on a corner lot and 11.3 metres on the southern most lot (# 7 of 78).

e. Lot Depth

A minimum lot depth of 39.74 metres.

f. Lot Coverage

A maximum of 45 percent which shall include:

- i. the dwelling, private garage, connecting structures between the dwelling and the private garage and accessory buildings; or
- ii. the dwelling and a minimum area of 37 square metres to enable the construction of a future garage;
- iii. Notwithstanding subsection 3(f)(i) or (ii) above, where a single-detached dwelling comprises one storey the maximum shall be 50 percent.

g. Private Outdoor Amenity Space

A private outdoor amenity space shall be provided for each dwelling unit at or below the floor level of the first storey and it shall have a minimum area of 25 square metres and a minimum dimension of 5 metres.

h. Courtyards

Courtyard walls that are architecturally and structurally integrated with the principal dwelling may project a maximum of 1.2 m into the minimum required yard at a maximum height of 2 metres from adjacent grade.

i. Parking Capacity

- i. A minimum of two on-site parking spaces shall be provided for each dwelling unit, in the form of rear garages except for the most southerly lot.
- ii. Parking spaces shall be restricted to the rear yard, except for the most southerly lot.
- iii. A double front drive garage shall be provided on the most southerly lot.

j. Accessory Buildings

- i. Accessory buildings and additions shall not be located in a front yard.
- ii. The minimum separation between a detached garage and a principal dwelling shall be 5 metres.
- iii. The exterior finish material and architectural style of accessory buildings shall be consistent with the principal dwelling.

k. Landscaping

Landscaping, including tree planting, shrubs, and ground cover, shall be provided in all front yards and the side yard of a corner site adjacent to the street, to the satisfaction of the Approving Authority.

3. Development Plans

Approval of this application does not constitute approval of the development of the individual sites in this District. Separate Development Permits shall be required for each respective development (single-detached dwelling) to provide a detailed review to ensure conformance with the Development Guidelines.