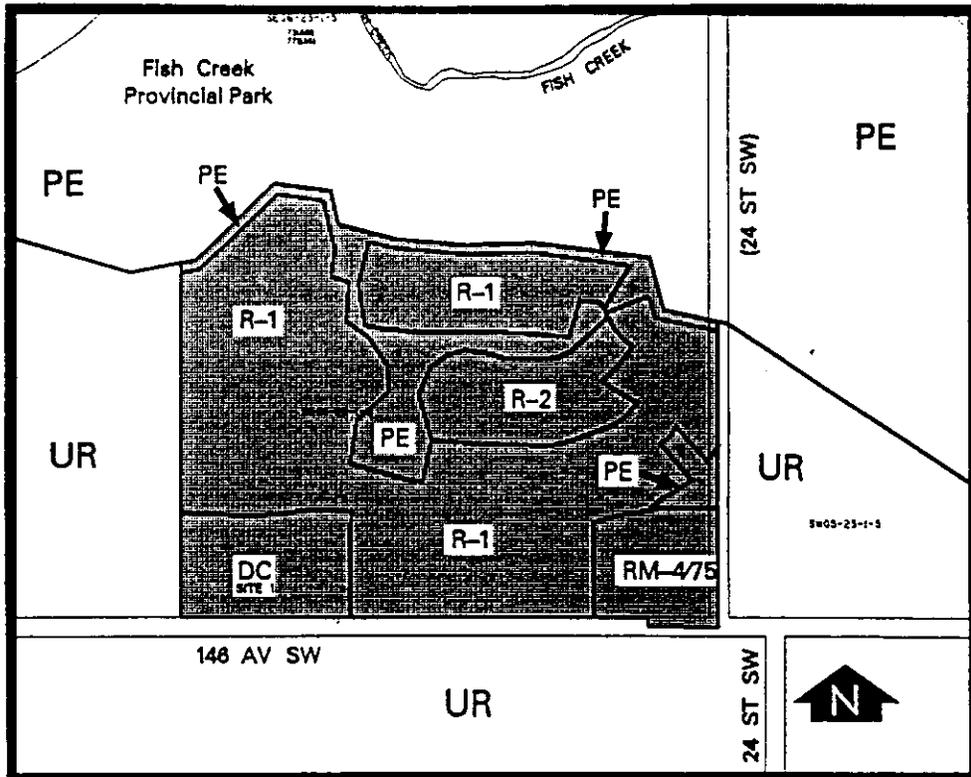


**Amendment # 99/068**  
**Bylaw # 99Z99**  
Council Approval: 2001 July 23

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

Site 1 1.58 ha± (3.90 ac±)

(1) Land Use

The Permitted and Discretionary Uses of the R-2A Residential Low Density District shall be the Permitted and Discretionary Uses respectively excluding single-detached dwellings.

In this Bylaw, a “comprehensive development” means a development consisting of two or more residential buildings on the same parcel of land.

- In this Bylaw, a “site specific development” means a development consisting of one residential building only on each parcel of land.

(2) Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Uses Rules of the R-2A Residential Low Density District shall apply unless otherwise noted below:

(a) Comprehensive Development

- (i) A minimum of 40 percent of a comprehensive development shall be landscaped.
- (ii) Each dwelling unit within a comprehensive development shall be provided with a private outdoor amenity space in conformity with Section 20(17).
- (iii) Section 24(3)(g) of the R-2A Residential Low Density District shall not apply to a comprehensive development.
- (iv) A development permit application for a comprehensive development shall include a building separation plan showing the separation distance for each proposed building within the site from:
  - (A) a private internal access road/driveway;
  - (B) an adjacent building within the site;
  - (C) a property line.
- (v) The building separation plan required under (iv) above shall demonstrate to the satisfaction of the Development Authority that the building separation distances shown equate to the building separation distances that would be achieved within a site specific development on the site where the buildings comply with the minimum yard requirements of the R-2A Residential Low Density District and the General Rules for Residential Districts of Section 20, with any private internal access road/driveway considered to be a public road for this purpose.

(b) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted to the satisfaction of the Development Authority as part of a development permit application