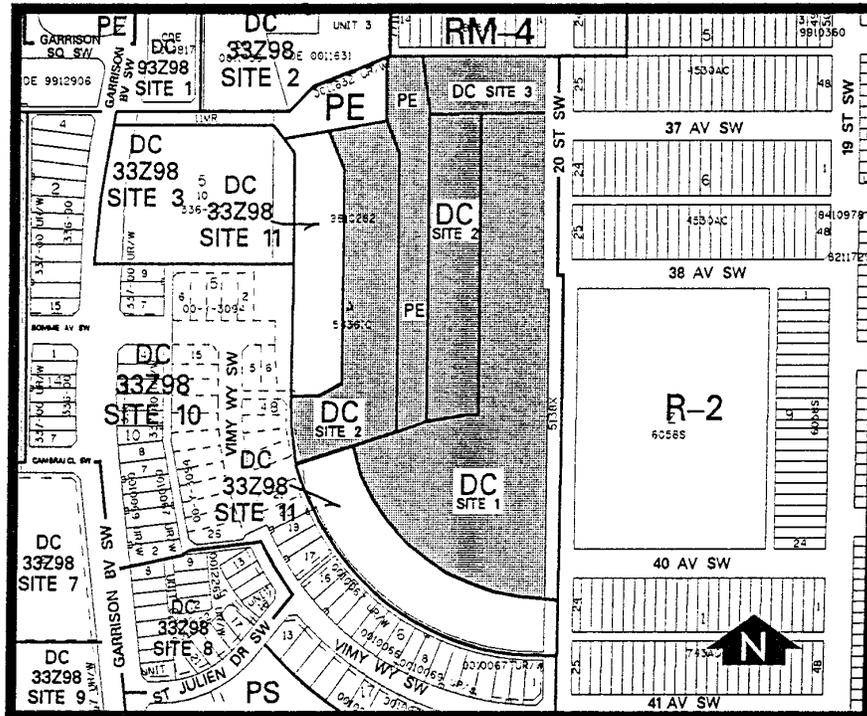


Amendment No. 2000/064
Bylaw No. 123Z2000
Council Approval: 20 December 2000

SCHEDULE B



Site 1 1.94 hectares± (4.80 acres±)

(1) Land Use

- (a) Permitted Uses
- Essential public services
 - Utilities
 - Parks and playgrounds

The following uses shall be Permitted only within an approved comprehensive development area:

- Accessory Buildings
- Semi-detached Dwellings
- Duplex Dwellings
- Single-detached Dwellings
- Studio suites
- Home Occupation -Class 1

(b) Discretionary Uses

Comprehensive Development Area (C.U.)

The following uses shall be Discretionary only within an approved comprehensive development area:

- Home Occupation -Class 2
- Townhouses
- Signs

In this Bylaw,

- (i) "studio suite" means a secondary dwelling unit with a separate direct access at grade, situated entirely above the first storey of a private garage;
- (ii) "secondary dwelling unit" means an additional dwelling unit on a lot designated for a single-detached dwelling and a studio suite;
- (iii) "site specific development" means a development consisting of one residential building, exclusive of a studio suite, on a lot;
- (iv) "comprehensive development area" means a development comprised of two or more residential buildings, exclusive of a studio suite, on a lot.

(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 R-2A Residential Low Density District shall apply unless otherwise noted below:

(a) Front Yard

- (i) A minimum depth of 1.0 metre.
- (ii) Steps providing entry to the first floor of a principal building may project over or onto the front yard.

(b) Rear Yard

The rear yard depth shall be a minimum of 6 metres.

(c) Parking and Vehicular Access

- (i) Only rear drive garages shall be allowed.
- (ii) Notwithstanding (d) (i), front drive garages may be allowed for a maximum of 15 percent of the dwelling units along 20 Street SW.

(d) Landscaping

A landscaping plan shall contain an inventory of existing trees and hedge to be removed, retained or relocated and any new trees and hedge to be planted shall be submitted as part of the Development Permit application.

(e) Townhouses

- (i) The total number of townhouse units on the portion of the site north of Scarpe Drive SW shall not exceed 12 dwelling units.
- (ii) The total number of townhouse units on the portion of the site south of Scarpe Drive shall not exceed 20 dwelling units.
- (iii) Notwithstanding Section 24(5)(b)(i) of Bylaw 2P80 the front yard shall have a minimum depth of 1.0 metre.
- (iv) Steps providing entry to the first floor of a principal building may project over or onto the front yard.

(f) Studio Suites

(i) Location

Notwithstanding Section 20(5)(g)(i) of Bylaw 2P80, a studio suite above a private garage may be allowed but no part of the garage may be used as part of a studio suite.

(ii) Building Height

A building capable of accommodating a studio suite and private garage shall be a maximum of 9 metres in height.

(iii) Lot Dimensions

A studio suite shall only be located on a lot containing a single-detached dwelling and having the following dimension:

- (A) Lot Area: a minimum of 363 square metres.
- (B) Lot Width: a minimum of 11 metres.
- (C) Lot Depth: a minimum of 33 metres.

(iv) Separation from Side Property Line

A building capable of accommodating a studio suite and private garage shall have a minimum side separation of 1.2 metres.

(v) Separation from Rear Property Line

A building capable of accommodating a studio suite and private garage shall have a minimum rear separation of 1.5 metres.

(vi) Floor Area

The gross floor area of a studio suite shall not exceed 54 square metres plus a loft.

(vii) Separation from Principal Building

A building capable of accommodating a studio suite and private garage shall be located a minimum of 5 metres from the principal building.

(viii) Outdoor Amenity Space

Outdoor amenity space for a studio suite shall be a minimum area of 25 square metres and shall be provided at the rear of the principal building.

(g) Comprehensive Development Area

(i) In addition to the requirements of Section 10 of Bylaw 2P80, a development permit application for a comprehensive development area shall include the following to the satisfaction of the Development Authority:

(A) A site plan for the comprehensive development area showing:

- proposed property lines;
- public roads;
- building locations;
- parking areas;
- landscaping treatment;
- accessory buildings;
- building setbacks;
- site coverage;
- sidewalks and walkways;
- any townhouse development; and
- any other matters considered necessary by the Development Authority.

(B) Development design guidelines to be applied within the comprehensive development area which regulate the provision, co-ordination and integration of the following matters:

- streetscape;
- impact on adjacent sites;
- outdoor amenity space; and
- any other matters considered necessary by the Development Authority.

(ii) In the case of a comprehensive development area, the information required under (i) above shall demonstrate to the satisfaction of the Development Authority that: the building separation distances, including the separation from any private internal access road/driveway or walkway considered to be a public road or walkway for the development, shall equate to the distances that would be achieved where the building locations comply with the minimum yard requirements of the R-2A Residential Low Density District and the General Rules for Residential Districts of Section 20 of Bylaw 2P80.

Site 2 **1.35 hectares± (3.3 acres±)**

(1) Land Use

The Permitted and Discretionary Uses of the RM-1 Residential Low Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of stacked townhouses.

(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-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Front Yard

- (i) The front yard depth shall be a minimum of 1.0 metre and a maximum of 3.0 metres.
- (ii) Steps providing entry to the first floor of a principal building may project over or onto the front yard.

(b) Landscaping

A landscaping plan shall contain an inventory of existing trees on the site, trees to be retained, removed or relocated, and any new trees to be planted shall be submitted as part of the Development Permit application.

(c) Development Plans

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

Site 3 **0.28 ha± (0.7 ac±)**

(1) Land Use

The Permitted and Discretionary Uses of the R-2 Residential Low Density District shall be the Permitted and Discretionary Uses respectively, except for single-detached dwellings (in established communities) shall be a permitted 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 R-2 Residential Low Density District shall apply unless otherwise noted below:

- (a) Development Permits shall not be required for single-detached dwellings which comply with the rules of this district.