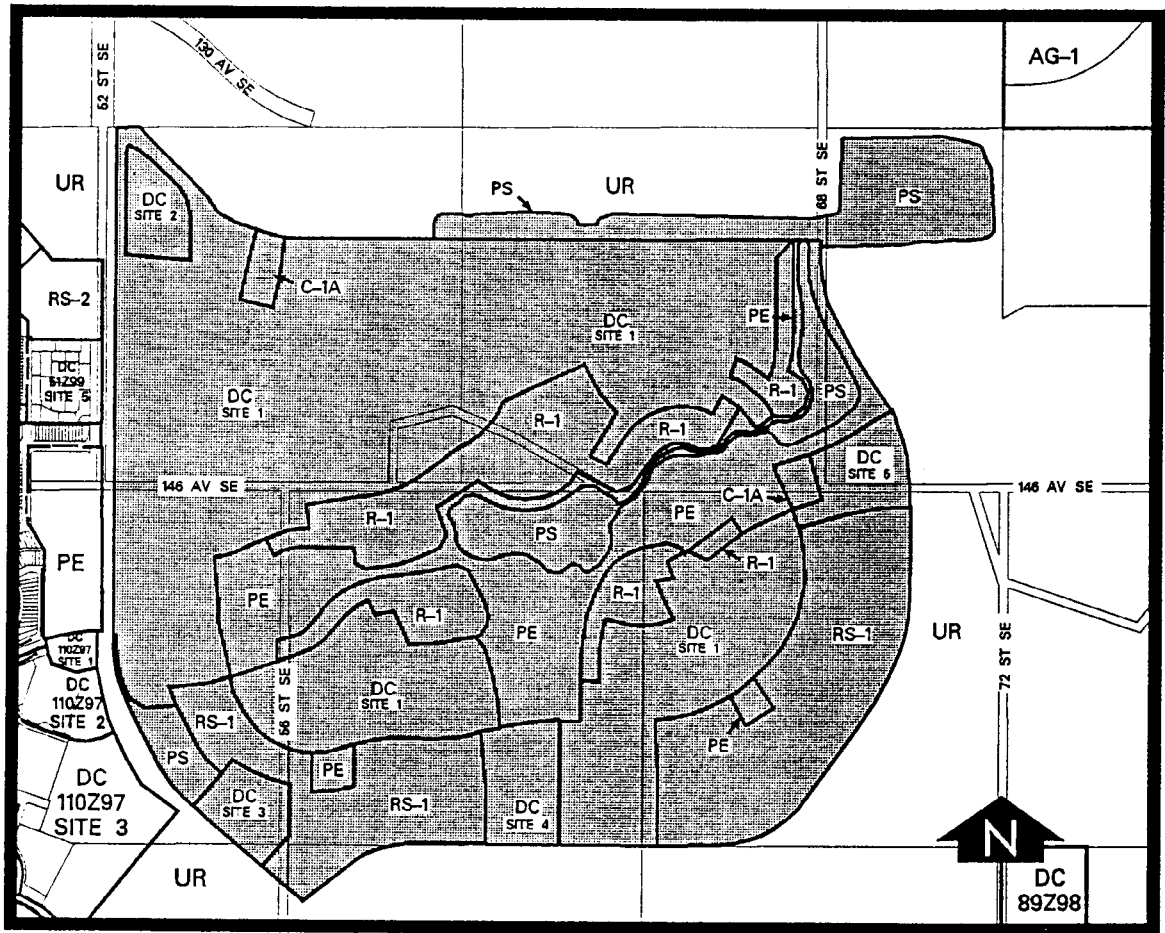


Amendment # 2000/052
Bylaw # 11Z2001
Council Approval: 2001 March 23

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 131.79 hectares± (325.8 acres±)

1. Land Use

The Permitted and Discretionary Uses of the R-1A Residential Narrow Lot Single-Detached District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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-1A Residential Narrow Lot Single-Detached District shall apply unless otherwise noted below:

(a) Building Height

The maximum building height shall be 9 metres, except 10 metres for development with an at-grade basement level entry.

(b) Side Yard

(i) Zero Lot Line

A 1.2 metre required side yard may be reduced to 0 metres where, on the opposite side of the site, a side yard is provided in accordance with Section 22.2(3)(b)(ii) for a corner site and Section 22.2(3)(b)(i) for all other sites and where:

(A) the owner of the adjacent site grants a private maintenance easement which shall:

(i) be registered by caveat against the title of the site proposed for development and the title of the adjacent site,

(ii) include an eave and footing encroachment easement, all to the satisfaction of the Development Authority; and

(B) all roof drainage from the building is directed onto the site by eavestroughs and downspouts.

Site 2 2.27 hectares± (5.6 acres±)

1. Land Use

The Permitted and Discretionary Uses of the R-1A Residential Narrow Lot Single-Detached District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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-1A Residential Narrow Lot Single-Detached District shall apply unless otherwise noted below:

(a) Building Height

The maximum building height shall be 9 metres, except 10 metres for development with an at-grade basement level entry.

(b) Side Yard

(i) Zero Lot Line

A 1.2 metre required side yard may be reduced to 0 metres where, on the opposite side of the site, a side yard is provided in accordance with Section 22.2(3)(b)(ii) for a corner site and Section 22.2(3)(b)(i) for all other sites and where:

(A) the owner of the adjacent site grants a private maintenance easement which shall:

(i) be registered by caveat against the title of the site proposed for development and the title of the adjacent site,

(ii) include an eave and footing encroachment easement,

all to the satisfaction of the Development Authority; and

(B) all roof drainage from the building is directed onto the site by eavestroughs and downspouts.

(c) Lot Width

A maximum of 9.7 metres.

**Site 3 - 2.67 hectares± (6.6 acres±),
Site 4 - 4.21 hectares± (10.4 acres±), and
Site 5 - 3.22 hectares± (8.0 acres±)**

1. Land Use

The Permitted and Discretionary Uses of the RM-4/75 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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-4/75 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Building Height

A maximum of 3 storeys not exceeding 10.5 metres at any eaveline.

(b) Development Plans

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