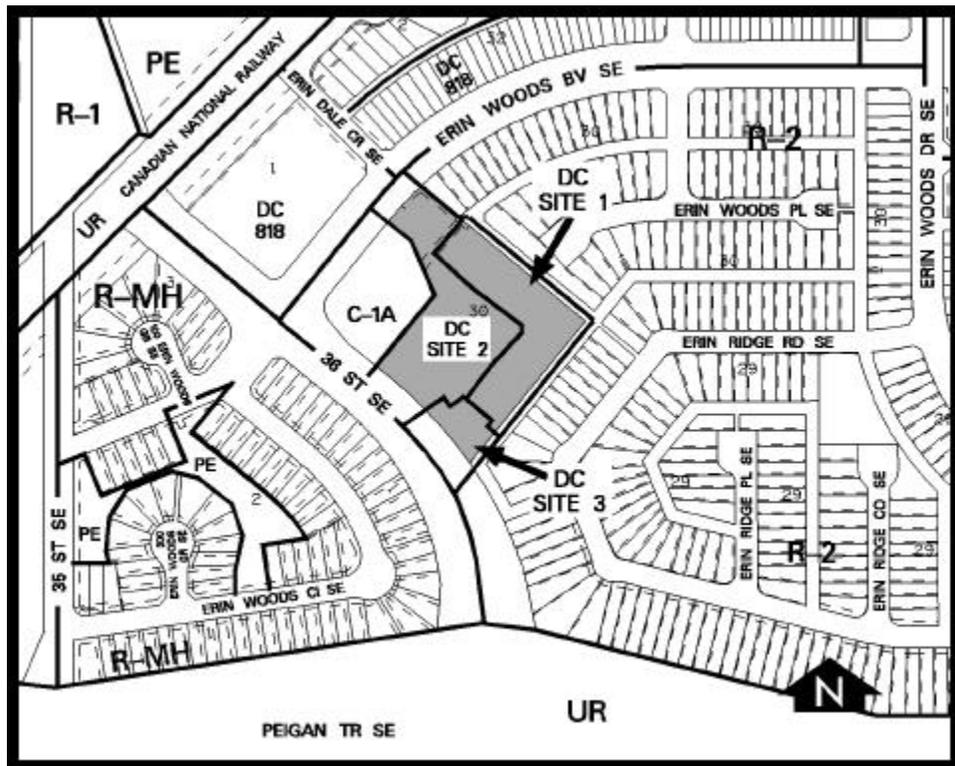


Amendment # LOC2003-0093 Bylaw # 125Z2003

Council Approved: December 08, 2003

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 - 0.58 hectares ± (1.43 acres ±)

1. Land Use

The Permitted Uses shall be Home Occupations – Class 1 and the Discretionary Uses shall be townhouses (CU), accessory buildings and home occupations - class 2.

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:

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- (a) Yards
 - (i) A minimum of 3.0 metres from the front of a building to the front property line.
 - (ii) A minimum of 1.2 metres from the side of a building to the side property line or a minimum of 3.0 metres where adjacent to a street; and
 - (iii) A minimum of 5.0 metres from the rear of a building to the rear property line.
- (b) Dwelling Units

A maximum of 33 dwelling units.
- (c) Parking

A minimum of 1.5 parking stalls per unit and a minimum of 0.15 visitor stalls per unit.
- (d) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority, as part of a development permit application. In considering such an application, the Development Authority shall ensure the development conform substantially with the building elevations available to City Council during their consideration of this Bylaw.

Site 2 - 0.59 hectares ± (1.46 acres ±)

- 1. Land Use

The Permitted Uses shall be home occupations – class 1 and the Discretionary Uses shall be apartment buildings (CU), accessory buildings and home occupations – class 2.
- 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-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

 - (a) Dwelling Units

A maximum of 120 dwelling units.
 - (b) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority, as part of a development permit application. In considering such an application, the Development Authority shall ensure the development

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conform substantially with the building elevations available to City Council during their consideration of this Bylaw.

Site 3 - 0.108 hectares ± (0.27acres ±)

1. Land Use

(a) Permitted Uses:

Home occupations – Class 1
Offices
Personal service businesses
Retail stores
Signs – Class 1

(b) Discretionary Uses:

Child care facilities
Dwelling units
Home occupations – Class 2

2. Development Guidelines

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

(a) Side Yard

A minimum of 3 metres.

(b) Dwelling Units

A maximum of 3 dwelling units.

(c) Floor Area

A minimum commercial gross floor area of 250 square metres shall be provided.

(d) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority, as part of a development permit application. In considering such an application, the Development Authority shall ensure the development conforms substantially with the building elevations available to City Council during their consideration of this Bylaw.