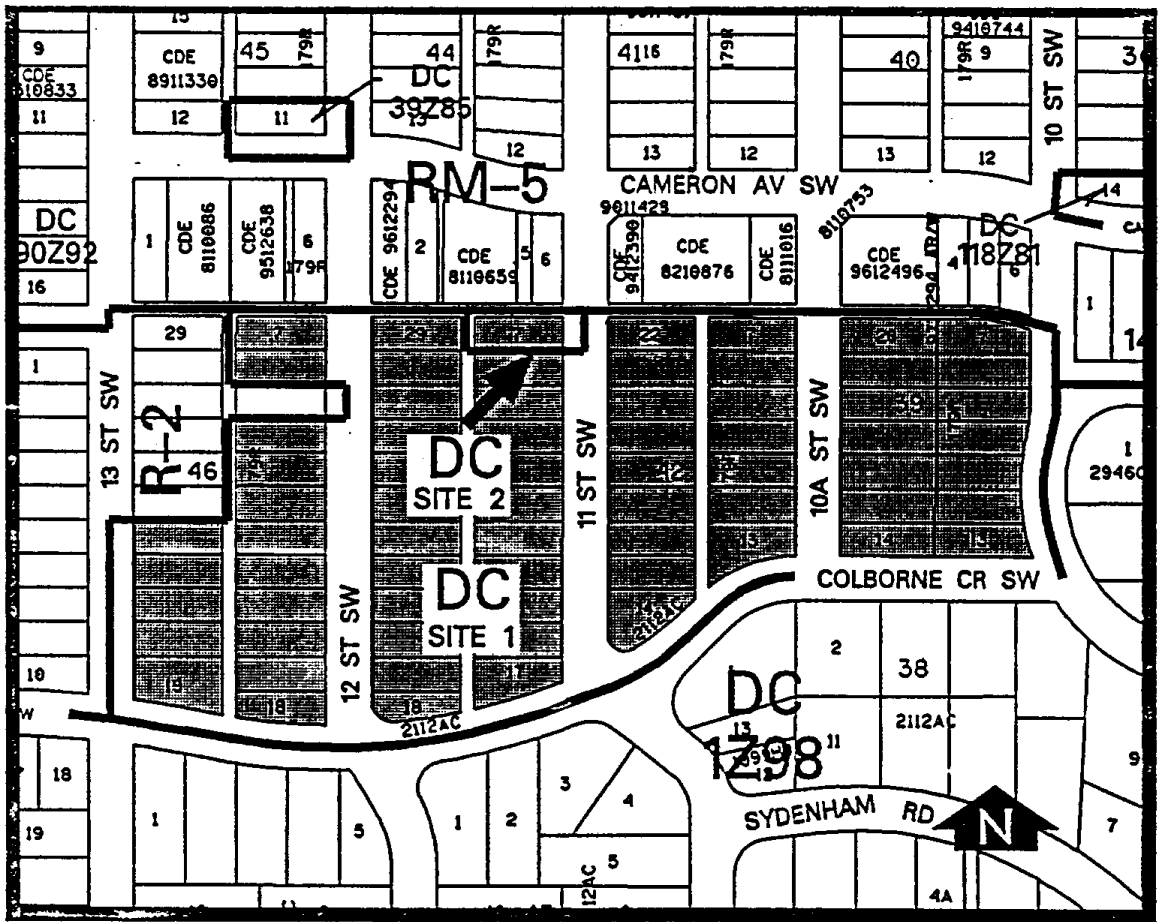


Amendment No. 98/123  
Bylaw No. 1Z99  
Council Approval: 18 January 1999

**SCHEDULE B**



**DIRECT CONTROL GUIDELINES - SITE ONE**

(1) PURPOSE

The purpose of this district is to preserve the unique characteristics of a special area of the city.

(2) Land Use

(a) Permitted Uses

Accessory buildings  
Essential public services  
Home occupations - Class 1  
Modest single-detached dwellings  
Parks and playgrounds  
Utilities

(b) Discretionary Uses

Home occupations - Class 2 (N.P.)  
Public and quasi-public buildings (N.P.)  
Signs  
Single-detached dwellings (C.U.)  
Special care facilities (N.P.)  
Accessory dwelling unit

For the purpose of this bylaw, "accessory dwelling unit" means a dwelling unit, situated within the principal building, that is secondary to the primary dwelling unit.

(3) DEVELOPMENT GUIDELINES

(a) Permitted Use Rules

The General Rules for Residential Districts contained in Section 20, the Rules for Modest Residential Development contained in Section 20.1 of the Land Use Bylaw 2P80, and the permitted rules of the R-1 Residential Single-Detached District contained in Section 22 shall apply unless otherwise noted below:

(i) Front Yard

A minimum depth of 6 metres or as indicated on the Required Front Yard Setback Map for Established Communities.

(ii) Lot Width

A minimum of 15 metres for lots subdivided after the date of adoption of this Bylaw. Lots less than 15 metres existing prior to the adoption of this Bylaw are deemed to be conforming.

(iii) Lot Area

A minimum of 600 square metres for lots subdivided after the date of adoption of this Bylaw. Lots less than 600 square metres existing prior to the adoption of this Bylaw are deemed to be conforming.

(b) Discretionary Use Rules

The General Rules for Residential Districts contained in Section 20 of the Land Use Bylaw 2P80 and the permitted and discretionary rules of the R-1 Residential Single-Detached District contained in Section 22 shall apply unless otherwise noted below:

(i) Front Yard

A minimum depth of 6 metres.

(ii) Lot Width

A minimum of 15 metres for lots subdivided after the date of adoption of this Bylaw. Lots less than 15 metres existing prior to the adoption of this Bylaw are deemed to be conforming.

(iii) Lot Area

A minimum of 600 square metres for lots subdivided after the date of adoption of this Bylaw. Lots less than 600 square metres existing prior to the adoption of this Bylaw are deemed to be conforming.

(iv) Accessory Dwelling Unit Developments

(A) An accessory dwelling unit may be permitted within a principal building.

B) Where an accessory dwelling unit has a separate direct entry, it shall not be located on the front facade of the principal building.

(v) Parking

A minimum of one on-site parking space shall be provided for each primary and accessory dwelling unit.

(vi) 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.

## **DIRECT CONTROL GUIDELINES - SITE TWO**

(1) PURPOSE

The purpose of this district is to preserve the unique characteristics of a special area of the city.

(2) Land Use

(a) Permitted Uses

Accessory buildings  
Essential public services  
Home occupations - Class 1  
Modest duplex dwellings  
Modest semi-detached dwellings  
Modest single-detached dwellings  
Parks and playgrounds  
Utilities

(b) Discretionary Uses

Duplex dwellings (C.U.)  
Home occupations - Class 2 (N.P.)  
Public and quasi-public buildings (N.P.)  
Semi-detached dwellings (C.U.)

- Signs
- Single-detached dwellings (C.U.)
- Special care facilities (N.P.)
- Accessory dwelling unit (within single detached dwelling only)

For the purpose of this bylaw, "accessory dwelling unit" means a dwelling unit, situated within the principal building, that is secondary to the primary dwelling unit.

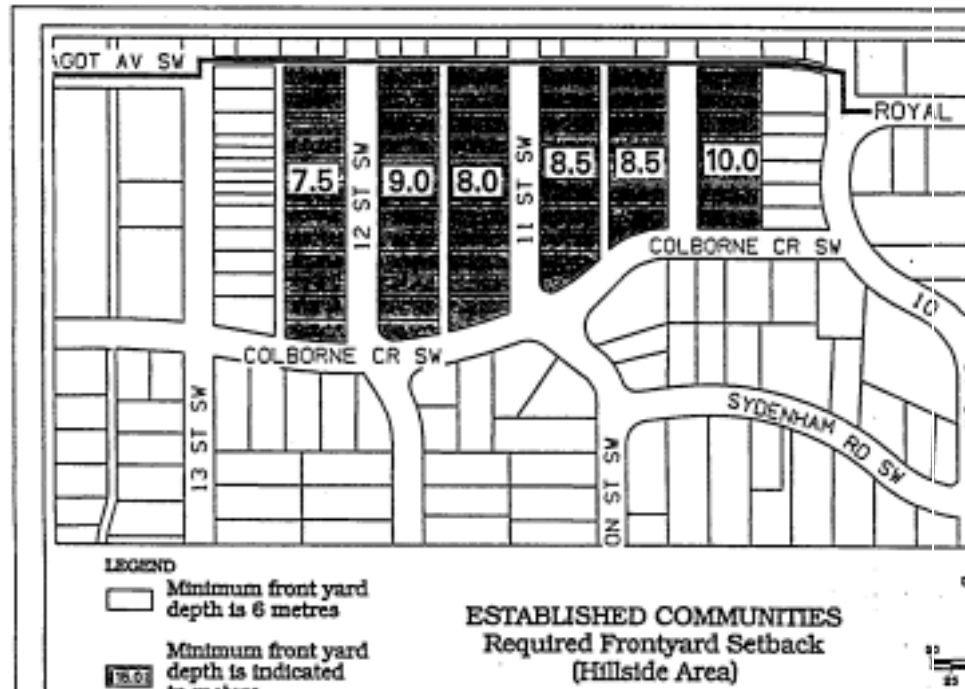
(3) DEVELOPMENT GUIDELINES

(a) Permitted Use Rules

The General Rules for Residential Districts contained in Section 20 and the Rules for Modest Residential Development contained in Section 20.1 of the Land Use Bylaw 2P80 and the permitted rules of the R-2 Residential Low Density District contained in Section 23 shall apply unless otherwise noted below:

(i) Front Yard

A minimum depth of 6 metres or as indicated on the Required Front Yard Setback Map for Established Communities.



(ii) Lot Width

(A) For single-detached, a minimum of 15 metres.

(iii) Lot Area

- (A) For single-detached, a minimum of 600 square metres.
- (B) For duplex, a minimum of 600 square metres.
- (C) For semi-detached, a minimum of 600 square metres per building, with a minimum of 220 square metres for one of the two dwelling units.

(b) Discretionary Use Rules

The General Rules for Residential Districts contained in Section 20 of the Land Use Bylaw 2P80 and the permitted and discretionary rules of the R-2 Residential Low Density District contained in Section 23 shall apply unless otherwise noted below:

(i) Front Yard

A minimum depth of 6 metres.

(ii) Lot Width

(A) For single-detached, a minimum of 15 metres.

(iii) Lot Area

(A) For single-detached, a minimum of 600 square metres.

(B) For duplex, a minimum of 600 square metres.

(C) For semi-detached, a minimum of 600 square metres per building, with a minimum of 220 square metres for one of the two dwelling units.

(iv) Accessory Dwelling Unit Developments

(A) An accessory dwelling unit may be a discretionary use within a principal building that is a single-detached dwelling.

(B) Where an accessory dwelling unit has a separate direct entry, it shall not be located on the front facade of the principal building.

(v) Parking

(A) For single-detached, a minimum of one on-site parking space shall be provided for each primary and accessory dwelling unit.

(vi) 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.