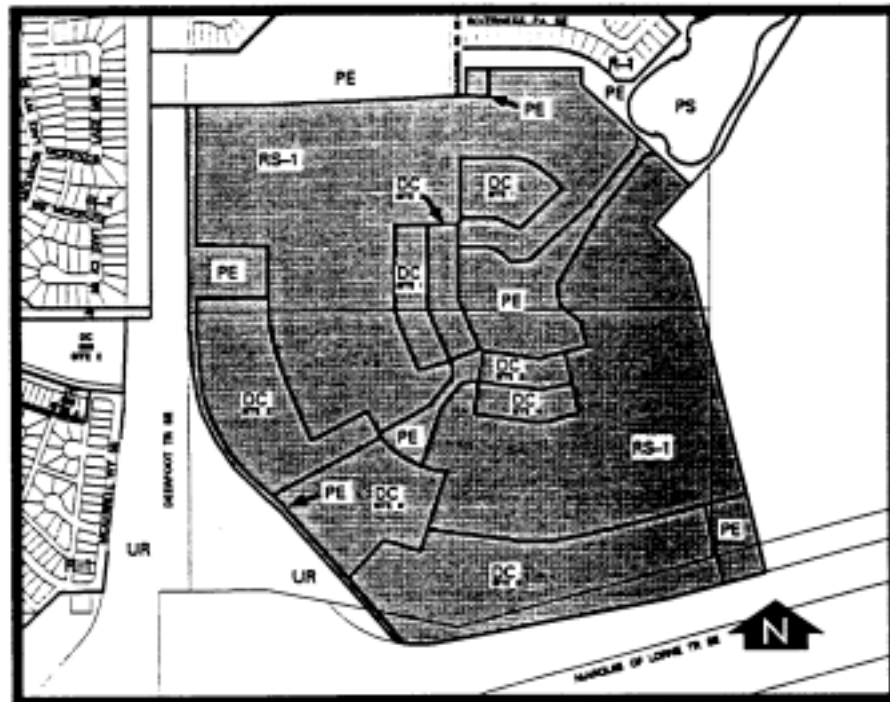


**Amendment No. 99/049**  
**Bylaw No. 95Z99**  
Council Approval: 28 July 1999

**SCHEDULE B**



**DC Site 1 - 2.14 ha± (5.29 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 with the additional Permitted Use of studio suites.

- For the purpose of this bylaw, “studio suite” means a secondary dwelling unit with separate, direct access to grade, and/or accessible internally from the primary residence situated entirely above the first storey of a private garage.
- For the purposes of this bylaw, “secondary dwelling unit” means an additional dwelling unit on a lot designated for a single-detached dwelling and a studio suite.

(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) Studio Suites

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

(ii) Lot Dimensions

Studio suites may only be located on lots to be occupied by single-detached dwellings, and having the following dimensions:

(A) Lot Width

A minimum width of 11 metres.

(B) Lot Depth

A minimum depth of 33 metres.

(C) Lot Area

A minimum area of 363 square metres.

(iii) Side Yard

A minimum of 1.2 metres for a private garage capable of accommodating a studio suite.

(iv) Rear Yard

A minimum of 1.5 metres for a private garage capable of accommodating a studio suite.

(v) Lot Coverage

A maximum of 45% which shall include a minimum of 45 square metres for a private garage on sites capable of accommodating a studio suite and any covered connecting structures.

(vi) Building Height

A maximum of 9 metres for a private garage accommodating a studio suite.

(vii) Floor Area

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

(viii) Separation from Primary Dwelling

A private detached garage capable of accommodating a studio suite shall be a minimum of 5 metres from the primary dwelling.

(ix) Outdoor Amenity Space

An outdoor amenity space with a minimum area of 25 square metres shall be provided at grade to the rear of the primary dwelling.

(x) Lot Mix

For the purposes of determining lot mix in accordance with Section 23(3)(d.1)(i), lots capable of accommodating a studio suite shall not be identified as single-detached lots on the tentative plan.

(xi) Development Permit

A development permit shall be required for an accessory suite solely to satisfy the requirements of Section 10(7)(c) of the Land Use Bylaw, but an application for such a permit shall be considered and dealt with as a development permit for a permitted use.

**DC Site 2 - 6.63 ha± (16.38 ac±)**

(1) Land Use

- (a) The Permitted and Discretionary Uses of the RS-2 Residential Small Lot District shall be the Permitted and Discretionary Uses respectively.
- (b) Notwithstanding (a), townhouses shall be a Discretionary Use in the district and may be allowed within an approved small lot development area only.

(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 RS-2 Residential Small Lot District shall apply unless otherwise noted below:

(a) Townhouse Developments

Townhouse development shall comply with the rules contained in Section 24, R-2A Residential Low Density District, of Bylaw 2P80.

(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.

**DC Site 3 - 1.29 ha± (3.20 ac±)**

(1) Land Uses

(a) Permitted Uses

The following uses shall be permitted only within an approved development concept area:

Accessory buildings  
Apartment buildings  
Duplex dwellings  
Essential public services  
Fourplex dwellings  
Parks and playgrounds  
Home Occupation - Class 1  
Semi-detached dwellings  
Single-detached dwellings  
Stacked townhouses  
Townhouses  
Triplex dwellings  
Utilities

(b) Discretionary Uses

Development Concept Area (C.U.)

The following uses may be allowed within an approved development concept area:

Public or Quasi-Public Building  
Child care facilities  
Home occupation Class 2 (N.P.)  
Signs

Note: N.P.: Notice posting is mandatory for these uses in accordance with Section 10(4).

C.U.: Certainty of Land Use Only is afforded applications that meet the requirements of Section 11(2)(b).

(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) Front Yard

A minimum depth of 1 metre.

(b) Lot Depth

A minimum depth of 33 metres.

(c) Building Height

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

(ii) For the purpose of this district, height shall be measured from grade at all points adjacent to a building and from an approved landscaped deck where such a deck is adjacent to the rear wall of the building.

(d) Development Concept Area

A development permit shall be submitted for a development concept area to establish the site planning criteria for subsequent development permit applications, exclusive of architectural design, in accordance with the rules of this district with respect to the following:

- (i) building types
- (ii) building locations
- (iii) garbage pickup areas
- (iv) landscaping and at-grade amenity areas
- (v) vehicular access and egress
- (vi) parking

(e) Redevelopment

Following completion of development within an approved development concept area, any subsequent redevelopment shall be evaluated as a discretionary use.

(f) 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 Approving Authorities as part of a development permit application.

**DC Site 4 - 2.69 ha± (6.66 ac±)**

(1) Land Use

The Permitted and Discretionary Uses of the RM-5 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 of Section 20 and the Permitted and Discretionary Use Rules of the RM-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Residential Density

The maximum density shall be 75 units per hectare.

(b) Building Height

(i) A maximum of four storeys not exceeding 13.5 metres at any eaveline.

(ii) For the purpose of this district, height shall be measured from grade at all points adjacent to a building and from an approved landscaped deck where such a deck is adjacent to the rear wall of the building.

(c) Front Yard

The minimum front yard depth shall be 1.0 metre.

(d) Compatibility

Residential development shall be compatible in terms of mass and character with existing residential buildings on adjacent sites.

(e) 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.