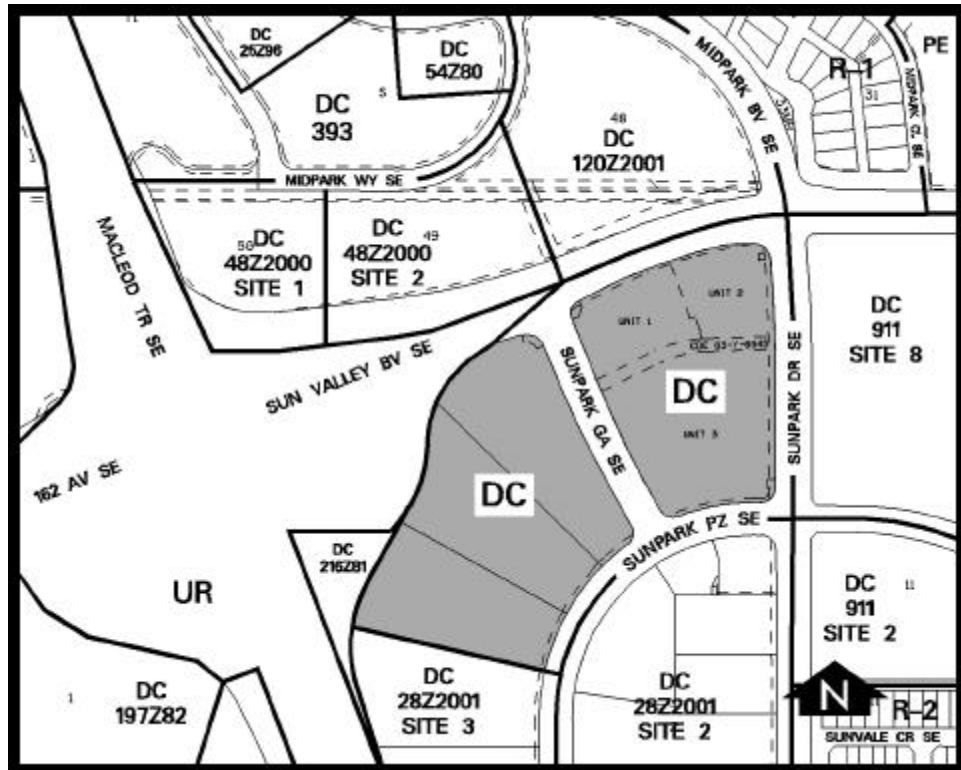


# Amendment # LOC2003-0099

## Bylaw # 11Z2004

Council Approval: 2004 February 09

### SCHEDULE B



#### DC DIRECT CONTROL DISTRICT

##### PERMITTED USES

The Permitted Uses shall be:

- Essential public services
- Parks and playgrounds
- Utilities

The following uses shall be permitted in existing buildings except where the site abuts a residential district or a PE Public Park, School and Recreation District:

- Cleaning, servicing, testing or repairing
- Laboratories (C.U.)

Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products  
Mechanical Reproduction & Printing Establishments (C.U.)  
Motion picture production facilities (C.U.)  
Offices (C.U.)  
Radio and television studios

## 2. PERMITTED USE RULES

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted Use Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

### (a) Essential Public Services

For purposes of calculating the ratio of Employment Use to Support Commercial Use in Section 4 (c) of this Bylaw, Essential Public Services shall be considered "Employment Uses".

### (b) Floor Area Ratio

A maximum gross floor area of 3.0 times the entire site area that is subject to this Bylaw.

### (c) Side Yard

A minimum width of 1.2 metres, except a minimum width of 6 metres where a side yard is used to provide vehicular access to the rear of a property.

### (d) Rear Yard

A minimum depth of 1.2 metres, except a minimum depth of 6 metres, or a depth equal to half the height of the principal building, whichever is greater, where a rear yard abuts a residential district.

### (e) Minimum Lot Size

A minimum lot size of 0.4 hectares.

### (f) Parking

In addition to the requirements of Section 18 of Bylaw 2P80, all parking or vehicular movement areas shall be a minimum of 1.5 metres from side yard property lines and paved and drained to the satisfaction of the Approving Authority.

### (g) Loading

In addition to the requirements of Section 18 of Bylaw 2P80, any loading area visible from a public thoroughfare shall be screened to the satisfaction of the Approving Authority.

(h) Equipment Screening

All roof top mechanical equipment shall be screened from public view or enclosed to the satisfaction of the Approving Authority.

3. DISCRETIONARY USES

(a) The Permitted Uses contained in Section 1 of this Bylaw except for Essential public services, Parks and Playgrounds and Utilities, shall be Discretionary Uses:

(i) in new buildings; and

(ii) in existing buildings on sites that abut a residential district or a PE Public Park, School and Recreation District.

(b) In addition to the above, the following shall be Discretionary Uses. For purposes of this Bylaw, "Employment Uses" shall include those uses identified as Permitted Uses in Section 1 of this Bylaw, (whether or not such uses are in existing or new buildings and whether or not the site abuts a residential district or PE Public Park, School and Recreation District), except for Parks and Playgrounds and Utilities, and those identified below as Employment Uses, and "Support Commercial Uses" shall include those uses identified below as Support Commercial Uses:

LAND USES	EMPLOYMENT USE	SUPPORT COMMERCIAL USE
Accessory Food Services		✓
Ancillary Commercial Uses	✓	
Athletic and Recreational Facilities		✓
Automotive Services		✓
Child Care Facilities		✓
Commercial Schools	✓	
Custodial Quarters	✓	
Financial Institutions		✓
Grocery Stores		✓
Hotel		✓
Liquor Stores		✓
Medical Clinics	✓	
Outdoor Café		✓
Personal Service Business		✓
Private Clubs and Organizations		✓
Public and Quasi-Public Buildings		✓
Restaurant/Drinking Establishments		✓

LAND USES	EMPLOYMENT USE	SUPPORT COMMERCIAL USE
Restaurant-Food Service Only		✓
Retail Stores		✓
Signs – Class 1		
Signs – Class 2 (Freestanding ID Only)		
Take-Out Food Services		✓
Universities, Colleges and Provincial Training Centres	✓	
Veterinary Clinics	✓	

#### 4. DISCRETIONARY USE RULES

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted Use Rules contained in Section 2 of this Bylaw shall apply unless otherwise noted below:

##### (a) Principal Use

The principal use(s) on each site shall be an Employment Use(s), except for a maximum of one (1) hotel.

##### (b) Support Commercial Uses

- (i) The maximum gross floor area of any single Support Commercial Use shall be 465 square metres with the exception of child care facilities, athletic and recreational facilities, restaurant/drinking establishments, restaurants – food service only, and financial institutions which may occupy a maximum gross floor area of 929 square metres.
- (ii) With the exception of the uses referred to in (b)(iv), (b)(v) and (b)(vi), below, all other Support Commercial Uses shall be located at grade and within a mixed use multi-storey building.
- (iii) The total gross floor area of all Support Commercial Uses, excepting a hotel, shall not exceed 7432 square metres.
- (iv) A maximum of four (4) stand-alone restaurant/drinking establishments and/or restaurants – food service only may be allowed.
- (v) A maximum of one (1) comprehensively designed automotive service development may be allowed.
- (vi) A maximum of one (1) free-standing financial institution may be allowed.

(c) Ratio of Employment Use to Support Commercial Use

Within each mixed-use multi-storey building, the gross floor area of Employment Uses shall be a minimum of 2.0 times the gross floor area of Support Commercial Uses.