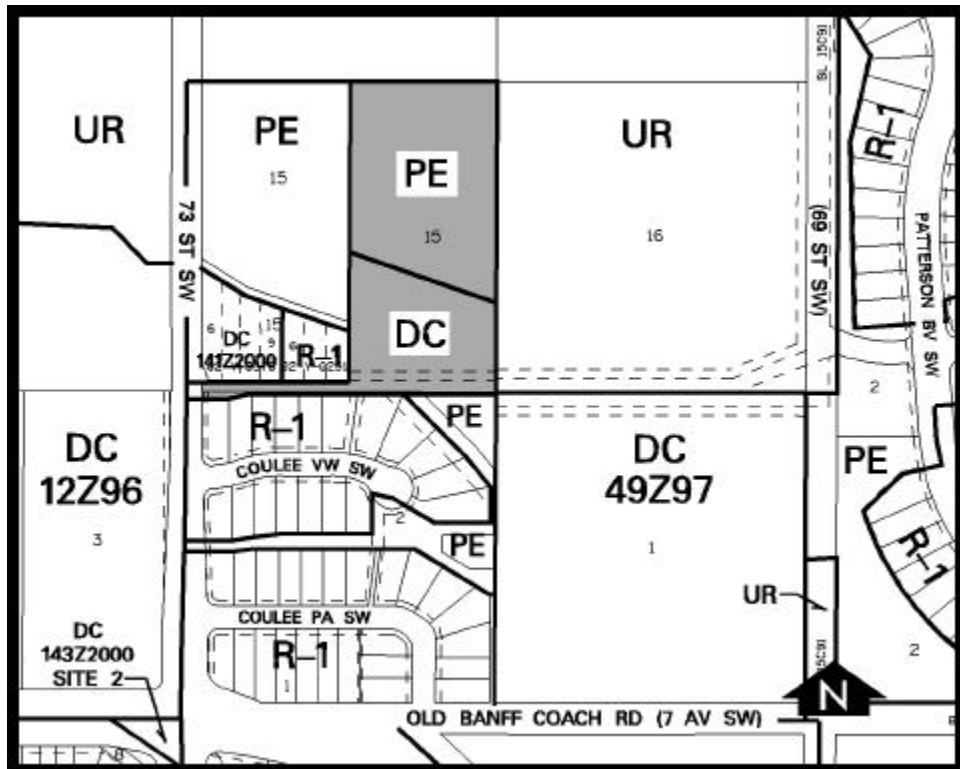


**Amendment # AM2000/0121**  
**Bylaw # 8Z2004**  
Council Approval: 2004 January 19

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

1. Land Use

The Permitted Uses of the R-1 Residential Single-Detached District of Bylaw 2P80 shall be Permitted Uses within a slope adaptive development. The Discretionary Uses of the R-1 Residential Single-Detached District of Bylaw 2P80 shall be Discretionary Uses with the additional Discretionary Use of slope adaptive development (C.U.).

For the purpose of this Bylaw "slope adaptive development" means the development of an area on sloping land which development shall be sensitive to the natural topographical and vegetative features of the landscape, as determined by the Approving Authority in its sole discretion.

## 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-1 Residential Single-Detached District shall apply unless otherwise noted below:

(a) Density

A maximum of six dwelling units.

(b) Dwelling Types

Single-detached dwelling shall be a maximum of one storey which may include an at-grade basement level entry.

(c) Slope Adaptive Development Guidelines and Architectural Controls

Prior to, or concurrent with each affected tentative plan or development permit, as determined in the sole discretion of the Approving Authority, a development permit shall be required and approved, for slope adaptive development guidelines and architectural controls for dwellings and accessory buildings that shall include, but not be limited to, the following:

- (i) cross-sections which show final grading, retaining walls and the slope adaptive built form;
- (ii) plans which show the cross-section locations and building envelopes. The building envelopes shall illustrate variations in location to mitigate the visual impact of a "wall" or "string" of development along and against the slopes;
- (iii) erosion and Sedimentation Control Plan which shall be certified by a professional to the satisfaction of the Approving Authority;
- (iv) building design guidelines which address the Architectural Controls as per the East Paskapoo Slopes Area Structure Plan, Section 2.9; and
- (v) any other information as determined necessary by the Approving Authority.

(d) Slope adaptive development guidelines shall address the following:

- (i) retention of the natural landform as much as possible, without massive regrading to create level building envelopes on existing slopes;
- (ii) the built form to step down the slope, utilizes natural grade variations through stepped, multi-level housing design. For steeper slopes (15 percent or greater), utilize terraces within the built form that are created by the multi-level stepped design for outdoor amenity space;
- (iii) the site slope to be absorbed into the building massing, with exposed retaining walls having a maximum height of 1.2 metres (4 feet);

- (iv) development proposals to ensure that changes to the natural drainage pattern, ground water levels, landform stability and erosion potential is minimized;
  - (v) development proposals to ensure the maximum amount of natural vegetation is retained on site, with the built form sensitively integrated into the natural terrain. The amount of paving should be kept to a minimum;
  - (vi) building design, materials and retaining walls to blend with the natural setting. Variations in setbacks, building heights, orientation and grade levels are required to help mitigate the visual impact of a “wall” or “string” of development along and against the slopes; and
  - (vii) all other Architectural Control requirements as per the East Paskapoo Slopes Area Structure Plan, Section 2.9.
- (e) All dwellings and accessory buildings shall comply with the slope adaptive development guidelines and architectural controls.
  - (f) Development permits that are in compliance with the slope adaptive development guidelines and architectural controls are required for each of the six dwelling units.