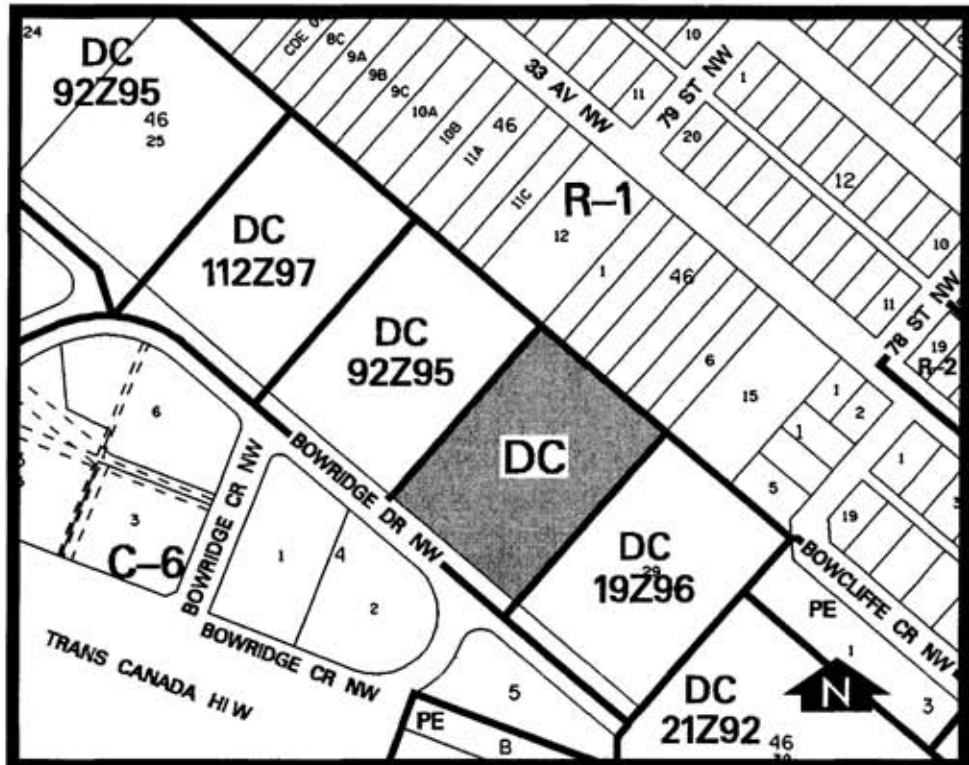


Amendment LOC2007-0086 Bylaw 3Z2008

Council Approval: 2008 January 21

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

Permitted Uses

Essential Public Services
Parks and Playgrounds
Power Generation Facility, Small Scale
Signs – Class 1
Utilities

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SCHEDULE B

CONTINUED

Discretionary Uses

Self Serve Storage Facility
Signs – Class 2
Utility Building

For the purpose of this bylaw, “Self Serve Storage Facility” means a use:

- (a) Where goods are stored in a building;
- (b) Where the building is made up of separate compartments and each compartment has separate access;
- (c) Which may be available to the general public for the storage of personal items;
- (d) Which may include the administrative functions associated with the use; and
- (e) Which may incorporate Custodial Quarters for the custodian of the facility.

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-6 Highway Commercial District shall apply unless otherwise noted below:

- (a) Escarpment
 - (i) All development shall be set back from the top of the escarpment by a minimum depth of 18 metres, or a greater distance as determined by a qualified engineering consultant, subject to a geotechnical report submitted by the Applicant, and approved by the Manager, Urban Development.
 - (ii) In the setback as set out in 2(a)(i), a minor encroachment for parking areas may be allowed.

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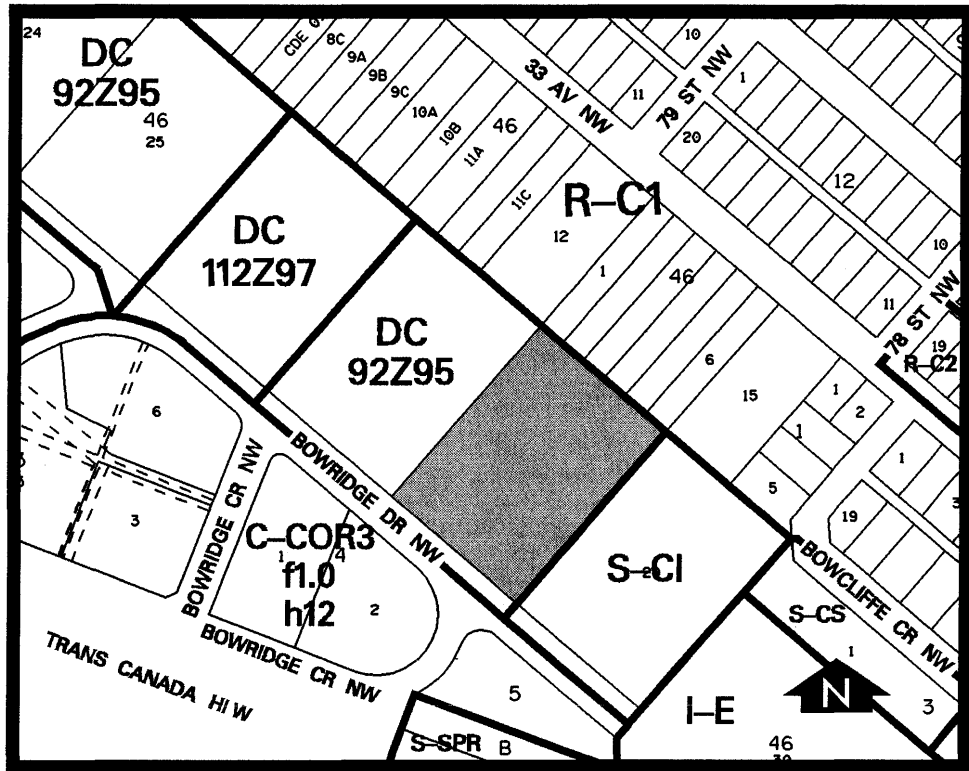
SCHEDULE B

CONTINUED

- (iii) The setback as set out in 2(a)(i), may be increased to ensure that any new development is not a prominent feature when viewed from the valley floor.
 - (iv) Should a greater setback be required, as set out in 2(a)(iii), the front yard setback may be reduced to a minimum depth of 3 metres.
 - (v) Appropriate measures should be used to prevent erosion or seepage impacts on the slope stability of the escarpment.
- (b) Building Design, Character and Appearance
- (i) All buildings shall be constructed with high quality exterior finish materials.
 - (ii) To ensure visual interest and articulation of the exterior facades, the design, character, and appearance of buildings shall provide variations in:
 - (A) setback from property lines, and
 - (B) exterior finish materials, including but not limited to texture, colour, and glazing.
- (c) Outside Storage
- Outside storage is prohibited on this site.

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SCHEDULE C



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SCHEDULE D

