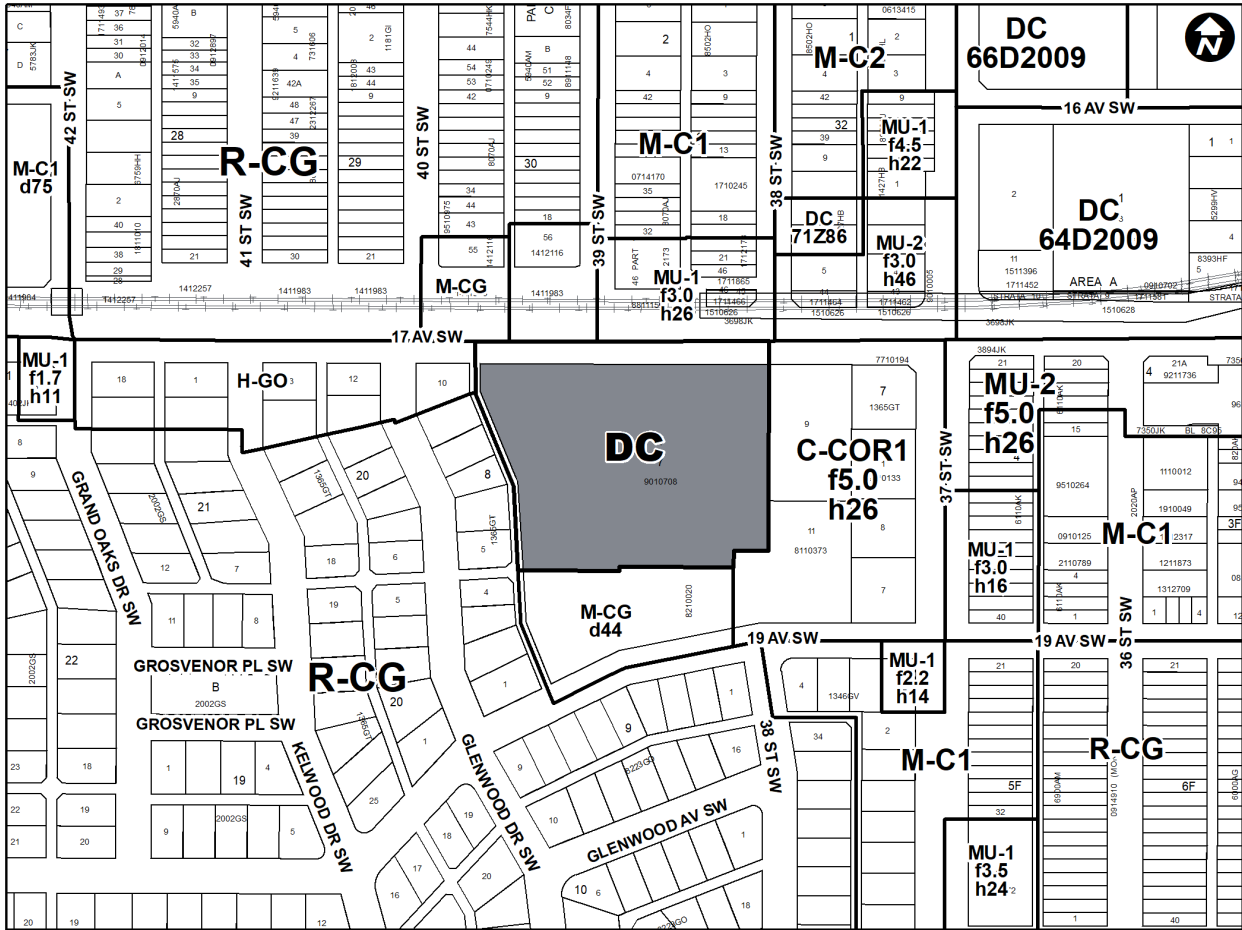


SCHEDULE B



DIRECT CONTROL DISTRICT

- Purpose**
- 1 This Direct Control District Bylaw is intended to allow for the additional use of a digital sign with electric vehicle charging facility.
- Compliance with Bylaw 1P2007**
- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.
- Reference to Bylaw 1P2007**
- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.
- Defined Uses**
- 4 In this Direct Control District:

(a) **“Digital Sign with Electric Vehicle Charging Facility”** means a structure:

- (i) that includes a **Sign – Class G** that:
 - (A) displays **copy** directing attention to a business, commodity, service or entertainment that is conducted, sold or offered on or off-site;
 - (B) must not exceed a height of 2.7 metres from **grade** when measured adjacent to the structure;
 - (C) includes a maximum of one **sign** on the parcel, which may be double-faced;
 - (D) has **copy area** facing each direction that must not exceed 1.6 square metres; and
- (ii) where electric vehicles are supplied with electricity for the purpose of charging.

Permitted Uses

5 The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Digital Sign with Electric Vehicle Charging Facility.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 The maximum **floor area ratio** is 5.0.

Building Height

9 The maximum **building height** is 26.0 metres.

Rules for Digital Sign with Electric Vehicle Charging Facility

- 10** (1) A **Digital Sign with Electric Vehicle Charging Facility** must not be located within 15.0 metres of any **Freestanding Sign**, other **Third Party Advertising Signs** or **Digital Third Party Advertising Signs** on the same or an adjacent **parcel**, when measured from the closest point of the **sign**, containing the **digital display** to the closest point of another **sign**.
- (2) A **Digital Sign with Electric Vehicle Charging Facility** must be removed from a **parcel** upon expiry of the **development permit** for such a **sign** if a **development permit** application for a **Freestanding Sign** is approved within 15.0 metres of the **Digital Sign with Electric Vehicle Charging Facility**.

- (3) **A Digital Sign with Electric Vehicle Charging Facility:**
- (a) must be located at least 300.0 metres from any other **Digital Sign with Electric Vehicle Charging Facility**, or **Digital Third Party Advertising Sign** when measured from the closest point of the **sign** containing the **digital display** and to the closest point of another **sign** containing the **digital display** when the **signs** are facing the same oncoming traffic.
 - (b) must not be located within 75.0 metres of any **Third Party Advertising Sign** or **Digital Third Party Advertising Sign**, facing the same oncoming traffic and must not result in more than two (2) **signs** displaying third party advertising greater than 4.6 metres in height and 4.5 square metres in area within a 225.0 metre radius of each other facing the same **street**; and
 - (c) must be a minimum of 1.5 metres distance from any **property line** shared with a **street**.
- (4) Trees required under an approved **development permit** must not be removed or altered in any way to accommodate the placement or visibility of a **Digital Sign with Electric Vehicle Charging Facility**.
- (5) A **Digital Sign with Electric Vehicle Charging Facility** must be located adjoining a **motor vehicle parking stall**.
- (6) A freestanding **Digital Sign with Electric Vehicle Charging Facility** must be separated from:
- (a) a **Directional sign**, exceeding 3.0 square metres in **sign area**, in a **street** right-of-way;
 - (b) a **street** intersection or railway crossing; and
 - (c) the curblineline or edge of a **major street**, **expressway** or freeway, to the satisfaction of the Manager of Development Engineering or delegate.
- (7) The applicant for a **development permit** for a **Digital Sign with Electric Vehicle Charging Facility** must show that the **Digital Sign with Electric Vehicle Charging Facility** is compatible with the general architectural lines and forms of nearby **buildings** and the character of the streetscape or area within which it is to be located, and does not severely obstruct the horizon line.
- (8) The lighting or orientation of a **Digital Sign with Electric Vehicle Charging Facility** must not adversely affect any neighbouring residential areas.
- (9) An auxiliary **sign** or other material must not be attached to, on, above or below a **Digital Sign with Electric Vehicle Charging Facility**.
- (10) The back of a **Digital Sign with Electric Vehicle Charging Facility** and all cut-outs must be enclosed.

- (11) The space between the faces of a double-faced **Digital Sign with Electric Vehicle Charging Facility** must be enclosed.
- (12) Electrical power supply to the **Digital Sign with Electric Vehicle Charging Facility** must be underground unless otherwise allowed by the **Development Authority**.
- (13) A **Digital Sign with Electric Vehicle Charging Facility** must not interfere with:
 - (a) a traffic control device; and
 - (b) an information sign located in the street;
- (14) If any component on the **sign** fails or malfunctions in any way or fails to operate as indicated on the approved **development permit** plans, the **sign owner** must ensure that the **sign** is turned off until all components are fixed and operating as required.
- (15) The **digital display** of the **Digital Sign with Electric Vehicle Charging Facility** must not operate, or must only display a black screen between 11 p.m. and 6 a.m.
- (16) A **development permit** for a **Digital Sign with Electric Vehicle Charging Facility** may only be issued for a period not exceeding three (3) years.
- (17) For the purpose of interpreting this section, any reference to the number of, or distance between, **Third Party Advertising Sign** or **Digital Third Party Advertising Sign** is to be interpreted to include any use which allows third party advertising, and includes uses which are defined as, or similar to **Digital Sign with Electric Vehicle Charging Facility**.

Relaxations

- 11 The **Development Authority** may relax the rules contained in Sections 7 and 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.