

Amendment No. 3364
LUCG/941
Council Approval: 11 February 1980

A. Land Use Guidelines (Site 1)

The land use shall be for single family residential development only.

Development Guidelines

1. R-1 development guidelines shall apply unless otherwise noted below.

Fencing

2. All fence heights shall conform to the applicable provisions of the Development Control By-law.

No rear yard fence shall be permitted to extend further than 12 feet from a line drawn parallel to the furthest point of a dwelling unit on either of the adjoining parcels.

No rear yard fence shall be constructed between the side lot line unless that fence is an extension of an existing wall of the dwelling unit and whose purpose is to provide a privacy area for said dwelling unit.

B. Land Use Guidelines (Site 2)

R-1 (Single Detached Residential) district uses are to apply.

Development Guidelines

General

1. R-1 (Single Detached Residential) district guidelines are to apply unless noted below. An effort should be made to encourage variety in housing design, finishing materials and colours throughout.

Yard Requirements

Front Yard

2. A minimum of 3 feet.
3. The provisions of Section 31(2) of the Development Control By-law are to apply namely:

“31(2) Where a residential area is developed on a road and walkway system and the dwellings front upon the walkway and back upon the road, for the purposes of

subsection (1) the road may be regarded at the discretion of the Planning Commission as a lane.”

Side Yards

4. Except as hereinafter provided, side yards for principle buildings, shall be a minimum of 5 feet.
5. A side yard may be reduced to 0 feet where
 - i) the owner(s) of the adjacent parcel(s) grant(s) a 10 foot maintenance access and a 2 foot eave and footing encroachment easement on the adjoining property in perpetuity. The easements shall be to the satisfaction of the Development Officer and shall be registered against the title of the property. (amended June 21, 1976).
 - ii) all roof drainage shall be directed onto the building site by means of eavestroughs and downspouts and other suitable means.

Paragraphs i and ii do not include accessory buildings which are governed by the Building By-law (amended January 9, 1973)

Parking

6. A minimum of 200% site parking is required.

Block Plan Approval

7. That prior to the approval of a tentative plan of subdivision a block plan indicating proposed buildings, fencing and developer initiated landscaping shall be submitted to the satisfaction of the Development Officer.

Fences

8. All fence heights shall conform to the applicable provisions of the Development Control By-law.

No rear yard fence shall be permitted to extend further than 12 feet from a line drawn parallel to the furthest point of a dwelling unit on either of the adjoining parcels.

No rear yard fence shall be constructed between the side lot lines unless that fence is an extension of an existing wall of the dwelling unit and whose purpose is to provide a privacy area for said dwelling unit.

9. The requirements of the City Engineering Department with respect to land with slopes in excess of 15% or within 50 feet of ravine slopes shall be complied with.

Restrictive Covenant

10. That prior to the signing of a subdivision development agreement a restrictive covenant is to be registered against this site. The purpose of this covenant is to provide:
 - a) A public access easement will be provided for those lots adjacent to the top of slope for the purpose of providing a public walkway system to the satisfaction of the Director of Parks and Recreation.

- b) The provision of a minimum of 20 foot public access easements between all lots abutting other lots whose means of vehicular access is via another street. It will be the responsibility of the land owner on whose property this easement falls to landscape and maintain this easement area.

The construction of a paved pedestrian/bicycle walkway within the easements mentioned in a and b above. These walkways to be designed, located and constructed at the developer's expense, and to the satisfaction of the Director of Parks and Recreation.

C. Land Use Guidelines (Site 3)

The land uses will be those that are permitted by the Planning Act, 1977, and the regulations appertaining thereto for reserve lands.

D. Land Use Guidelines (Site 4)

The land uses will be those that are permitted by the Planning Act, 1977, and the regulations appertaining thereto for reserve lands.

Development Guidelines

Development Plans

Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and access shall be subsequently approved prior to the approval of a development permit, having regard to the adjacent development; the purpose and intent of which is to ensure that the various components are related in expression of form, materials and space relationship. Such plans are not required for general landscaping on the establishment of outdoor sports fields and outdoor recreational facilities.

E. Land Use Guidelines

The Planning Department negotiate an acreage assessment with approval of the developers of Cell "C" of Strathcona Heights for the purpose of establishing a Reserve Fund for the construction of a Community Association Hall and associated sports facilities, and further:

- a) the acreage assessment be sufficient to afford a reasonable size facility with sports amenities.
- b) the fund be turned over to the Future Community Association after they have been duly registered with the Registrar of Societies upon election of a representative executive.
- c) the Reserve Fund may be used for capital purposes only.
- d) the Community Association consult with the developers Re: the design of the facility.