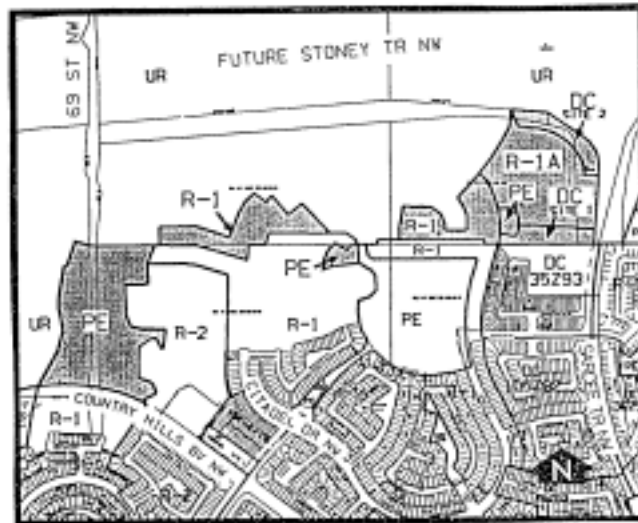


Amendment No. 94/107
Bylaw No. 65Z95
Council Approval: 17 July 1995

SCHEDULE B



Site 1 [1.62 ha± (4.0 ac±)]

1. Land Use

The Permitted and Discretionary Uses of the R-1 Residential Single Detached District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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:

(1) Lot Width

The minimum lot width shall be 8 metres and the average lot width shall not be less than 9 metres.

(2) Lot Depth

The minimum lot depth shall be 33.5 metres.

(3) Lot Area

The minimum lot area shall be 270 square metres.

(4) Development Permit Requirements

Development permit requirements for the Permitted and Discretionary Uses of this district shall be subject to Section 8 of Bylaw 2P80.

Site 2 [1.06 ha± (2.6 ac±)]

1. Land Use

The Permitted and Discretionary Uses of the R-1A Residential Narrow Lot Single-Detached District shall be the Permitted and Discretionary Uses respectively.

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-1A Residential Narrow Lot Single-Detached District shall apply unless otherwise noted below:

(1) Transportation and Utility Corridor Screening

The main floor elevation of the single-detached dwellings shall be screened from the future Stoney Trail NW to the maximum extent practical through the introduction of one or more of the following measures:

- (i) grading or recontouring of the existing terrain;
- (ii) construction of an earth berm;
- (iii) construction of a 1.8 metre high screening fence, or a noise attenuation fence, where required.

(2) Development Permit Requirements

- (a) Prior to the endorsement of a Tentative Plan of Subdivision, a development permit for the above screening measures shall be submitted and approved.
- (b) Development permit requirements for the Permitted and Discretionary Uses of this district shall otherwise be subject to Section 8 of Bylaw 2P80.