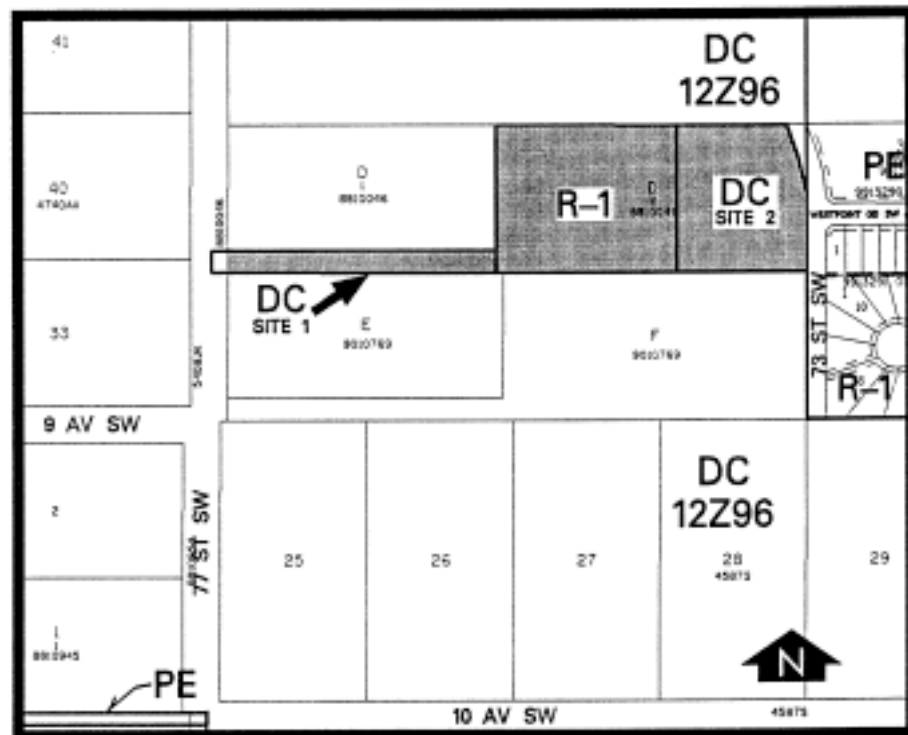


Amendment No. 2000/071
Bylaw No. 125Z2000
Council Approval: 11 December 2000

SCHEDULE B



SITE 1 0.28 ha± (0.69 ac±)

1. Land Use

The land use shall be for one single-detached dwelling only as a Discretionary Use.

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) Front Yard

A minimum of 9 metres.

(b) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.

SITE 2 0.61 ha± (1.51 ac±)

1. Land Use

The Permitted and Discretionary Uses of the RM-1 Residential Low Density Multi-Dwelling 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 RM-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted.

(a) Density

The maximum number of units shall be:

North parcel - 12

South parcel - 8

(b) Access

No direct vehicular access shall be allowed to or from 73 Street SW.

(c) Parking

All units shall provide 200 percent off-street parking, together with visitor parking as required by the Bylaw.

(d) Building Design

(i) The design, character and appearance of the buildings shall be compatible with and complementary to the surrounding area;

(ii) Where units back onto low density residential units, the rear elevation of the units shall be compatible with the rear elevations of the low density residential units;

(iii) Where units back onto a public street, their street elevation shall be of a quality and articulation compatible with the residential units across the street;

(iv) In addition to the above, the site plan and building design shall address massing, height, orientation and coverage, as required in Section 1.6.5. of the East Springbank II Community Plan.

(e) Rear Yard

A minimum of 7.5 metres.

(f) Side Yard

A minimum of 5 metres abutting a low density residential district except a minimum of 3 metres may be provided where the end unit is a maximum of 2 storeys.

(g) Open space

A common amenity area shall be included as part of the landscaping provision.

(h) Environmentally Significant and Natural Areas

Existing environmentally significant and other natural areas shall be considered and where possible, integrated into the site layout and design.

(i) Development Plans

Approval of this application does not constitute an approval of a development permit. Comprehensive plans shall be submitted to the Approval Authority as part of a development permit application.