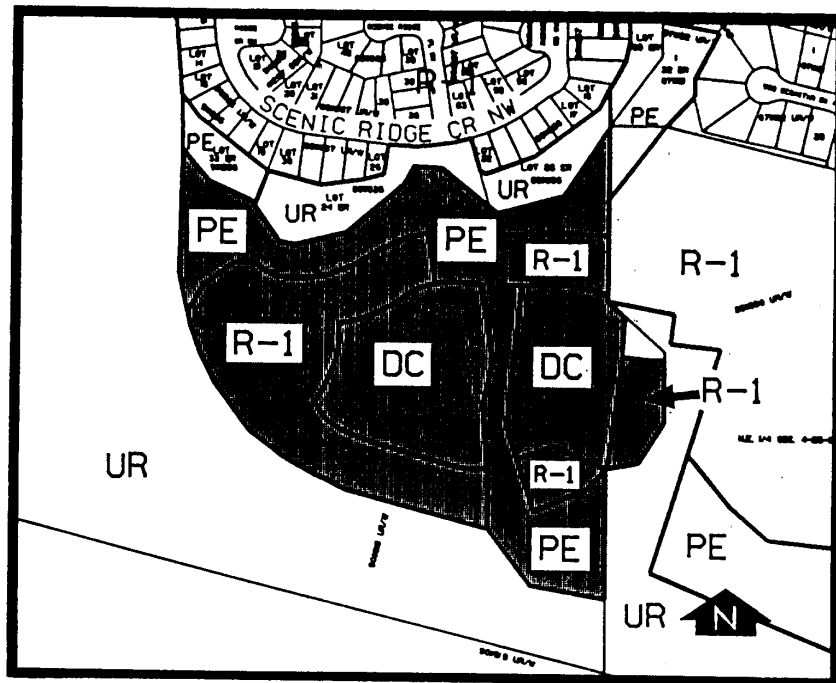


Amendment No. 93/070
Bylaw No. 38Z94
Council Approval: 13 June 1994

SCHEDULE B



1. Land Use
The land use shall be for semi-detached dwellings and accessory buildings only.
2. Development Guidelines
 - a) The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the R-2 Residential Low Density District shall apply unless otherwise noted below.
 - b) Lot Area
650 square metres per building, with a minimum of 280 square metres for one of the two dwelling units.
 - c) Development Permits
Development Permits shall not be required for semi-detached dwellings.

d) Architectural Coordination of Initial Development

i) The developer shall submit a development permit for approval of the architectural guidelines to the City for approval with each tentative plan. The guidelines shall ensure interest and a sense of individuality while maintaining a continuity of the architectural theme of the streetscape by at least including provisions for the following:

aa) Variety

i) Mirror image front elevations are not permitted on semi-detached buildings.

bb) Corner Lots

i) The front yard setback shall be greater than that of the adjoining lot, and in no case less than 6 metres in depth, measured from the back of walk or back of curb where there is no sidewalk;

ii) The side elevation facing the street is to be consistent with the front elevation in terms of detailing and shall provide visual interest by the provision of details such as windows, entries, trim, dormers, and shutters.

cc) Transition

Transition from one building to another shall be made smoothly, such as split-level between a two-storey and a bungalow.

dd) Roofs

Roof lines shall be varied along the street through the use of designs such as hip, cottage, gable, and dormer styles. Permitted materials will be cedar shakes, pine shakes or tile.

ee) Materials and Colours for Exterior Finishing

Range of colours for exterior finishing materials shall follow a consistent architectural theme and shall include horizontal or vertical cedar, approved hardboard siding or stucco with extensive use of decorative detail. Some brick work or natural stone may be incorporated on front and exposed street elevations.

ff) Development Plans

Approval of this application does not constitute approval of the required development permit for the architectural guidelines as set out above. A development permit application shall be submitted solely for the architectural guidelines.

gg) Development Completion Permits

Development completion permits shall not be required.

hh) Subsequent Development

Following initial development of an area any substantial redevelopment shall require a development permit.

ii) Building Area

Minimum floor area per unit exclusive of garage and walkout or developed basement:

Semi Detached	100 sq. m
Bi-Level and Bungalow	150 sq. m
Split Level	170 sq. m on two upper levels
Two Storey	185 sq. m total

jj) Site Grades

Development of the DC (R-2) lands and the roads adjacent to the DC (R-2) lands shall be in compliance with the grades as shown on the outline Plan/Scenic Acres Phase 3A, dated 1994 June 13, as prepared by Kellam Berg Engineering and Surveys Ltd. The final design grades shall be to the satisfaction of the City Engineer.