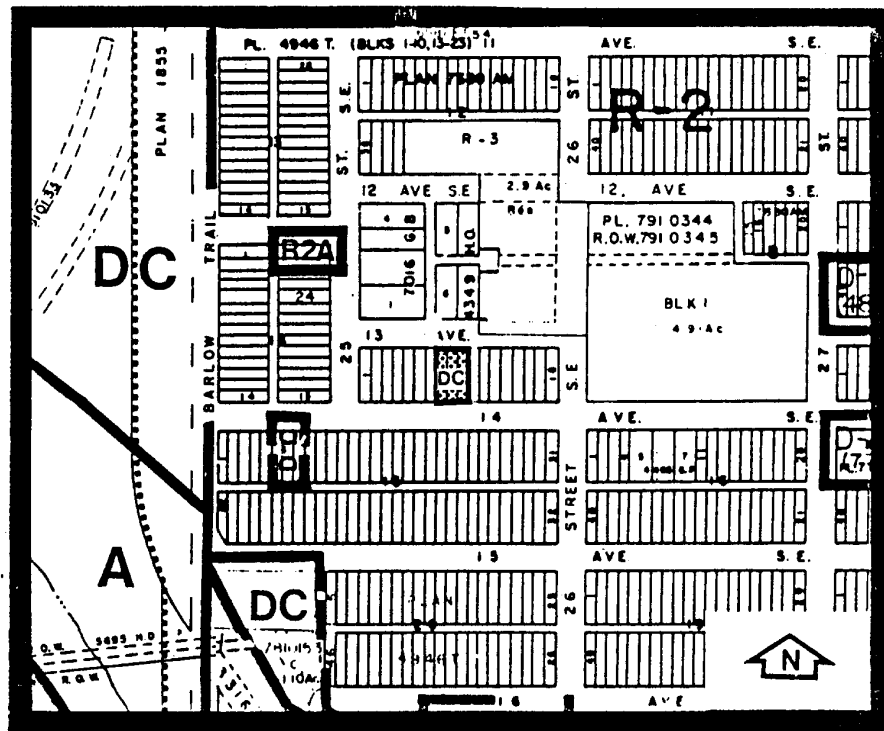


Amendment No. 3405
Bylaw No. 26Z80
Council Approval: 12 May 1980

SCHEDULE B



LAND USE GUIDELINES

The land use shall be for a maximum of 6 townhouse units only.

DEVELOPMENT GUIDELINES

Yards

1. The 14 Avenue S.E. building setback shall be a minimum of 3.7 metres.
2. Maximum sideyard setbacks shall be 3.7 metres.
3. The 13 Avenue S.E. building setback shall be a minimum of 10 metres.

Parking

4. Minimum parking requirements shall be 125%.

Height

5. Maximum building height shall be 2 storeys not exceeding 6 metres at any eaveline.

Amenity Area

6. Minimum total private amenity area shall be 280 m².

Fencing

7. A solid board fence shall be constructed along the east and west property lines to a height of 1.8 m for that portion of the fence that does not extend beyond the foremost portion of a principle building and 1.2 m for that portion which does extend beyond the foremost portion of a principle building.

Garbage Storage

8. Garbage and waste material shall be stored in weatherproof and animal-proof containers in accordance with the Waste By-law and shall be visually screened from all adjacent sites and public thoroughfares.

Development Plans

9. Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.