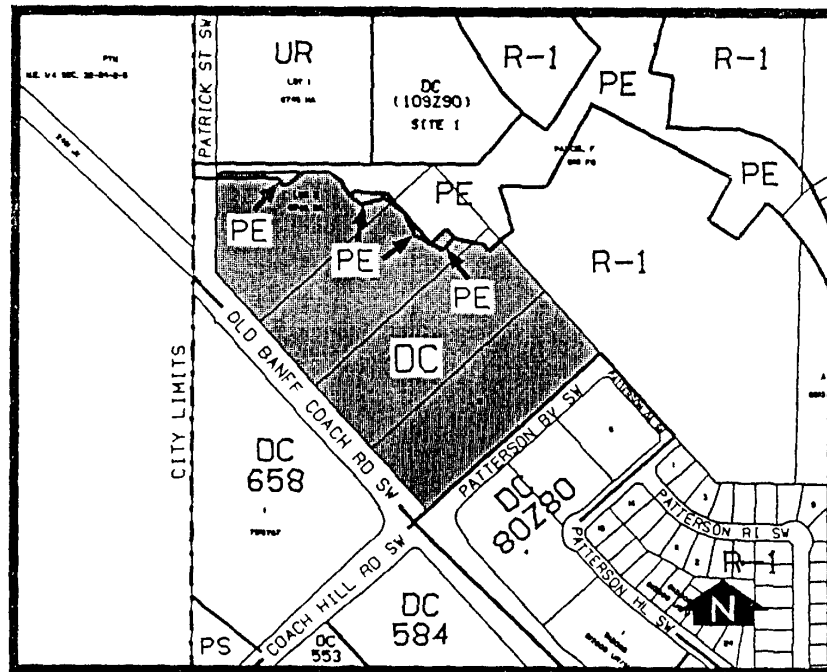


**Amendment No. 93/091  
Bylaw No. 60Z94  
Council Approval: 25 June 1994**

**SCHEDULE B**



1. Land Use

- a) The land use shall be for a comprehensively designed and developed low density residential development comprised of 38 semi-detached units, 15 three unit developments, 67 townhouse units and a maximum of 22 units within an apartment building, a maximum of two stories in height.

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 RM-1 District shall apply unless otherwise noted below.

b) Dwelling Units

The maximum number of dwelling units shall be 132 units.

c) Common Building Design

The size, design and exterior materials shall be in substantial compliance with the attached Schedule 5 and be compatible with the architecture of the other buildings to be built in this project.

d) Phasing

This project will be completed on a continual construction basis. Phasing will only be allowed in order to issue individual titles to purchasers.

e) Parking

A minimum of 200 percent parking shall be provided for each unit. In addition visitor and recreational vehicle parking shall be to the satisfaction of the Approving Authority.

f) Servicing

The developer shall construct the off site storm and sanitary sewer mains in the Patterson Hills lands to the north of the site, and shall obtain the necessary easements to the satisfaction of the City Engineer, to provide gravity sewer servicing to the portion of the site which is not designated to drain to the existing sewer mains in Old Banff Coach Road.

g) Landscaping

A minimum of 50 percent of the site plus all adjoining City boulevards shall be landscaped. A detailed landscaping plan including an inventory of all existing trees and vegetation on site shall be submitted to the Approving Authority as part of a development permit application.

A wrought iron fence shall be installed along the Patrick Way property line to the satisfaction of the Approving Authority.

i) Banff Coach Road Interface

A landscaped berm of a minimum height of 1.5 metres shall be developed along the Old Banff Coach Road property line to take into consideration sound attenuation for the site, attractive views onto the site, and an acceptable pedestrian environment on the public roadway, all to the satisfaction of the Approving Authority.

j) Landscaping along the north side of Old Banff Coach Road and Patrick Street.

The applicant shall submit a Comprehensive Landscape Plan as part of the Development Permit process for this property.

The Comprehensive Landscape Plan shall be in conformity with the attached Schedules 1, 2, 3 and 4 and include specific details on the following items:

i) Planting Material

A complete list of the size and type of all plant material (shrubs and trees) which shall be of high quality and above the minimum City standards.

ii) Berming

The distance, height and planting material should be consistent with the attached Schedules 2 and 3.

iii) Fencing

The concrete base fence with brick, rock or exposed aggregate up to 2 feet in height, and a green wrought iron fence shall be constructed at the applicant's expense along the entire north property line for Old Banff Coach Road and the northeast property line next to Patrick Street S.W.

k) Patrick Way S.W. Treatment

A Comprehensive Landscape Plan should be prepared at the applicant's cost as part of the Development Permit process, and it shall include details on the following items:

i) Project entrance sign at northwest corner of Old Banff Coach Road and Patrick Way.

A high quality attractive entrance sign shall be designed with the name of this project and identifying letters of "Patterson Hills" on this sign. The colour, type, design and materials of the entrance sign shall be coordinated with the other buildings and fencing for this project.

ii) Fencing

The "Type A Boundary Fence" shall be constructed at the applicant's expense along the west side of Patrick Way as shown on the attached Schedule 4.

l) Fencing Along the South Boundary of the Municipal Reserve

The applicant shall construct, at their sole cost, the "Type A Boundary Fence", as shown on the attached Schedule 4, excluding the stucco posts, along the entire length of the south property line of the Municipal Reserve, subject to the approval of all City Departments on the design, height and line assignment on the fence location."

m) 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. In considering such an application, the Approving Authority shall ensure the building design and site layout are substantially in accordance with the plans and renderings submitted to City Council during their consideration of this By-law.