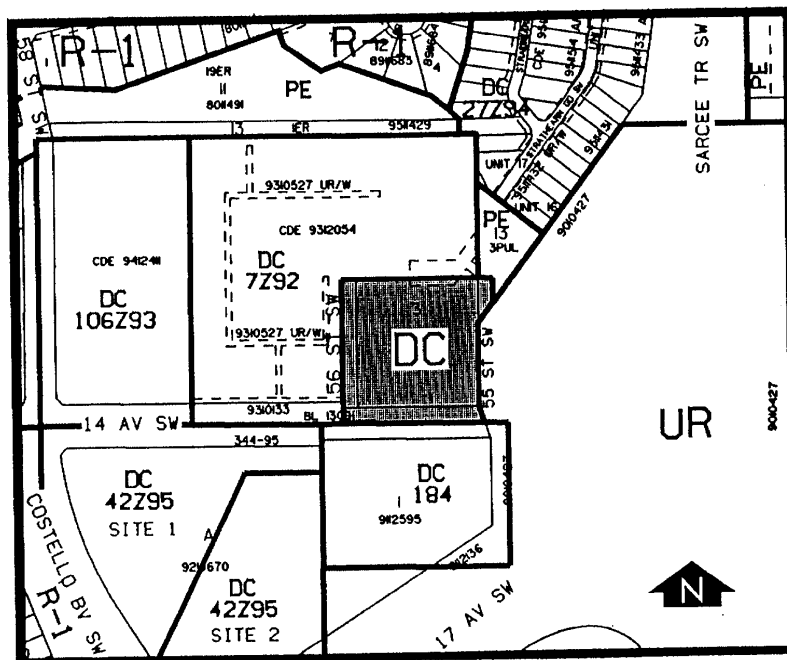


**Amendment No. 95/092**  
**Bylaw No. 35Z96**  
**Council Approval: 13 May 1996**

**SCHEDULE B**



1. Land Use

The permitted land use shall be for a comprehensively designed-stacked townhouse development and Home occupations Class 1 only.

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-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

a. Density

The maximum number of dwelling units shall be 42.

b. Building Height

A maximum of two storeys and not exceeding 6.5 m at any horizontal eaveline except where walkout basement level or underdrive garages are provided a maximum of three-storeys and not exceeding 8.5 m from finished grade to eaveline.

All roof slopes shall be consistent through the project and not exceed a 2:3 ratio.

c. Yard Setbacks

- i. North Side
  - a minimum of 6.0 metres for westerly building.
  - a minimum of 2.0 metres for easterly building.
- ii. East Side
  - a minimum of 3.0 metres.
- iii. South Side
  - a minimum of 3.0 metres.
- iv. West Side
  - a minimum of 3.0 metres for northerly building.
  - a minimum of 8.0 metres for central building.
  - a minimum of 10.0 metres for southerly building.

d. Access

No access to Sarcee Trail is Permitted

e. Parking

A minimum of 86 parking stalls shall be provided of which a minimum of 65 shall be provided in garages.

f. Site Grading and Landscaping

A detailed landscape plan showing all site surface finishes, berms, retaining walls, curbs and detailed grading of the site, showing details of plant material, their species, number and sizes shall be submitted as an integral part of a development permit application.

g. Development Plans

Approval of this application does not constitute an 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 that the building and site layout, landscaping and grading conform substantially to plans and renderings submitted to City Council during their consideration of the bylaw.