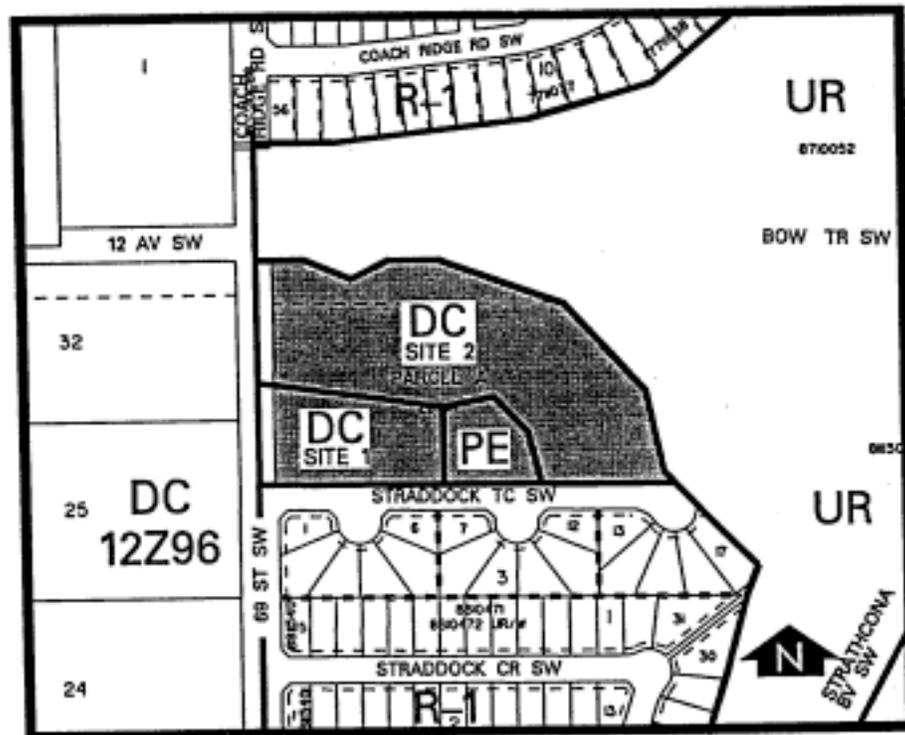


Amendment No. 96/079
Bylaw No. 98Z97
Council Approval: 02 October 1997

SCHEDULE B



1. Land Use (Site 1 - 0.55 ha±)

The Land Use shall be for a Province of Alberta designated Historical/Heritage Site which includes a single detached residence and outbuildings which were located on the site on the date of passage of this bylaw.

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) Minimum Lot Area

The minimum lot area shall be 0.55 hectares.

Amendment No. 96/079

Bylaw No. 98Z97

SCHEDULE B

CONTINUED

3. Land Use (Site 2 - 1.62 ha+/-)

The Discretionary Land Use shall be for a comprehensively designed multi-dwelling residential development consisting of a retirement lodge apartment complex and single storey townhouse units.

4. 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

A maximum of 35 apartment units and 20 townhouse units.

b) Parking

A minimum of 30 underground tenant parking stalls for the apartment complex and 14 surface stalls for visitors shall be provided on site. A minimum of two stalls per townhouse unit shall be provided.

c) Height

A maximum of 18 metres for the retirement lodge apartment complex and a maximum of 1 storey and 10 metres in height for townhomes.

d) Internal Roads

All internal roads less than 8.5 metres in width shall be signed "No Parking Anytime - Fire Lane" to the satisfaction of the Director of Transportation.

e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application. In considering such an application, the Development Authority shall ensure the building design and site layout are consistent with the plans and renderings submitted to City Council during their consideration of this Bylaw.