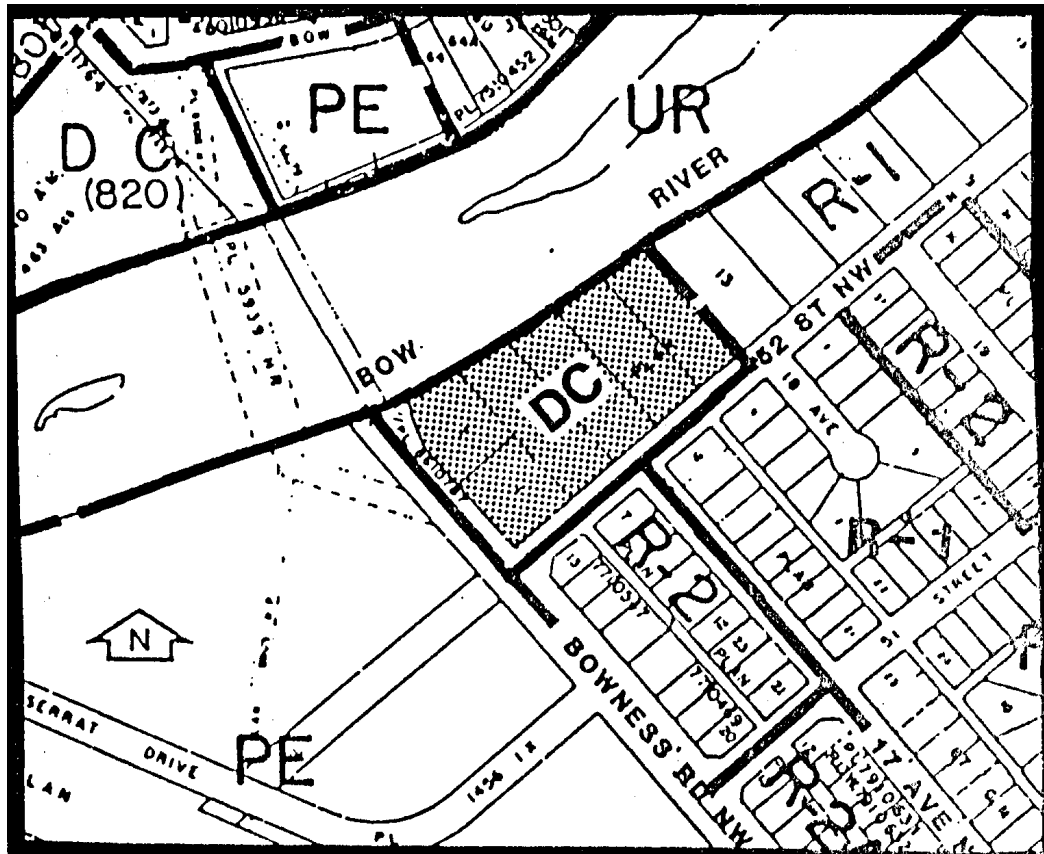


Amendment No. 87/001
Bylaw No. 47Z87
Council Approval: 11 May 1987

SCHEDULE B



1. Land Use

The Land Use shall be a comprehensively-designed residential developed consisting of semi-detached units.

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-2 District shall apply unless otherwise noted below.

a) Density

Maximum number of units shall be 28.

b) Lot Size

Minimum lot size shall be 380 m.² (4090 sq. ft.), excluding the private amenity lot.

c) Coverage

Maximum building coverage of the net area of each lot shall be 48%.

d) Amenity Lot

A private amenity lot shall be provided having a minimum area of 186 m² (2000 sq. ft.).

e) Decks

Decks may extend a maximum of 3 metres (10 ft.) into the rear yard.

f) Parking

A minimum of 2 off-street garage parking spaces per unit shall be provided.

g) Access

No direct vehicular access or egress shall be permitted from or to Bowness Road or 52 Street N.W.

h) Maintenance

The Developer shall enter into an agreement, if required by and to the satisfaction of the City Engineer to be registered against the titles of all affected lots:

i) To provide for the cleaning and maintaining of the sidewalks and boulevards in the adjacent public rights-of-way as per the Streets By-law.

ii) To provide for the regular maintenance of the adjacent walkway and landscaped reserve land.

j) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.