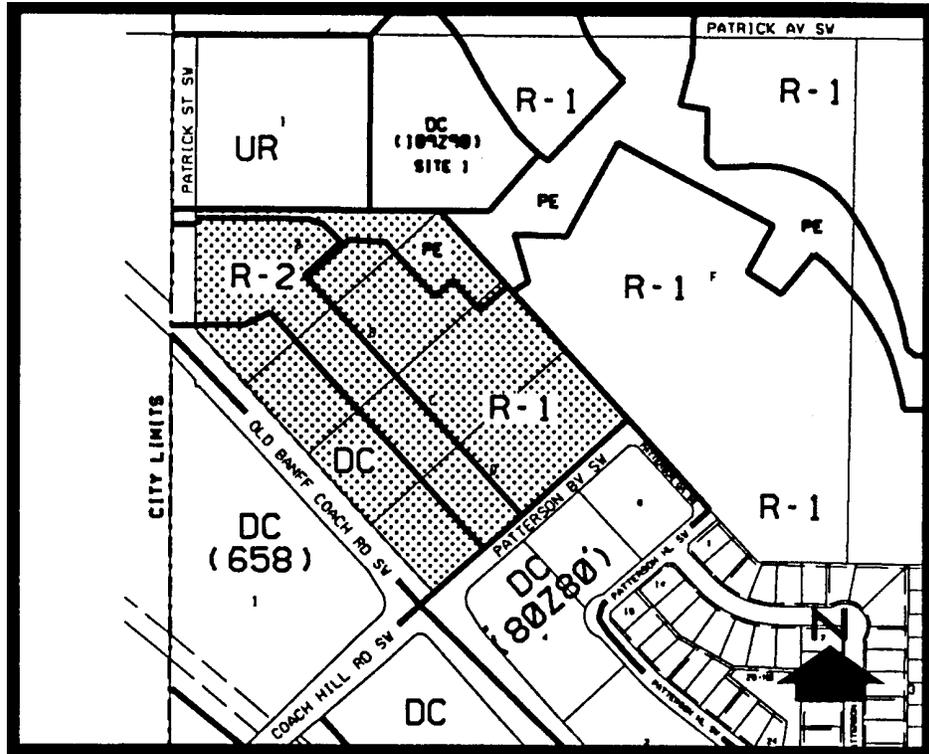


**Amendment No. 91/043**  
**Bylaw No. 86Z91**  
Council Approval: 09 December 1991

**SCHEDULE B**



1. Land Use

The land use shall be a low-profile, comprehensively-designed townhouse development only.

2. Development Guidelines

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.

i. Dwelling Units

The maximum number of dwelling units shall be 8 per site for a total of 48.

ii. Parking

200% covered parking spaces per unit shall be provided. In addition, visitor and recreation vehicle parking spaces shall be provided as required by the by-law.

- iii. Vehicular Access and Egress  

No direct vehicular access or egress shall be permitted from or to Old Banff Coach Road.
- iv. Building Height  

The building height shall not exceed 10 metres.
- v. Landscaping  

A minimum of 55% of the site plus all adjoining city boulevards shall be landscaped, including the provision of berming along Old Banff Coach Road. A detailed landscaping plan including an inventory of all existing trees and vegetation on these shall be submitted to the Approving Authority as part of a development permit application.
- vi. Site Layout  

Buildings shall not be sited parallel to Old Banff Coach Road but will be sited in an angled manner in order to reduce to visual impact of massing.
- vii. Fencing  

The entire frontage along the north side of Old Banff Coach Road shall be completely fenced concurrently with the servicing of Phase 1. Therefore, completion of this fencing shall be prior to the issuance by the City of the last Construction Completion Certificate (C.C.C.) for surface works (sidewalk, curb and gutter or roads). The location, height, type and design of this fence to be to the satisfaction of the Approving Authority.
- viii. Phasing  

If Development Permits for every townhouse site (Sites #1 - #6, inclusive) are not applied for by the Developer within one (1) year of the third reading of this By-law and construction started (foundation excavated), then the Developer shall loam and seed the townhouse site and keep each site maintained in a tidy manner free from garbage and any construction debris. This condition will only apply to townhouse sites that are disturbed (graded) so that any site left in its original/natural state will remain that way until a Development Permit has been applied for, approved and construction started.
- ix. 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 that building design, finishing materials, and site layout are generally consistent with the plans and renderings submitted to City Council during their consideration of this By-law.