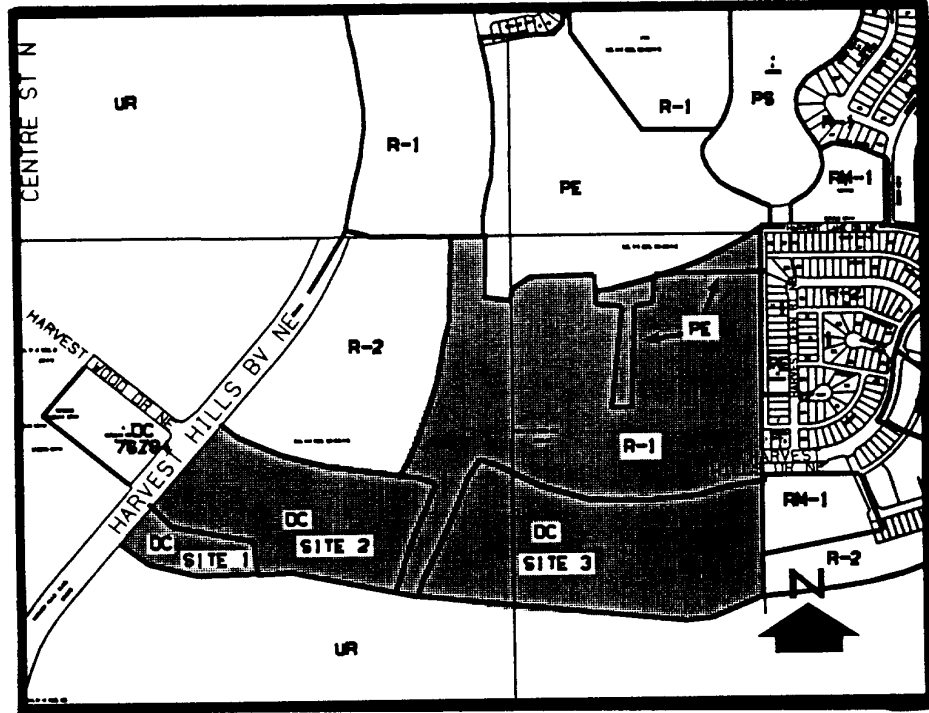


Amendment No. 91/061
Bylaw No. 65Z92
Council Approval: 07 December 1992

SCHEDULE B



Site 1 (1.03 ha±)

1. Land Use

The land use shall be a comprehensively designed local commercial development. The Permitted and Discretionary Uses of the C-1A Local Commercial District of By-law 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of a drinking establishment (licensed lounge) one only allowed ancillary to a restaurant.

2. Development Guidelines

The general rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1A Local Commercial District shall apply unless otherwise noted below:

i. Access and Egress

Access and egress to and from:

- a. 96 Avenue N.E. shall be right turns only;
 - b. Harvest Gold Manor N.E. may be all turns to the satisfaction of the Approving Authority;
 - c. Harvest Hills Boulevard N.E. shall be right turns only.
- ii. Building Design

The design, character and appearance of the development shall be compatible with and complementary to the surrounding area.
 - iii. 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 access shall subsequently be submitted to the Approving Authority as part of a Development Permit Application.

Site 2 (6.07 ha±)

1. Land Use

The Permitted and Discretionary Uses of the RM-4/75 Residential Medium Density Multi-Dwelling District of By-law 2P80 shall be the Permitted and Discretionary Uses respectively.

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-4/75 District shall apply unless otherwise noted below:

i. Residential Building Occupancy

In accordance with the agreement between the City and the developer, registered or to be registered on the Certificate of Title to the subject lands, residential buildings shall not be occupied on the site prior to 1996 June 1, or such earlier date as may be provided for under said agreement.

ii. Compliance with the Airport Vicinity Protection Area Regulation

No dwelling unit or amenity space, such as a tot lot, balcony or patio, shall be located within the 30 to 35 noise exposure forecast area as defined by the Calgary International Airport Vicinity Protection Area Regulation.

iii. 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 access shall subsequently be submitted to the Approving Authority as part of a Development Permit application.

Site 3 (13.17 ha±)

1. Land Use

The Permitted and Discretionary Uses of the R-2 Residential Low Density District of By-law 2P80 shall be the Permitted and Discretionary Uses respectively.

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 R-2 Residential Low Density District shall apply unless otherwise noted below.

a. Lot Width

The minimum lot width shall be 9.0 metres and the average lot width shall be not less than 9.5 metres.

b. Development Permit Requirements

For purposes of the development permit requirements of Land Use By-law 2P80, single detached dwellings shall be a permitted use.