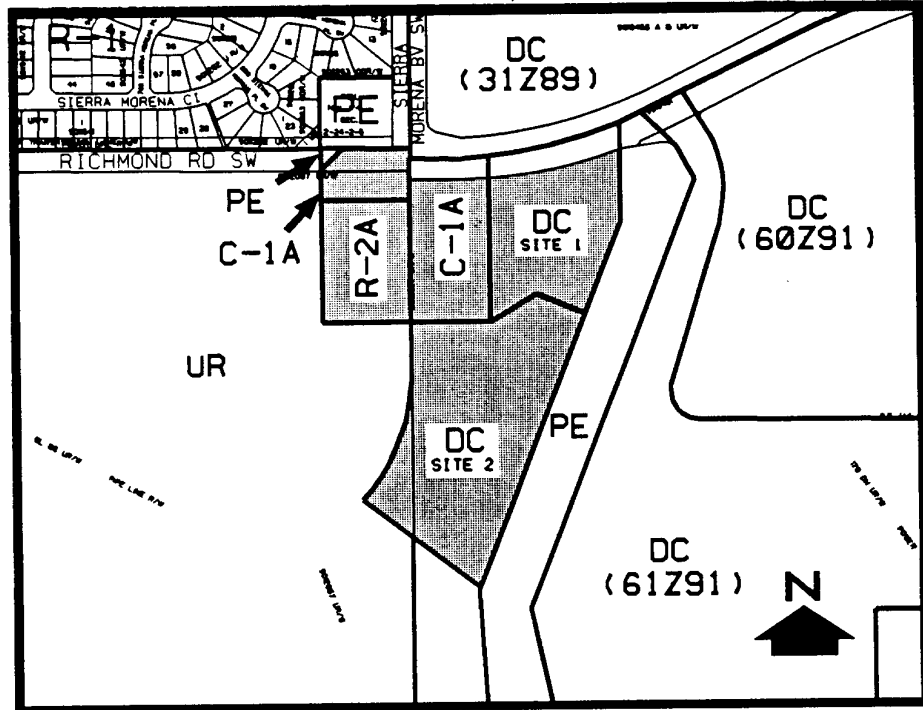


**Amendment No. 92/018**  
**Bylaw No. 99Z92**  
**Council Approval: 05 October 1992**

**SCHEDULE B**



SITE 1 1.3 Ha± (3.21 ac.±)

1. Land Use

The Permitted and Discretionary Uses of the RM-5 (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-5 District shall apply unless otherwise noted below.

i. Density

The maximum density shall be 75 units per acre.

ii. Height

The maximum height shall be five storeys not exceeding 14 m at any eaveline, provided that, at the development permit stage, the applicant submits cross-sections to demonstrate to the satisfaction of the City Engineer and the Approving Authority, that the sight lines, assuming a 1.8 metre tall person, from any window or balcony on the proposed top floor of any building will not see trucks using the City Works Yard access road or machinery working atop a 10 metre high gravel or clay pile in the City Works Yard. In the event that a proposed building height would result in a sight line which makes any portion of the Works Yard operation visible, the developer of the site, at his expense shall either increase the height of the berm or reduce the height of the building.

iii. Berm

Any reconstruction of the berm and all improvements thereon, shall not encroach further into the City Works Yard beyond the present toe of slope, at a maximum 3:1 slope and with a minimum flat portion on top of the berm of 1 m. All disturbed areas are to be reseeded to native grass and any vegetation removed will be replaced on a formula of two trees for each existing tree removed and one for one for shrubbery material removed. New vegetation planted is to be established by means of a temporary irrigation system and maintained for a 3 year period from date of planting acceptance. All the above is to be to the satisfaction of the Director of Parks & Recreation and all costs associated with same are to be borne by the developer. However, notwithstanding the above, there is to be no disturbance of the berm or trees within the PE area, lying generally north of the westerly extension of the south boundary of the Westhills Towne Centre.

iv. Timing

Any reconstruction of the berm must be completed prior to the release of the occupancy permit for the first unit.

v. 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.

SITE 2 2.42 Ha± (5.98 ac.±)

1. Land Use

The Permitted and Discretionary Uses of the RM-4 (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 District shall apply unless otherwise noted below.

i. Density

The maximum density shall be 50 units per acre.

ii. Height

The maximum height shall be four storeys not exceeding 12 m at any eaveline, provided that, at the development permit stage the applicant submits cross-sections to demonstrate to the satisfaction of the City Engineer and the Approving Authority, that the sight lines, assuming a 1.8 metre tall person, from any window or balcony on the proposed top floor of any building will not see trucks using the City Works Yard access road or machinery working atop a 10 metre high gravel or clay pile in the City Works Yard. In the event that a proposed building height would result in a sight line which makes any portion of the Works Yard operation visible, the developer of the site, at his expense shall either increase the height of the berm, or reduce the height of the buildings.

iii. Berm

Any reconstruction of the berm and all improvements thereon, shall not encroach further into the City Works Yard beyond the present toe of slope, at a maximum 3:1 slope and with a minimum flat portion on top of the berm of 1 m. All disturbed areas are to be reseeded to native grass and any vegetation removed will be replaced on a formula of two trees for each existing tree removed and one for one for shrubbery material removed. New vegetation planted is to be established by means of a temporary irrigation system and maintained for a 3 year period from date of planting acceptance. All the above is to be to the satisfaction of the Director of Parks & Recreation and all costs associated with same are to be borne by the developer. However, notwithstanding the above, there is to be no disturbance of the berm or trees within the PE area, lying generally north of the westerly extensions of the south boundary of the Westhills Towne Centre.

iv. Timing

Any reconstruction of the berm must be completed prior to the release of the occupancy permit for the first unit.

v. 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.