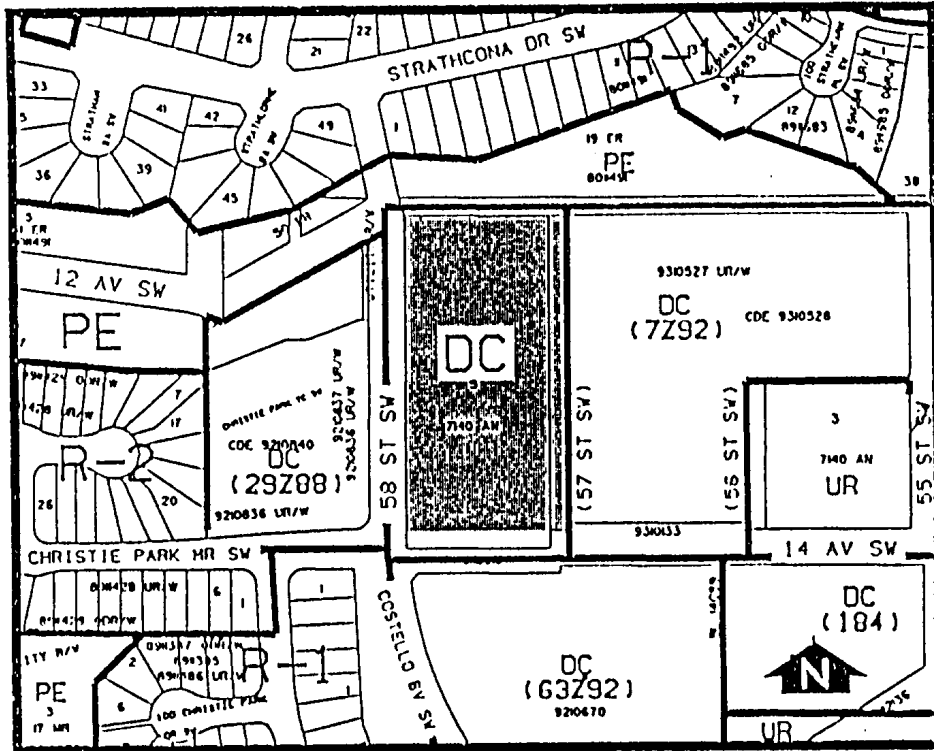


**Amendment No. 93/059**  
**Bylaw No. 106Z93**  
**Council Approval: 20 December 1993**

**SCHEDULE B**



1. Land Use

The land use shall be for a comprehensively designed residential development consisting of semi-detached dwellings and townhouses.

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 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below.

a. Density

A maximum of 62 dwelling units consisting of:

- i. a minimum of 8 semi-detached dwelling units;

- ii. a maximum of 54 townhouse dwelling units.
- b. Parking
  - i. A minimum of 138 parking spaces.
  - ii. Parking shall include 8 double attached garages with front parking spaces, 30 single underdrive garages with front parking spaces and 46 surface parking spaces.
- c. Building Elevations
  - i. The height of the sub-floor level of the buildings shall not exceed the geodetic datum information shown on the site plan presented to City Council.
  - ii. The height of the roof peak of the buildings above the sub-floor level shall not exceed the following heights by more than 150 mm:
    - A. 4.98 metres for the semi-detached dwellings; and
    - B. 7.42 metres for the townhouses.
  - iii. A survey shall be submitted to the satisfaction of the Approving Authority verifying compliance with the above elevations.
- d. Site Grading
  - i. A detailed grading plan shall be submitted as part of a development permit application.
  - ii. The site shall be graded in a slope-adaptive manner.
- e. External Appearance
  - i. The roofing material shall consist of wooden shakes.
  - ii. The exterior walls shall consist of stucco with a brick base on the front elevation and the front portion of the side elevations and with parging on the exposed foundations.
  - iii. The fireplace chimney flues shall be boxed and finished in stucco.
- f. Fencing
  - i. A uniform screening fence shall be constructed along the south and southwest boundary of the site.
  - ii. A continuous chain link fence shall be constructed along the north boundary of the site and the top of the bank of the ravine.
- g. Ravine Conservation
  - i. The ravine shall be retained in a natural state to the satisfaction of the Approving Authority.

- ii. Buildings shall be set back a minimum of 6.0 metres from the top of the bank of the ravine.

- h. Emergency Vehicle Access

The emergency vehicle access shall:

- i. be constructed of turfstone material and landscaped throughout;
- ii. be prominently signed for emergency purposes only;
- iii. contain removable barriers to prohibit drive-through traffic.

- i. East Side Screening

A continuous row of flowering deciduous trees with a minimum 50 mm caliper and mature deciduous trees with a minimum 85 mm caliper shall be planted along the east boundary of the site.

- j. 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 the site layout, built form, grading, landscaping and architectural appearance of the development conforms substantially to plans and renderings submitted to City Council during their consideration of the by-law.