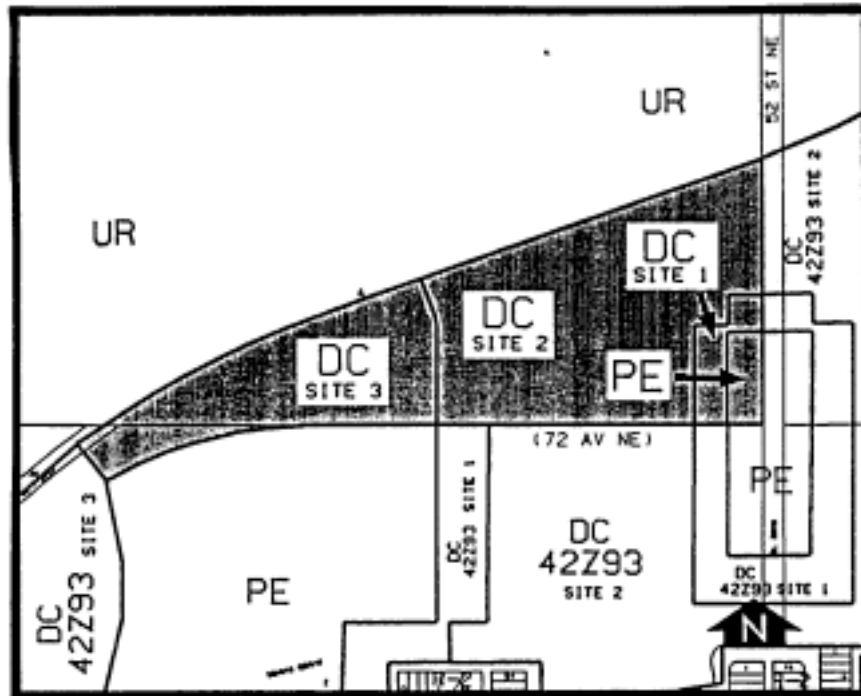


Amendment No. 93/090
Bylaw No. 15Z94
Council Approval: 17 October 1994

SCHEDULE B



Sites 1 and 2 (6.27 ha ± (15.50 ac ±))

1) Land Use

The Permitted and Discretionary Uses of the RS-1 Residential Low Density District 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 RS-1 Residential Low Density District shall apply unless otherwise noted.

a) Lot Width

i) Site 1 Lots

A minimum of 9.8 metres except that a minimum of 8.5 metres may be provided where a minimum of 9.8 metres averaged over all DC(RS-1) Site 1 lots within a plan of subdivision is maintained.

Site 2 Lots

A minimum of 9.2 metres, except that a minimum of 8.0 metres may be provided where a minimum of 9.2 metres averaged over all DC(RS-1) Site 2 lots within a plan of subdivision is maintained.

- ii) A maximum of 11.9 metres, except a maximum of 13.7 metres where a lot is a corner lot.
- iii) Notwithstanding Subsection 2)a)ii) above, a lot shall not be considered to be over width where:
 - (A) the width of a utility right-of-way running parallel to a side property line is included; or
 - (B) a non-rectangular lot exceeds 11.9 metres in width but does not exceed 11.9 metres in lot frontage.
- iv) For the purposes of determining average lot width in accordance with Subsection 2)a)i) above, lots exceeding 11.9 metres in width shall be deemed to be 11.9 metres in width.

b) Lot Depth

The minimum lot depth shall be 30.4 metres.

c) Lot Area

The minimum lot area shall be 258 square metres.

d) Lot Coverage

- i) A maximum of 45 percent which shall include:
 - A) the dwelling, private garage, connecting structures between the dwelling and private garage and accessory buildings; or
 - B) the dwelling and a minimum area of 37 square metres to enable accommodation of a possible future double garage.
- ii) Notwithstanding subsection 2(d)(i) above, where the dwelling is not a two storey structure, the maximum shall be 50 percent.

e) Front Yard

A minimum depth of 3 metres.

f) Private Outdoor Amenity Space

A private outdoor amenity space shall be provided at the rear of each dwelling unit at or below the floor level of the first storey and it shall have a minimum area of 25 square metres and a minimum dimension of 5 metres. This amenity space shall exclude the 37 square metres of land set aside for the parking pad or the potential future double garage thereon.

g) Architectural Coordination of Initial Building

i) The developer shall submit a development permit for the architectural guidelines to the City for approval with each tentative plan. The guidelines shall ensure interest and a sense of individuality while maintaining a continuity to the streetscape by at least including provisions for the following:

A) Streetscape

Show a variety of house types and lot sizes.

B) Corner Lots

I) Only bungalows, splits or bi-levels are to be built on corner lots with the front yard set back greater than the adjoining lot.

II) The side elevation facing the street is to be consistent with the front elevation in terms of detailing and shall provide visual interest by the provision of details such as windows, entries, trim and shutters.

C) Transition

Transition from one home style to another is to be made smoothly, such as a split or bi-level between a two-storey and bungalow.

D) Variety

I) No two homes are to have same elevations within three lots of each other on the same street and within two lots of each other across the street.

II) A variety of two-storey, split, bi-level and bungalows are to be used throughout the subdivision.

E) Roofs

Roof lines are to be varied along the street through the use of such designs as hip, gable and cottage styles.

F) Colours

Colours for roofs, siding and trim and corners are to be consistent with the architectural themeing.

h) Parking

Notwithstanding Section 18(2), a minimum of two on-site parking spaces shall be provided and maintained for each dwelling unit. A single garage with a driveway of sufficient size to accommodate a parking space shall constitute 2 parking spaces. At minimum a compacted gravel pad sufficient to accommodate 2 parking spaces shall be provided on each lot concurrent with the construction of the dwelling.

i) Accessory Buildings

- i) Notwithstanding Section 20(5)(e), the minimum separation between a private garage, excepting a tandem garage, and the principal building shall be 5 metres.
- ii) When constructed, private garages are to conform to the main building in terms of colour and style.
- iii) A private garage which results in the lot coverage being more than 45 percent must have a low profile roofline being no greater than 4/12 pitch, and shall be a maximum of 37 sq m in area.

j) Development Plans

- i) Approval of this application does not constitute approval of the required development permit application for the architectural guidelines as set out in section g)i) above. A development permit shall be submitted for each tentative plan area solely to approve the architectural guidelines for the area.
- ii) Following initial development of an area any subsequent redevelopment shall require a development permit.

ii) Site 3 2.53 ha ± (6.25 ac ±)

1) Land Use

The Permitted and Discretionary uses of the RM-4/75 (Residential Medium Density Multi-Dwelling District) 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

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

a) Density

The maximum number of residential units (including senior citizens housing) shall not exceed 125 over the entire site.

b) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the approving authorities as part of a development permit application.