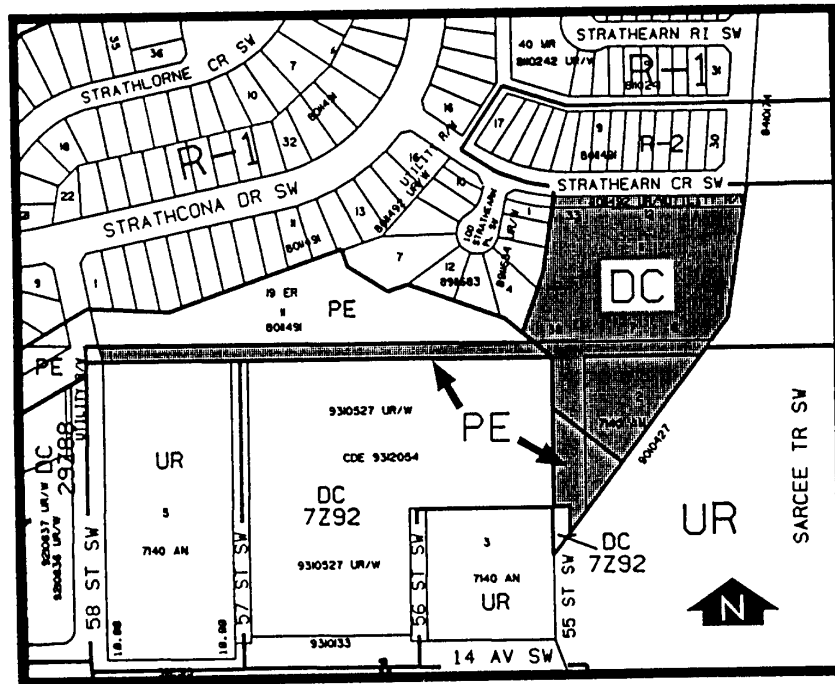


Amendment No. 93/098
Bylaw No. 27Z94
Council Approval: 22 March 1994

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively-designed bungalow-style residential project comprised of single detached dwellings and semi-detached dwellings 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 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below.

a. Density

A maximum of 34 dwelling units.

b. Building Heights

- i) A maximum of 1 storey in the front not exceeding 2.7 metres measured from grade to the eaveline.

- ii) A maximum of 2 storeys in the rear not exceeding 5.1 metres measured from grade to the eaveline.

c. Landscaping and Amenity Space

- i) Privacy and outdoor amenity space shall be provided for each dwelling unit on the site through suitable spacing between the dwellings and the provision of landscaping with particular attention paid to any internal dwellings within the site.
- ii) At the development permit stage, a landscaping plan shall be submitted which demonstrates the provision of privacy and outdoor amenity space to the satisfaction of the approving authority.

d) Building Elevations

The maximum elevation of any building on the lands to be purchased from the City within the site shall not exceed the following geodetic datum figures by more than 150 mm:

- i) 1164.1 m for the sub-floor of any building;
- ii) 1170.1 m for the roof peak of any building.

e. Development Plan

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.