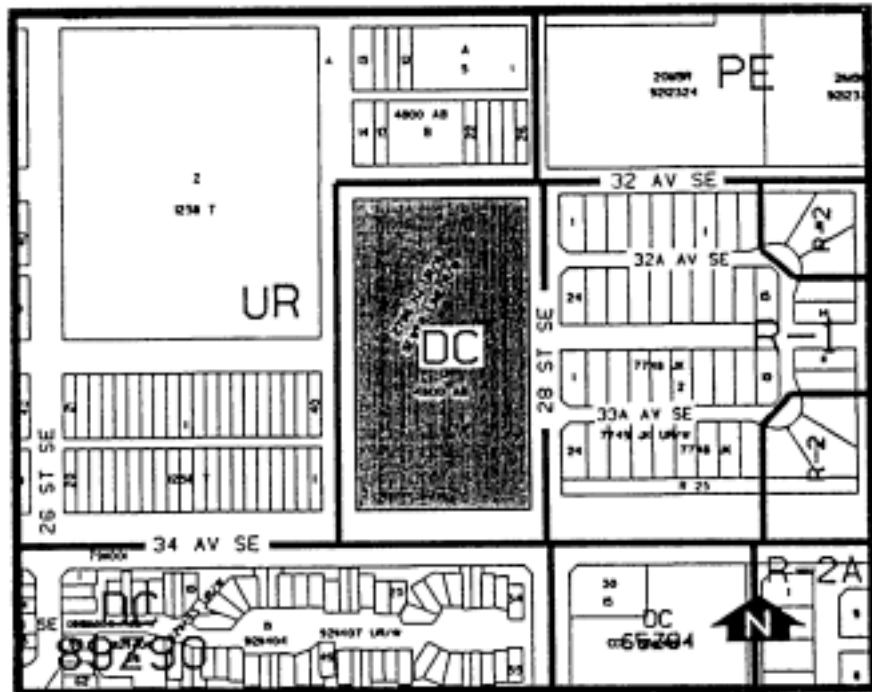


Amendment No. 93/124
Bylaw No. 45Z94
Council Approval: 18 July 1994

SCHEDULE B



1. Land Use

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

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 District shall apply unless otherwise noted below.

a) Density

The maximum number of dwelling units shall be 55 calculated on a density of 11.5 units per net acre.

b) Building Height

All buildings shall be a maximum height of one storey.

c) Vehicular Access and Egress

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority and may be restricted to 28 Street at the alignment of 33A Avenue or the walkway north of 33A Avenue.

d) Parking

A minimum of two on-site parking stalls shall be provided for each dwelling unit. In addition, visitor and recreational vehicle parking shall be provided to the satisfaction of the Approving Authority.

e) Transit

An architecturally compatible transit patron waiting facility is to be provided adjacent to 34 Avenue to the satisfaction of the Approving Authority.

f) Landscaping

A minimum of 40 percent of the site plus all adjoining City boulevards shall be landscaped. A detailed landscaping plan shall be submitted to the Approving Authority as part of a development permit application and this plan shall indicate how a sense of privacy in outdoor amenity areas is to be achieved.

g) Fencing, Landscaping and Garbage Storage

Fencing, landscaping and garbage storage shall be to the satisfaction of the Approving Authority.

h) Garbage Storage

Garbage enclosures shall be integrated with the building and visually screened from all adjacent sites and public thoroughfares.

i) 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 paying particular attention to showing sensitivity to the impact of double garages on the streetscape.