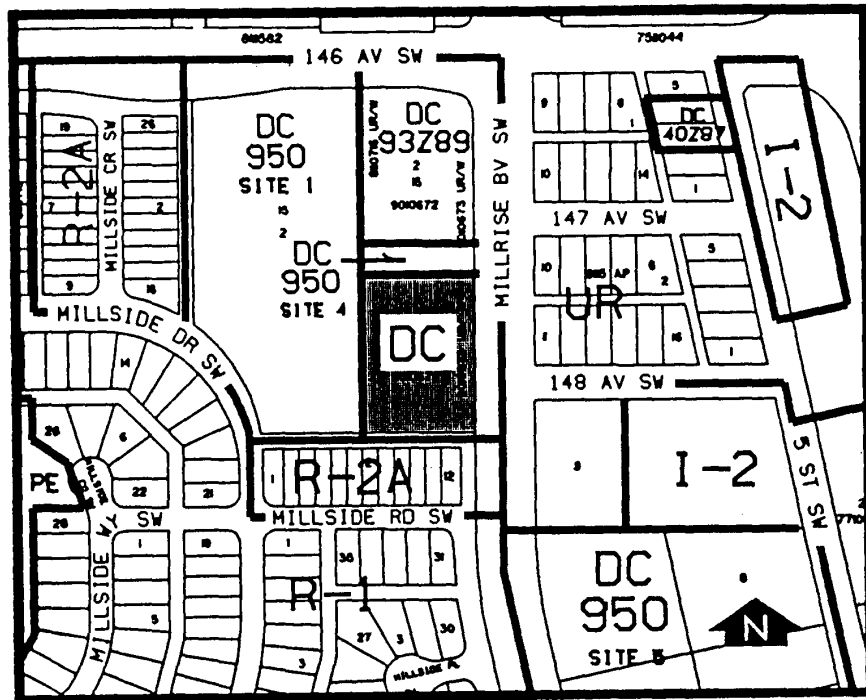


Amendment No. 94/024
Bylaw No. 51Z94
Council Approval: 20 June 1994

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed 27 unit townhouse development only, development of which may be phased.

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) Parking

All parking other than visitor parking shall be provided within garages.

b) Vehicular Circulation

The internal vehicular circulation system shall be a one-way loop road.

c) Yards

The five units abutting the northerly property line shall be set back a minimum of 6 metres and a maximum of 8 metres.

d) Fencing and Landscaping

A uniform screening fence shall be provided around the site with appropriate landscaping to reinforce the screening function.

e) Pedestrian Circulation

A pedestrian circulation system shall be provided around the internal periphery of the site connecting the common amenity areas and the entranceway, and may be included within any minimum required yards.

f) Private Amenity Areas

Private amenity areas in the form of at grade courtyards with a minimum area of 17 m² ± shall be provided for each unit.

g) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans including building design, finishing materials and landscaping shall subsequently be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure that the site plan substantially conforms to the plan submitted to City Council during their consideration of this by-law.