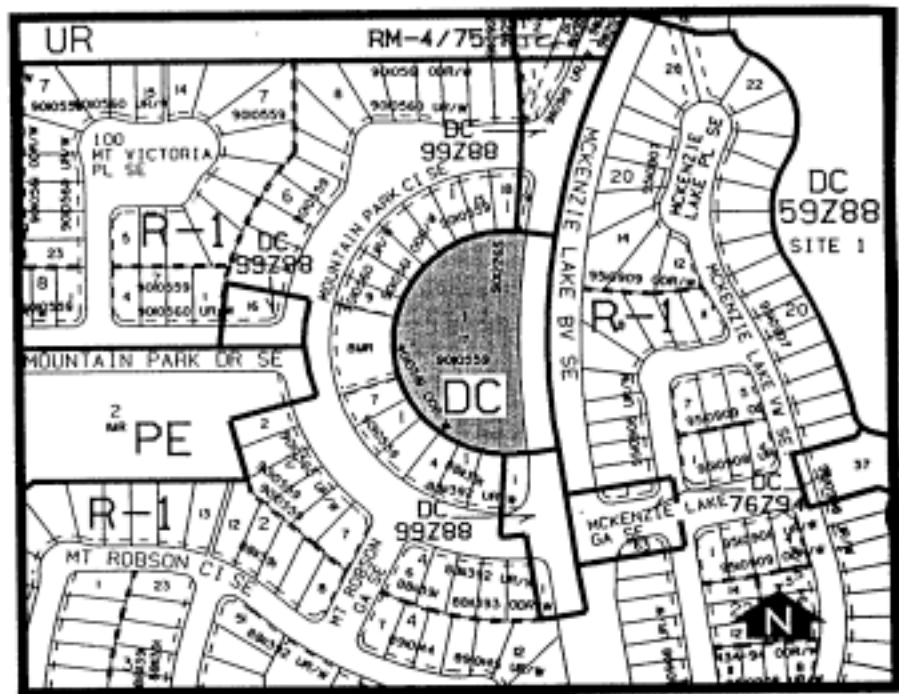


Amendment No. 95/089
Bylaw No. 41Z96
Council Approval: 20 May 1996

SCHEDULE B



1. LAND USE

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

2. DEVELOPMENT GUIDELINES

The General Rules for Residential Districts contained in Section 20 of Bylaw 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 18 single-detached dwellings.
- b) Building Height

- i) A maximum of one storey not exceeding 7.5 metres at the roof peak.
 - ii) No walkout basements shall be allowed.
- c) Parking
 - A minimum of four parking spaces per unit.
- d) Exterior Finish
 - The exterior finish of the dwellings shall consist of:
 - i) a stucco building facade,
 - ii) a wooden shake roof.
- e) Yards
 - i) A minimum of 7.5 metres from the rear of a building to a property line.
 - ii) A minimum of 3.0 metres from the side of a building to a property line.
- f) Building Separation
 - i) Where the sides of dwellings interface, the building separation shall be:
 - (A) a minimum of 1.2 metres;
 - (B) a minimum average of 2.4 metres for dwellings backing onto adjacent single-detached lots;
 - (C) a minimum average of 2.0 metres for dwellings backing onto McKenzie Lake Boulevard SE;
 - (D) a minimum of 3.25 metres at the rear of dwellings backing onto adjacent single-detached lots.
 - ii) Where a dwelling fronts onto a private internal road, the minimum building separation from the boundary of the road shall be 3.0 metres except for any front drive garage which shall be setback a minimum of 5.9 metres from the private road.
- g) Perimeter Fencing
 - i) A screening fence or a sound attenuation fence, if required, shall be constructed along the boundary of the site.
- h) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application. In considering such an application the Development Authority shall ensure that the proposal conforms substantially to the plans and renderings submitted to City Council during its consideration of this Bylaw.