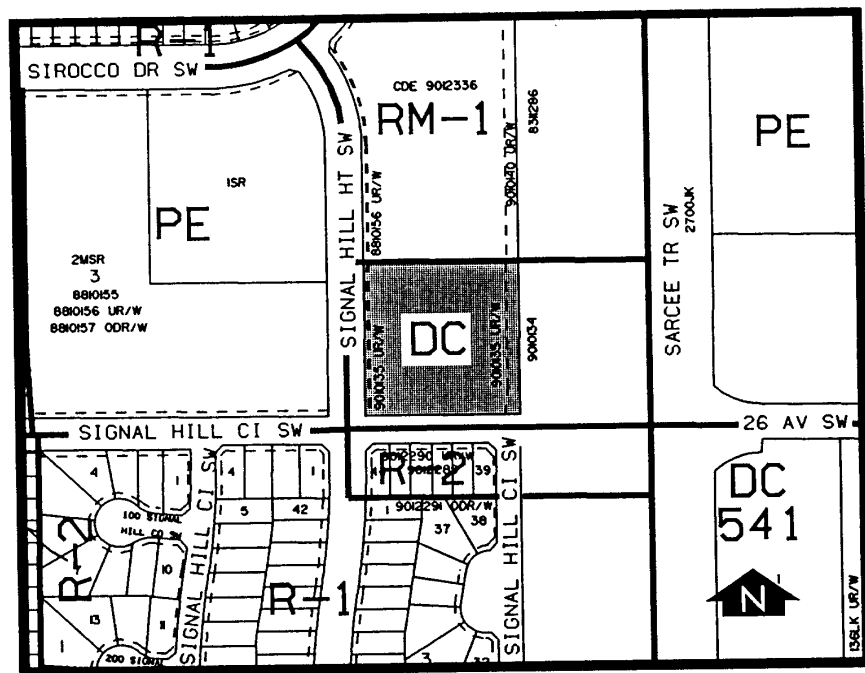


Amendment No. 96/046
Bylaw No. 57Z96
Council Approval: 22 July 1996

SCHEDULE B



1. Land Use

The permitted land use shall be for a comprehensively designed semi-detached development and class one home occupations only.
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 District shall apply unless otherwise noted below:

 - a. Density

The maximum number of dwelling units shall be 24.

b. Building Form and Height

All buildings shall be semi-detached, bungalow style with basement walk-outs and/or underdrive garages. Maximum building height including a walk-out or under-drive garage level shall be two storeys plus sloped roofs.

c. Building Finishes

The main exterior building materials shall be stucco, stoneware, roof wood shakes, or better.

d. Parking

All units shall be provided with double garages and driveways.

e. Landscaping

A minimum of 42% of the site plus all adjoining boulevards shall be landscaped. The developer shall obtain a line assignment to plant trees outside the Sarcee Trail property line to compensate for not planting trees in the adjacent utility right-of-way.

f. Development Plans

Approval of this application does not constitute an approval of a development permit. Comprehensive plans including a detailed landscape plan and any phasing of construction 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 Development Permit plans and renderings are the same or substantially similar to the plans and renderings submitted to City Council during its consideration of the Bylaw.