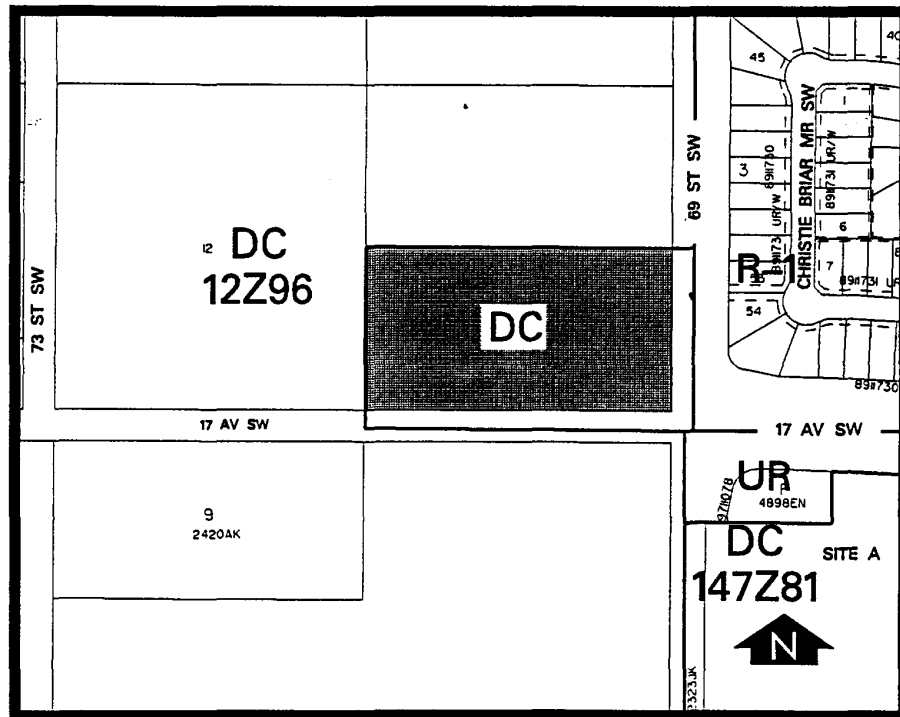


**Amendment No. 97/112**  
**Bylaw No. 96Z98**  
**Council Approval: 03 December 1999**

**SCHEDULE B**



1. Land Use

The land use shall be a comprehensively designed semi-detached residential development and ancillary uses 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 R-2 Residential Low Density District shall apply unless otherwise noted below:

a) Density

The maximum density shall be 5 units per acre, to a maximum of 22 units, based upon the gross area of the parcel, including the area of any lands dedicated or subject to a land dedication agreement for road and utility purposes.

b) Access

The developer shall enter into an agreement with the City, to the satisfaction of the City Solicitor, acknowledging that access to 17 Avenue is temporary only and shall be removed and rehabilitated, at the developer's expense, as and when a permanent access is available to the site and the Director of Transportation requires the connection to the permanent access.

c) Access Easement

A 15 metre wide public access easement shall be registered along the entire west boundary of the site.

d) Signage

The temporary access shall be appropriately signed, to the satisfaction of the Director of Transportation.

e) Height

Maximum height shall be one storey, not exceeding 3 metres at the eaveline.

f) Sound Attenuation

A noise analysis is to be submitted, prior to any development permit approval, for the residential development adjacent to 17 Avenue and 69 Street.

g) 17 Avenue and 69 Street SW

The developer is responsible for upgrading 69 Street to a major road standard and 17 Avenue to a major road standard with a six-lane cross-section and provision for LRT. Concurrent with any development permit application the developer shall execute a Land Dedication Agreement for necessary road widening setback and corner cuts for a major to major intersection.

h) 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.