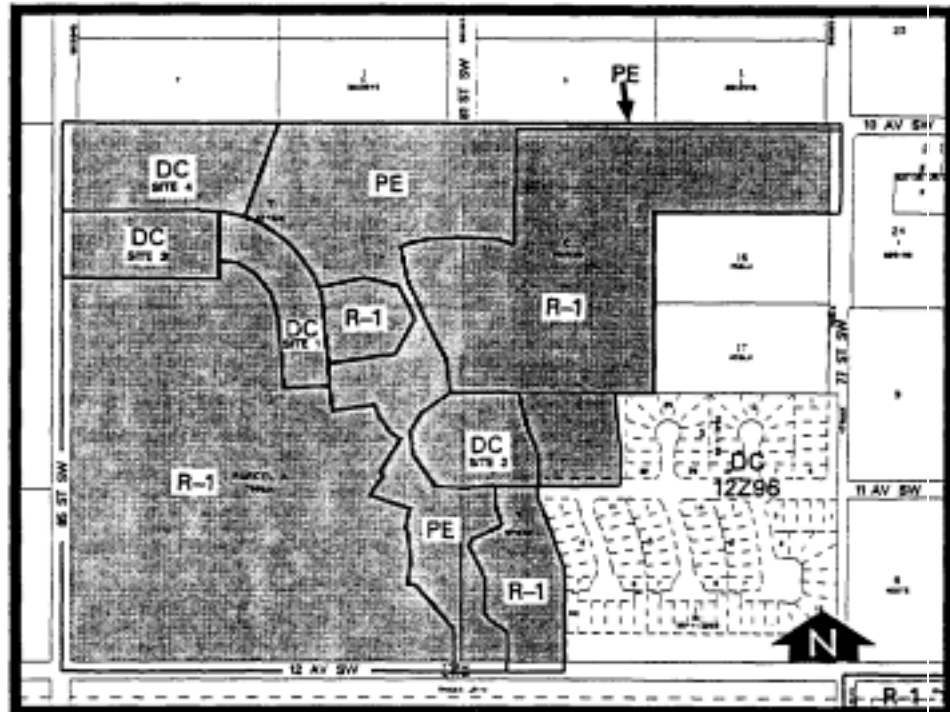


Amendment No. 98/083
Bylaw No. 26Z99
Council Approval: 1999 March 22

SCHEDULE B



Site 1 0.67 ha± (1.65 ac±)

1. Land Use

The Permitted and Discretionary Uses of the R-1A Residential Narrow Lot Single-Detached District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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-1A Residential Narrow Lot Single-Detached District shall apply unless otherwise noted below:

a. Lot Width

The minimum lot width shall be 8.4 metres.

b. Parking

All units shall have a rear access double garage with similar architectural features as the main building.

c. Building Design

The design, character and appearance of the buildings shall be compatible with and complementary to the surrounding area.

d. Development Plans

Development permits for single-detached dwellings that meet the requirements of this Bylaw shall not be required.

Site 2 1.18 ha± (2.91 ac±)

1. Land Use

The Permitted and Discretionary Uses of the R-2A Residential Low Density District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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-2A Residential Low Density District shall apply unless otherwise noted below:

a. Density

The maximum density shall be 20 units per hectare/8 units per acre.

b. Parking

All units shall have a front drive double garage.

c. Building Design

(i) The design, character and appearance of the buildings shall be compatible with and complementary to the surrounding area.

(ii) Where units back onto low density residential units the rear elevations of the units shall be compatible with the rear elevations of the low density residential units.

(iii) Where units back onto a public street the street elevation shall be of a quality and articulation compatible with the residential units across the street.

(iv) In addition to the above, the site plan and building design shall address massing, height, orientation and coverage, as required in Section 1.6.5 of the East Springbank II Community Plan.

d. Amenity Spaces

A common amenity area and linkage to the adjoining regional pathway system shall be included as part of the landscaping provision.

e. Environmentally Significant and Natural Areas

Existing environmentally significant and other natural areas shall be considered and where possible integrated into the site layout and design.

f. Development Plans

Approval of this application does not constitute an approval of a development permit. Comprehensive plans shall be submitted to the Approval Authority as part of development permit application.

Site 3 0.85 ha± (2.10 ac±)

1. Land Use

The Permitted and Discretionary Uses of the RM-1 Residential Low Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional discretionary use of semi-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

The maximum density shall be 35 units per hectare / 14 units per acre.

b. Parking

All units shall have a front drive garage.

c. Yards

Any yard abutting 85 Street shall be a minimum 7.5 metres.

d. Building Design

(i) The design, character and appearance of the buildings shall be compatible with and complementary to the surrounding area.

(ii) Where units back onto low density residential units the rear elevations of the units shall be compatible with the rear elevations of the low density residential units.

(iii) Where units back onto a public street the street elevation shall be of a quality and articulation compatible with the residential units across the street.

(iv) In addition to the above, the site plan and building design shall address massing, height, orientation and coverage, as required in Section 1.6.5 of the East Springbank II Community Plan.

e. Amenity Spaces

A common amenity area shall be provided on site as part of the landscaping provision.

f. Environmentally Significant and Natural Areas

Existing environmentally significant and other natural areas shall be considered and where possible integrated into the site layout and design.

g. Development Plans

Approval of this application does not constitute an approval of a development permit. Comprehensive plans shall be submitted to the Approval Authority as part of development permit application.

Site 4 1.61 ha± (3.98 ac±)

1. Land Use

The Permitted and Discretionary Uses of the RM-5 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, excluding single-detached and duplex 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-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

a. Density

The maximum density shall be 50 units per hectare / 20.0 units per acre.

b. Building Form

Where a building directly abuts single or semi-detached development a fourth storey shall be set back a minimum of 3 metres from the third floor elevation facade. Building mass and roof lines shall be articulated.

c. Yards

Any yard abutting 85 Street shall be a minimum 7.5 metres.

d. Building Design

(i) The design, character and appearance of the buildings shall be compatible with and complementary to the surrounding area.

(ii) Where units back onto low density residential units the rear elevations of the units shall be compatible with the rear elevations of the low density residential units.

(iii) Where units back onto a public street the street elevation shall be of a quality and articulation compatible with the residential units across the street.

(iv) In addition to the above, the site plan and building design shall address massing, height, orientation and coverage, as required in Section 1.6.5 of the East Springbank II Community Plan.

e. Amenity Spaces and Landscaping

A common amenity space shall be provided on-site as part of the landscaping provision.

f. Environmentally Significant and Natural Areas

Existing environmentally significant and other natural areas shall be considered and where possible integrated into the site layout and design.

g. Development Plans

Approval of this application does not constitute an approval of a development permit. Comprehensive plans shall be submitted to the Approval Authority as part of development permit application.