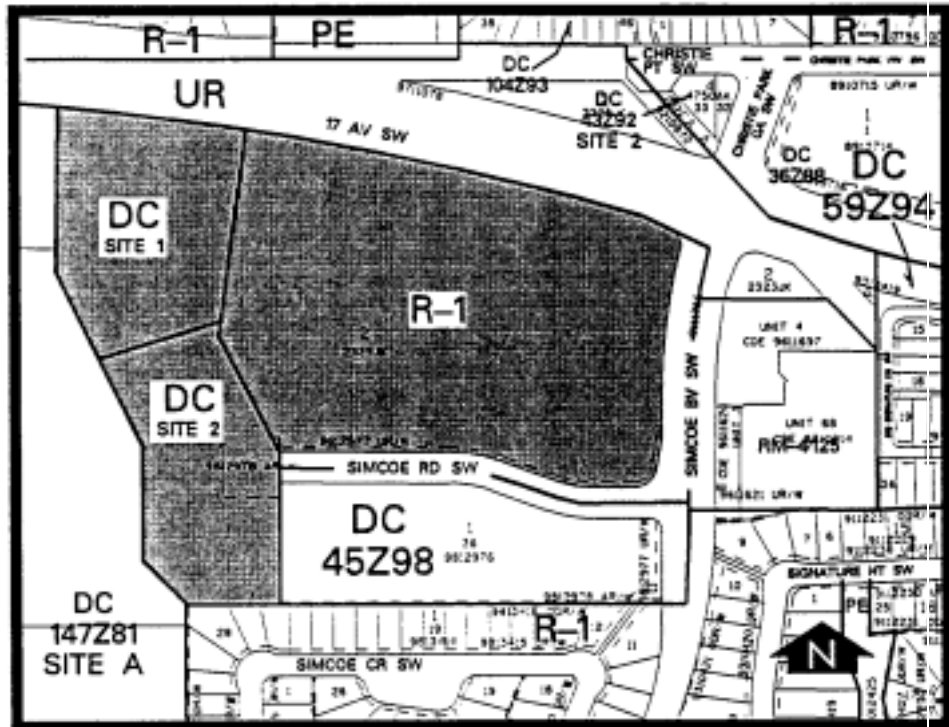


Amendment No. 98/101
Bylaw No. 38Z99
Council Approval: 05 May 1999

SCHEDULE B



Site 1 1.82 ha± (4.5 ac)

(1) Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively unless otherwise noted below:

(a) Apartment buildings shall not be allowed within 75m from the north property line along 17th Avenue.

(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-4 District shall apply unless otherwise noted below:

(a) Density

A maximum of 50 units per hectare (20 units per acre).

(b) Building Height

A maximum of two storeys not exceeding 10m to the peak within 75m from the north property line along 17th Avenue.

(c) Pedestrian Access

Pedestrian access shall be provided from the site to the Transit park-and-ride site and the regional recreation centre site to the west to the satisfaction of the approving authority.

(d) Development Plans

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

Site 2 1.53 ha± (3.78 ac±)

(1) Land Use

The Permitted and Discretionary Uses of the R-2 Residential Low Density District shall be the Permitted and Discretionary Uses respectively:

(a) excluding single-detached dwellings;

(b) including a comprehensive development (C.U.) as a discretionary use.

Note: C.U. - Certainty of Land Use Only is afforded applications that meet the requirements of Section II (2)(b).

In this bylaw, a “comprehensive development” means a development consisting of four or more dwelling units on the same parcel of land.

In this bylaw, a “site specific development” means a development consisting of one or two dwelling units only on each parcel of land.

(2) Development Guidelines

The General Rules for Residential Districts of Section 20 and the Permitted and Discretionary Use Rules of the R-2 Residential Low Density District shall apply unless otherwise noted below:

(a) Pedestrian and Vehicular Access

- (i) A public access easement shall be registered against the title of Site 2 to provide for a direct pedestrian connection for the public through the site from the end of the public roadway to the east to the regional pathway within the regional recreation centre site to the west to the satisfaction of the Development Authority.
 - (ii) A private access easement shall be registered against the title of Site 2 to allow for pedestrian and vehicular access through the site to Site 1 to the north to the satisfaction of the Development Authority.
- (b) Comprehensive Development
- (i) A minimum of 40 percent of a comprehensive development shall be landscaped.
 - (ii) Each dwelling unit within a comprehensive development shall be provided with a private outdoor amenity space in conformity with Section 20(17).
 - (iii) Section 23(3)(g) of the R-2 Residential Low Density District shall not apply to a comprehensive development.
 - (iv) A development permit application for a comprehensive development shall include a building separation plan showing the separation distance for each proposed building within the site from:
 - (A) a private internal access road/driveway;
 - (B) an adjacent building within the site;
 - (C) a property line.
 - (v) The building separation plan required under (iv) above shall demonstrate to the satisfaction of the Development Authority that the building separation distances shown equate to the building separation distances that would be achieved within a site specific development on the site where the buildings comply with the minimum yard requirements of the R-2 Residential Low Density District and the General Rules for Residential Districts of Section 20, with any private internal access road/driveway considered to be a public road for this purpose.

(c) Development Plans

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