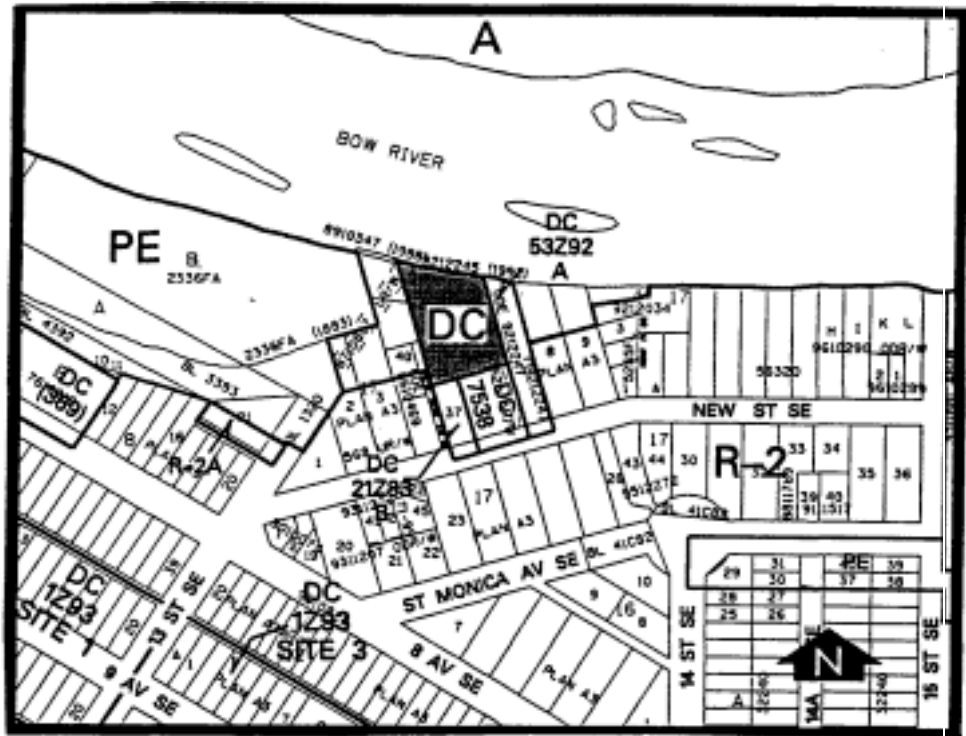


Amendment No. 99/015
Bylaw No. 49Z99
Council Approval: 21 June 1999

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of the R-1 Residential Single-Detached District 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-1 Residential Single-Detached District shall apply except as otherwise noted below:

a) Density

A maximum of three (3) single detached-dwelling units, one per bareland unit.

b) Yards

For the purpose of this bylaw, each bareland unit shall be considered a lot with respect to the application of minimum front, side and rear yard requirements at the R-1 district.

c) Parking and Access

- i) Access to the units shall be provided by an access easement along the east boundary of the lot registered on title in a manner satisfactory to the Development Authority.
- ii) The existing access easement shall be maintained or modified satisfactory to all parties, providing access to the adjacent condominium plan 9212247.
- iii) A minimum of two on-site parking stalls shall be provided per unit. On-site turning space shall be provided to the satisfaction of the Development Authority to ensure vehicles may leave the site in a forward motion.

d) Landscaping

Prior to approval of a Development Permit for the site, the developer shall submit details of how existing trees will be protected, relocated or replaced.

e) Building Form and Design

Building form and design shall be sympathetic and compatible to the Major Stewart Residence and the surrounding neighbourhood. Facade treatments should consider views from the river as well as from the street frontage.

f) Flood Protection

Prior to approval of a tentative plan or development permit for the site, the developer shall register appropriate rights of way and easements on the property, satisfactory to the City Engineer, to accommodate the development and maintenance of flood control devices adjacent to the Bow River.

g) Development Plans

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