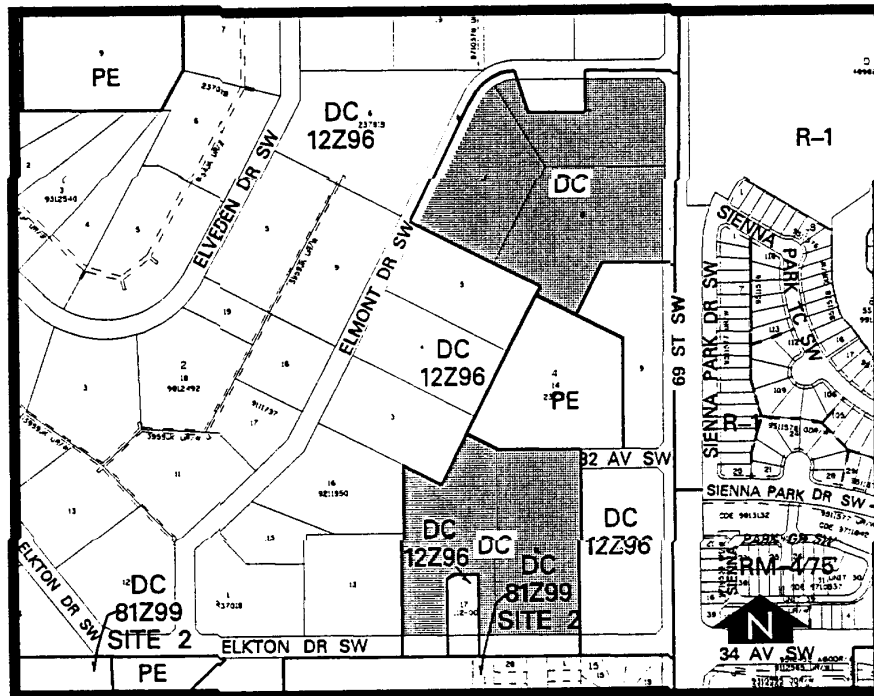


**Amendment No. 99/140**  
**Bylaw No. 65Z2000**  
**Council Approval: 03 July 2000**

**SCHEDULE B**



1) Land Use

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

a) Density

The maximum number of residential lots shall be 106.

b) Lot Width

A minimum of 15 metres except that a minimum of 13.2 metres may be provided where a minimum of 15 metres averaged over all the lots in a tentative plan is maintained.

c) Lot Area

A minimum of 420 square metres, provided that an average lot area of 495 square metres is maintained in a tentative plan.

d) Building Design

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

ii) In addition to (i) above, the site plan and building design shall address massing, height, orientation and coverage as required in Section 1.7.7 Desirable Uses and Features of the East Springbank 1 Community Plan.

e) Environmentally Significant and Natural Area

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

f) Street Lighting

Pedestrian scale street lighting standards shall be provided.

g) Walkway

A 10 metre wide north-south walkway northward from Elkton Way to the City-owned parcel to the north shall be provided.