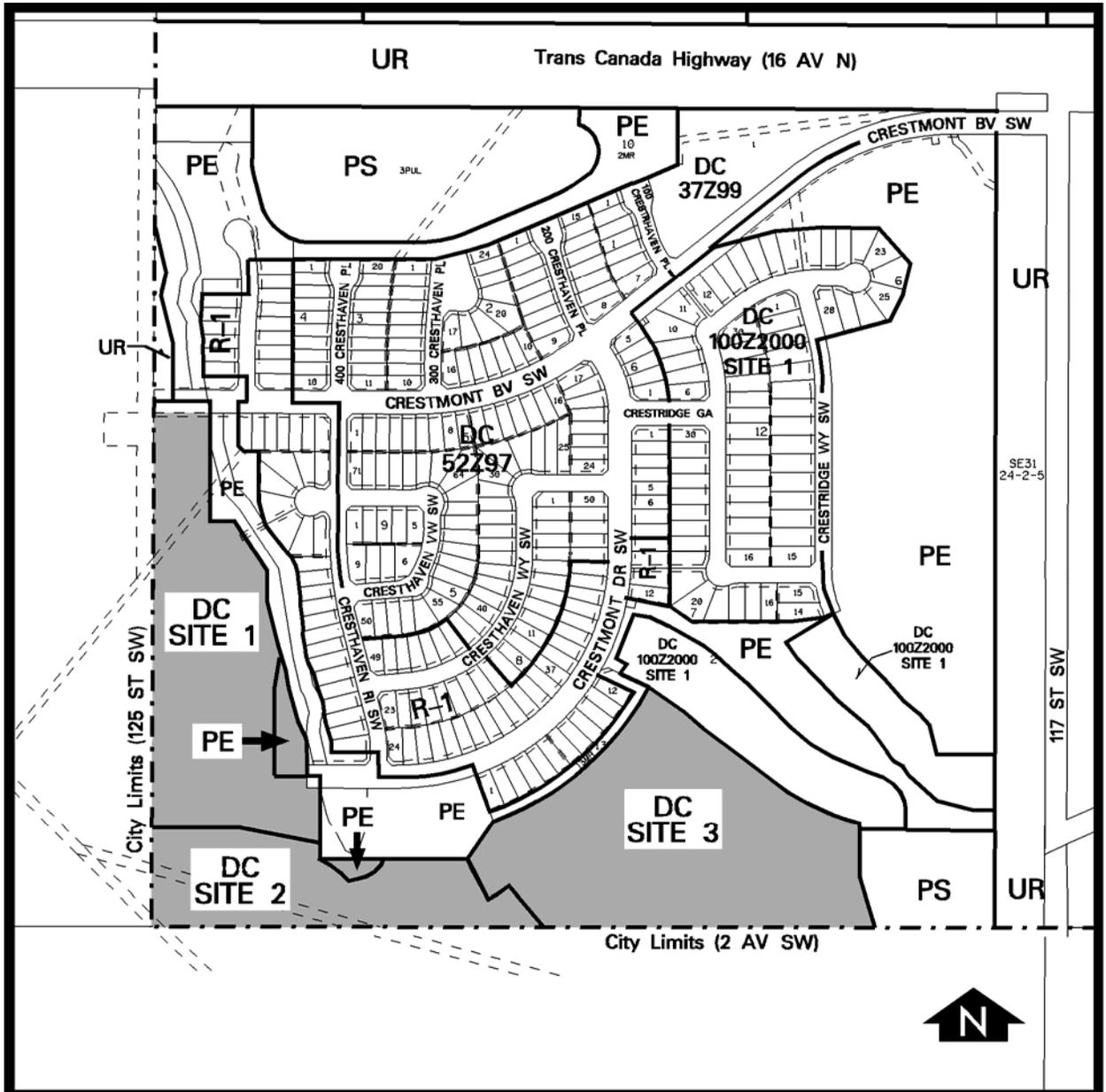


**Amendment # LOC2004-0018**  
**Bylaw # 75Z2004**  
Council Approval: January 10, 2005

**SCHEDULE B**



DC DIRECT CONTROL DISTRICT

# Amendment # LOC2004-0018

## Bylaw # 75Z2004

### SCHEDULE B

#### CONTINUED

#### Site 1 – 3.75 ha ± (9.26 ac ±)

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 shall apply to all uses and the Permitted Use Rules of the R-1 Residential Single-Detached District shall apply to Permitted Uses and the Discretionary Use Rules of the R-1 Residential Single-Detached District shall apply to Discretionary Uses unless otherwise noted below:

(a) Architectural Controls

The architectural controls shall be in accordance with the guiding principles set out in the Calgary West Area Structure Plan and shall include the following:

- (i) architectural theme;
- (ii) siting and building orientation;
- (iii) building mass and height;
- (iv) site grading;
- (v) retaining walls;
- (vi) driveways;
- (vii) roof materials;
- (viii) exterior finishes;
- (ix) colours;
- (x) landscaping; and
- (xi) design and setback variations.

(b) Development Plans

- (i) Approval of this application does not constitute approval of a development permit; and
- (ii) A development permit approval shall be required with each tentative plan which complies with the approved Concept Plan and Architectural Controls.

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## SCHEDULE B

### CONTINUED

(c) Lot Width

The minimum lot width shall be 10.9 metres and shall not be relaxed.

(d) Building Height

The maximum building height shall be 11 metres.

### **Site 2 – 2.26 ha ± (5.58 ac ±)**

1. Land Use

The Permitted and Discretionary Uses of the RR-1 Restricted 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 shall apply to all uses and the Permitted Use Rules of the RR-1 Restricted Residential Single-Detached District shall apply to Permitted Uses and the Discretionary Use Rules of the RR-1 Restricted Residential Single Detached District shall apply to Discretionary Uses unless otherwise noted below:

(a) Architectural Controls

The architectural controls shall be in accordance with the guiding principles set out in the Calgary West Area Structure Plan and shall include the following:

- (i) architectural theme;
- (ii) siting and building orientation;
- (iii) building mass and height;
- (iv) site grading;
- (v) retaining walls;
- (vi) driveways;
- (vii) roof materials;
- (viii) exterior finishes;
- (ix) colours;
- (x) landscaping; and
- (xi) design and setback variations.

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## SCHEDULE B

### CONTINUED

(b) Development Plans

- (i) Approval of this application does not constitute approval of a development permit; and
- (ii) A development permit approval shall be required with each tentative plan which complies with the approved Concept Plan and Architectural Controls.

(c) Building Height

The maximum building height shall be 11 metres.

### **Site 3 – 4.86 ha ± (12.00 ac ±)**

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 shall apply to all uses and the Permitted Use Rules of the R-1 Residential Single-Detached District shall apply to Permitted Uses and the Discretionary Use Rules of the R-1 Residential Single-Detached District shall apply to Discretionary Uses unless otherwise noted below:

(a) Architectural Controls

The architectural controls shall be in accordance with the guiding principles set out in the Calgary West Area Structure Plan and shall include the following:

- (i) architectural theme;
- (ii) siting and building orientation;
- (iii) building mass and height;
- (iv) site grading;
- (v) retaining walls;
- (vi) driveways;
- (vii) roof materials;

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## SCHEDULE B

### CONTINUED

- (viii) exterior finishes;
- (ix) colours;
- (x) landscaping; and
- (xi) design and setback variations.

(b) Development Plans

- (i) Approval of this application does not constitute approval of a development permit; and
- (ii) A development permit approval shall be required with each tentative plan which complies with the approved Concept Plan and Architectural Controls.

(c) Lot Width

- (i) The minimum lot width shall be 10.9 metres and shall not be relaxed; and
- (ii) Notwithstanding (c)(i) above, for lots shown on the approved outline plan that are located within 45 metres of the boundary of the Municipal District of Rockyview the minimum lot width shall be 15 metres.

(d) Building Height

The maximum building height shall be 11 metres.