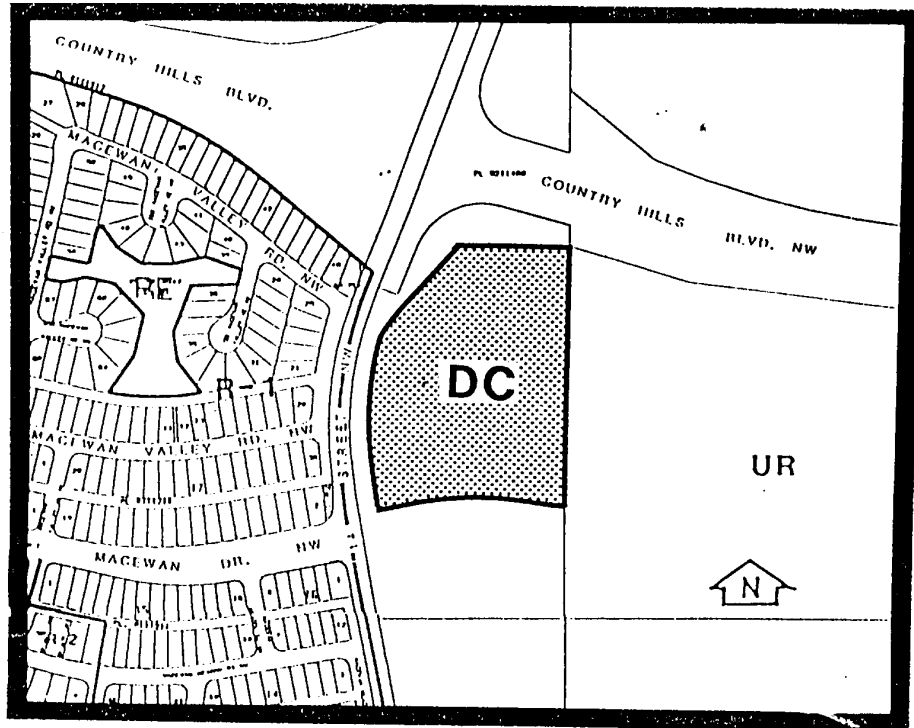


**Amendment No. 89/004**  
**Bylaw No. 20Z89**  
**Council Approval: 19 June 1989**

**SCHEDULE B**



DC (RM-1)

LAND USE

The Land shall be used for a comprehensively designed low-density residential development. The Permitted and Discretionary Uses of the RM-1 Residential Low Density Multi-Dwelling District shall apply, including single-detached and semi-detached dwellings as discretionary uses.

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 contained in Section 26 shall apply except as otherwise noted below.

- a) The maximum density of the development shall be 18 units per acre (43.38 units per hectare).
- b) The design, character and appearance of the development shall be compatible with and complementary to the surrounding area.

- c) Notwithstanding the yard requirements of Bylaw 2P80, and to accommodate visual screening along 14 Street N.W., interfacing with the residential area of MacEwan adjacent to the development, a combination of berming, landscaping, and fencing shall be provided along the west boundary of the development adjacent to 14 Street N.W., to the satisfaction of the Approving Authority.
  
- d) Approval of this application does not constitute approval of a Development Permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authority as part of the Development Permit application.