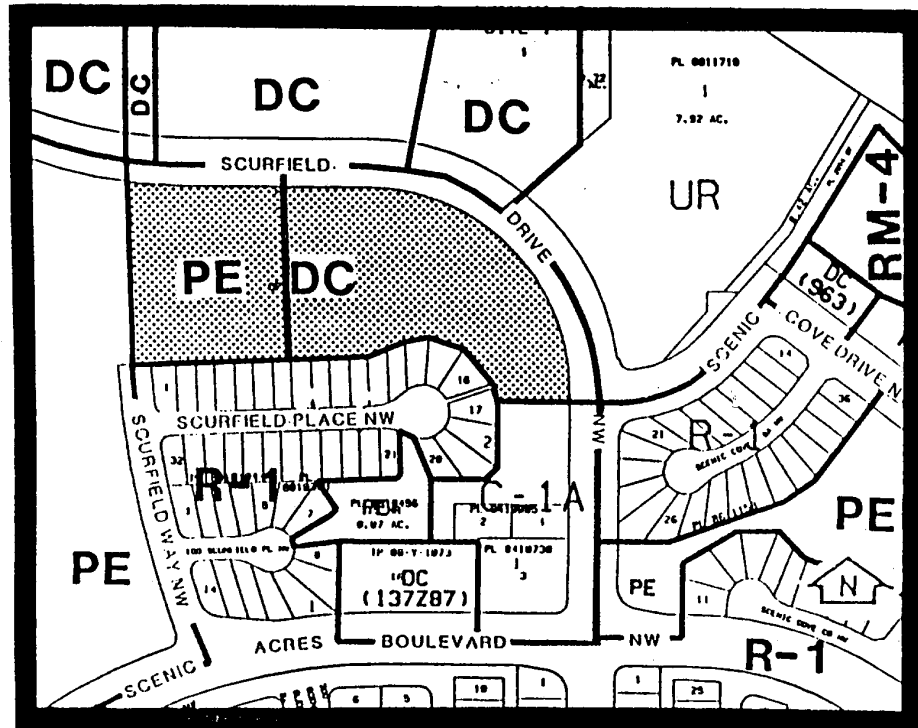


Amendment No. 89/013
Bylaw No. 63Z89
Council Approval: 09 December 1991

SCHEDULE B



1. Land Use

The permitted and discretionary uses of the RM-1 District shall be the permitted and discretionary uses respectively with the additional discretionary uses of single-detached and semi-detached dwellings.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

a) Site Layout

The location of any structures shall minimize their interface with the existing residences to the south by means of a minimum setback of 7.5 metres and north/south sloping roof lines. No parking shall be allowed in the 7.5 metre setback area.

b) Landscaping

Site landscaping shall pay particular attention to the southerly interface condition and the placement of open space areas and vegetation.

c) Building Design

The design and appearance of all structures shall complement the established character and theme of the surrounding residences and have compatible exterior finishing materials and colours and comply with the developer's established architectural program for the immediate area. Two storey maximum within the 9 metre height limit.

d) Density

The maximum density shall be 10 upa.

e) Access

All access, egress and associated turning movements related to this site shall be restricted to those designs and locations approved by the Approving Authority; however, for safety reasons, no vehicular access to the curved portion of Scurfield Drive will be permitted. A pedestrian access easement shall be registered to provide access from an existing walkway at 200 Scurfield Place to Scurfield Drive and Scenic Cove Drive. If required, shared access for the commercial site to the south shall be provided at a location and standard satisfactory to the Approving Authority.

f) Parking

Due to future parking restrictions to be placed on Scurfield Drive adjacent to this site a minimum of 200% on-site parking, as well as visitor and recreational vehicle parking, shall be provided to the satisfaction of the Approving Authority.

g) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colours, landscaping, parking and access shall subsequently be submitted to the Approving Authority as part of a Development Permit application.