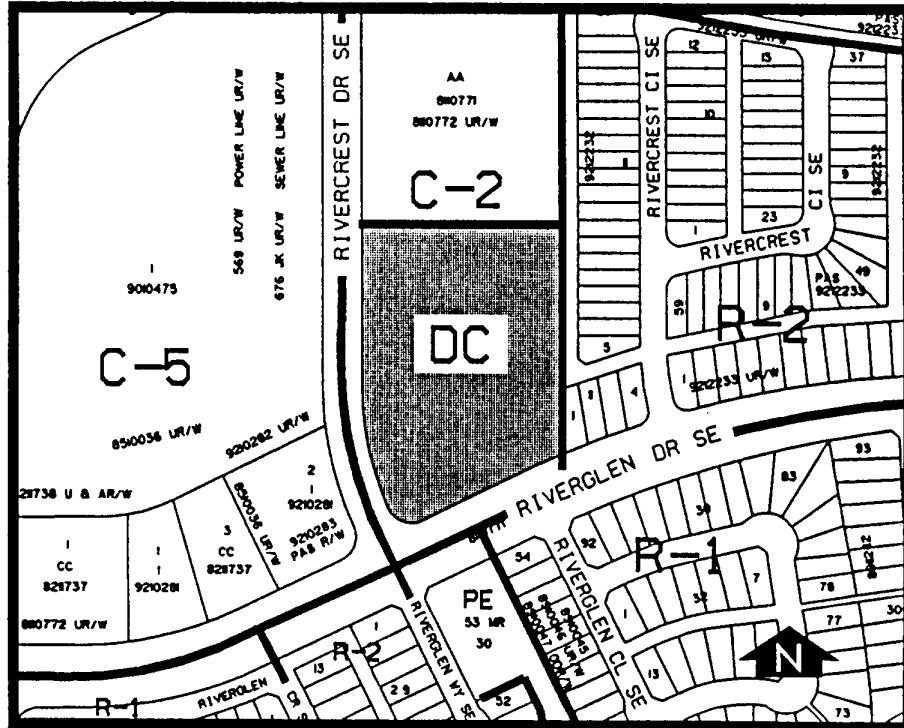


Amendment No. 93/064
Bylaw No. 103Z93
Council Approval: 15 November 1993

SCHEDULE B



1) Land Use

The land use shall be for a comprehensively designed low density residential development comprised of 20 semi-detached dwellings only.

2) Development Guidelines

a) 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.

b) Vehicular Access and Egress

No direct vehicular access or egress shall be permitted from or to Riverglen Drive S.E. and the lane abutting lots 10 through 16;

c) Driveways

Lots which are accessed from a road with a width less than 9 metres shall provide a minimum 3 metre wide driveway to the satisfaction of the Approving Authority.

d) Yards

- i) No accessory buildings or structures shall be placed on the most northerly five metres of the rear yards of Lots 1 through 10;
- ii) Where a side yard is less than 1.2 metres in width at any point, a fence shall not be constructed in the side yard or between adjacent buildings.

e) Fencing, Landscaping and Garbage Storage

Comprehensive perimeter fencing, landscaping, buffering and garbage storage shall be to the satisfaction of the Approving Authority. Particular attention should be paid to the need for landscaping and/or fencing on the rear of lots 31 to 36 with respect to the impact of these rear yards over-looking the side yards of the abutting lots to the west.

f) Parking

A minimum of 2 on-site parking stalls per dwelling unit shall be provided.

g) Signage

Signage shall be limited in size, design and location and must be compatible with the residential neighbourhood to the satisfaction of the Approving Authority.

h) Development Plans

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

- i) No residential building shall be situated closer than 2.4 metres to any other building on the site.