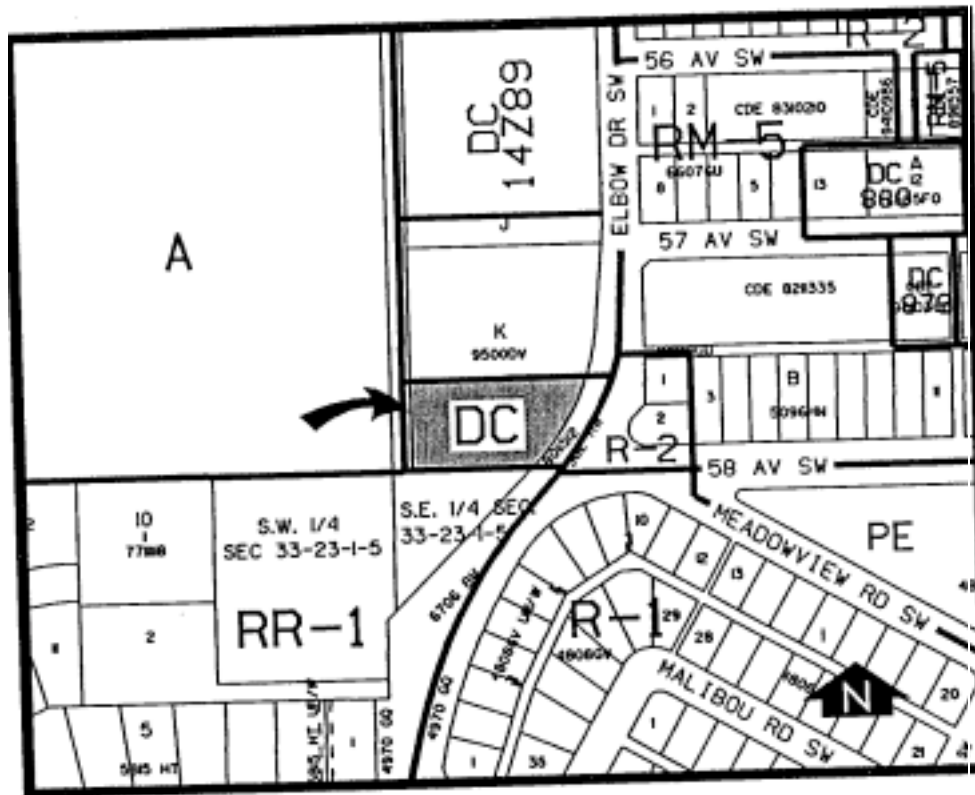


Amendment No. 94/048
Bylaw No. 61Z95
Council Approval: 12 February 1996

SCHEDULE B



1. LAND USE

The land uses shall be single-detached and semi-detached dwellings to a maximum of 4 dwelling units, in a comprehensive residential development.

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 District shall apply unless otherwise noted below.

a. Density

The maximum number of dwelling units shall be 4.

b. Landscaping and Fencing

A minimum of 58 percent of the site plus all adjoining City boulevards shall be landscaped and fenced. A detailed site plan indicating an inventory of all trees and vegetation existing at the date of application for this bylaw and indicating those to be retained/relocated shall be submitted to the Approving Authority for approval as part of a development permit application.

c. Access

Access and egress to/from the site shall be aligned with the existing intersection of Elbow Drive and 58 Avenue S.W. with design details to the satisfaction of the Approving Authority. Any incremental cost for the revisions to the traffic signal shall be born by the applicant.

d. Development Plans

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 a development permit application. In considering such an application, the Approving Authority shall ensure the building design and site layout are consistent with the plans, renderings and other visual material submitted as part of this application.