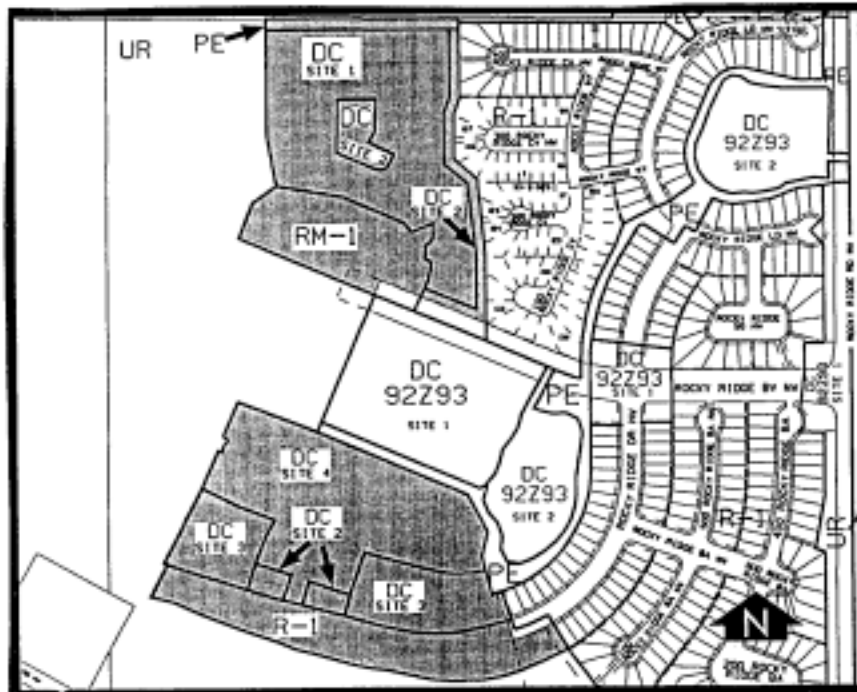


Amendment No. 96/057
Bylaw No. 1Z97
Council Approval: 21 January 1997

SCHEDULE B



SITE 1 3.951 ha+/- (9.76 ac+/-)

1. Land Use

The Permitted and Discretionary Uses of the R-1A Residential Narrow Lot Single-Detached District shall be Permitted and Discretionary Uses respectively with the exception of single-detached dwellings which shall be a Discretionary Use.

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-1A District shall apply unless otherwise noted below.

a) Lot Width

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SCHEDULE B

CONTINUED

- i) A minimum of 11.3 metres, except a minimum of 9.7 metres may be provided where a minimum of 11.3 metres averaged over all the lots within a tentative plan is maintained.
- ii) A minimum of 12.8 metres for the lots along the north boundary abutting the PE District along the NE 1/4 Section 20-25-2/5.
- b) Architectural Design
 - i) Variety

The identical house elevations may not be repeated more than every fourth house on either side of the street.
 - ii) Flankage Dwellings

The side elevation of a dwelling flanking a public/private roadway shall be consistent with its front elevation in terms of architectural detailing and shall provide visual interest through the inclusion of windows, entries, trim, dormers and shutters.
 - iii) Garages

A minimum single-car garage will be required for each residential lot.
- c) Development Plans
 - i) Approval of this application does not constitute approval of a development permit application. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. One or more development permit applications may be submitted for the comprehensive developments.

SITE 2

0.964 ha± (2.38 ac±)

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SCHEDULE B

CONTINUED

1. Land Use

The land use shall be non-commercial, privately-owned central park which may contain a stormwater detention facility, landscaped entrance features, linear open spaces and pathways and associated community and related signage only.

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of By-law 2P80, and the Permitted and Discretionary Use Rules of the A Agricultural and Open Space District contained in Section 49 shall apply unless otherwise noted below.

(a) 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 access shall subsequently be submitted to the Approving Authority as part of a development permit application.

SITE 3 1.615 ha+/- (3.99 ac+/-)

1. Land Use

The Permitted and Discretionary Uses of the R-1 Residential Single-Detached District shall be Permitted and Discretionary Uses respectively with the exception of single-detached dwellings which shall be a Discretionary Use.

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.

Development Plans

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SCHEDULE B

CONTINUED

- i) Approval of this application does not constitute approval of a development permit application. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. One or more development permit applications may be submitted for the comprehensive developments.

SITE 4 3.662 ha+/- (9.05 ac+/-)

1. Land Use

The Permitted and Discretionary Uses of the R-2 Residential Low Density District shall be Permitted and Discretionary Uses respectively with the exception of single-detached and semi-detached dwellings which shall be Discretionary Uses.

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-2 District shall apply unless otherwise noted below.

Development Plans

- i) Approval of this application does not constitute approval of a development permit application. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. One or more development permit applications may be submitted for the comprehensive developments.