

Proposed Terms Of Rezoning Agreement
Portion of NW 17-36-04-W3 Ext 14

Zoning District:

RMTN - Townhouse Residential District, subject to a Zoning Agreement.

Use of Land:

The use of land will be restricted to a Dwelling Group containing 58 dwelling units in the form of one- and two-unit dwellings.

Development Standards:

- a) Landscaping shall be completed as shown on the site plan and to the satisfaction of the Development Officer; and
- b) All other development standards shall conform to relevant Sections of the Zoning Bylaw.
- c) Parking shall be provided as per the site plan and as per Section 6 of the Zoning Bylaw.

Open / Green Space:

- a) A Municipal Reserve (linear park) is to be provided abutting 235 Rosewood Boulevard East as shown on the site plan. The following shall apply to this area:
 - I. The Municipal Reserve shall extend from the park access (municipal reserve to the north) to the rear lane;
 - II. The buffer strip shall be a minimum of 10 metres in width throughout, contain a pathway with a minimum width of 2 metres, and be landscaped; and
 - III. The “park playground” area shown on the site plan must be accessible to the public.
- b) Public Access to Struthers Park must be maintained from the development.

Other:

- a) The site must be developed substantially in accordance with the site plan attached to this report.