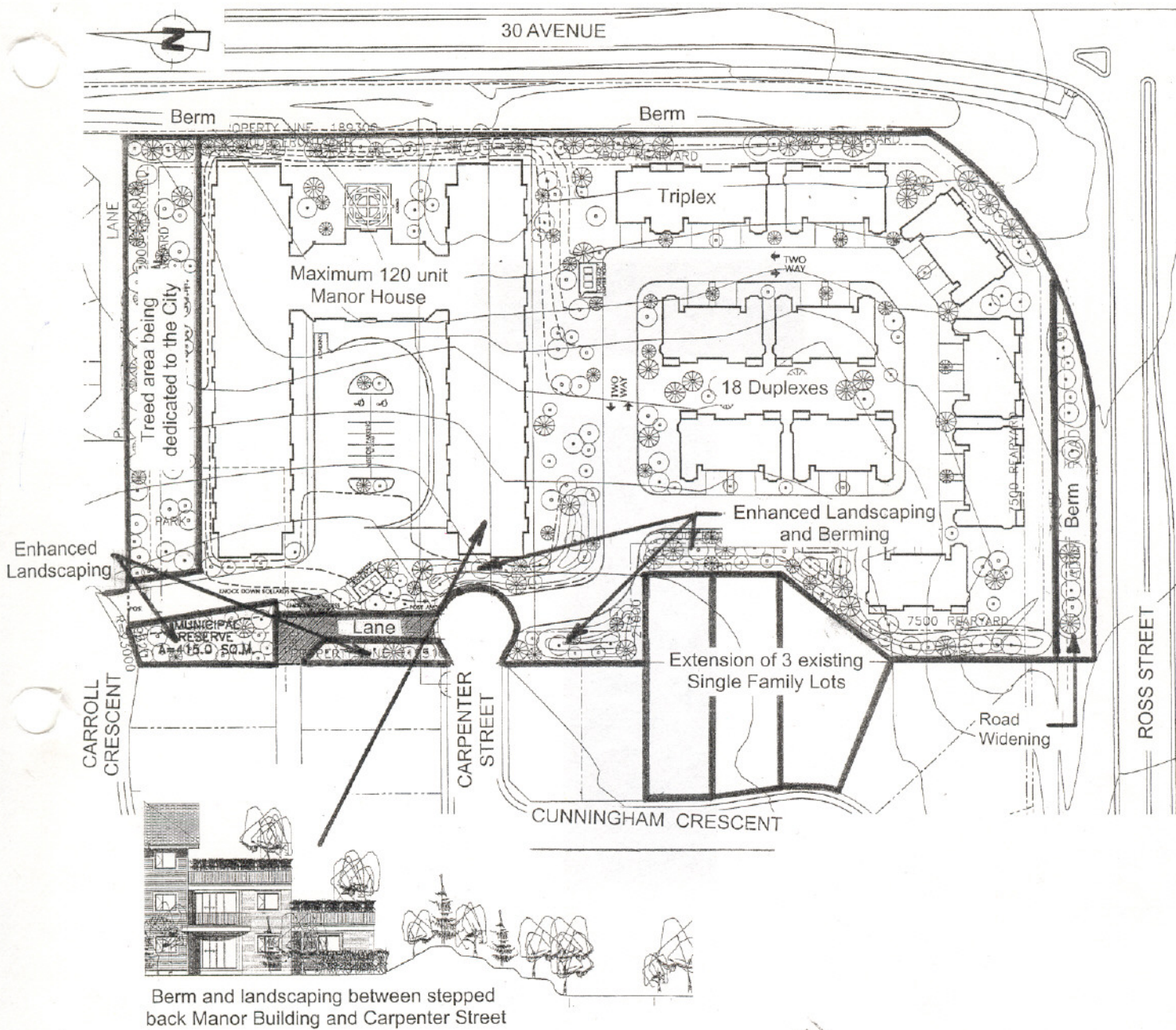


CLEARVIEW SOUTHEAST

SOUTHEAST CLEARVIEW MEADOWS OUTLINE PLAN

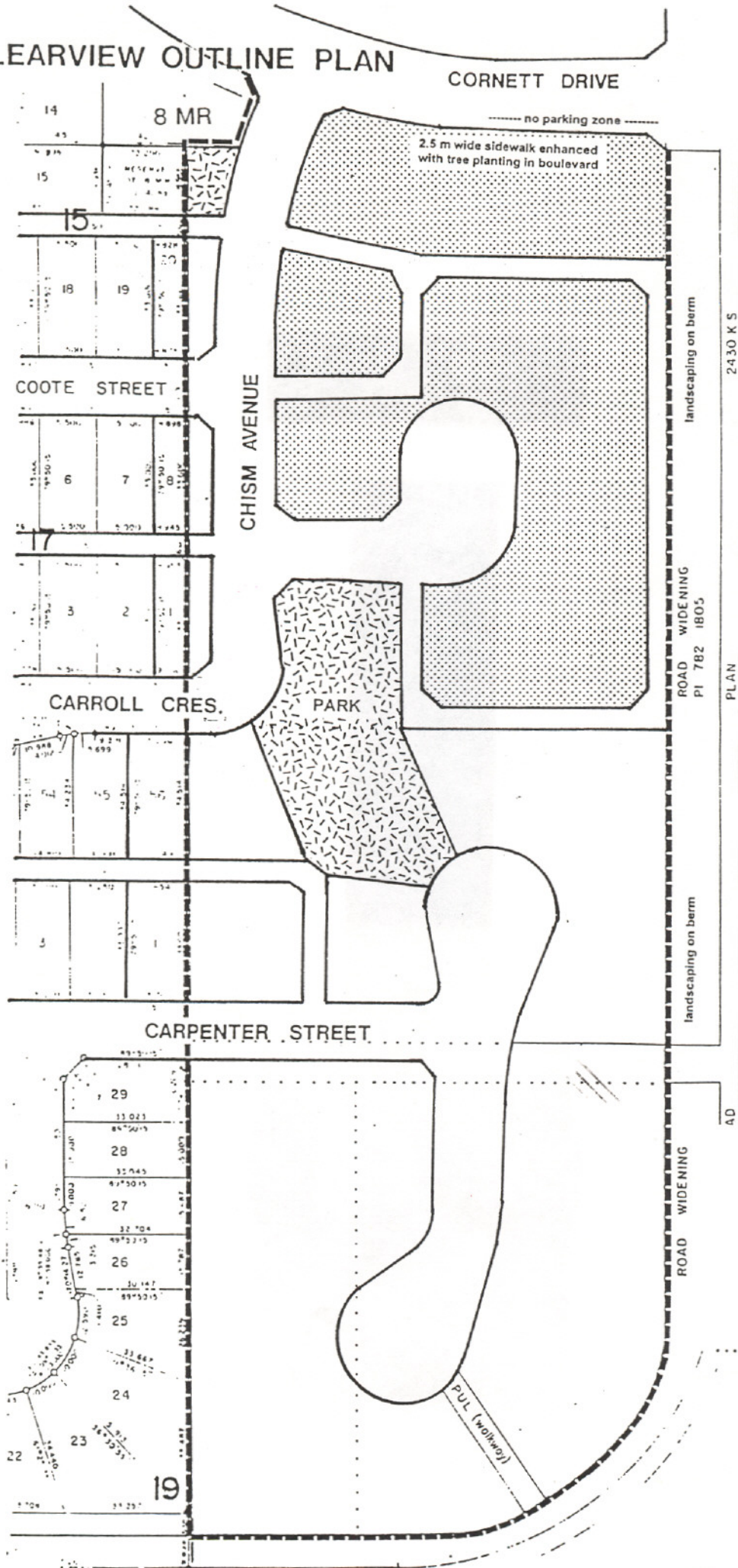


Outline Plan Approved by City Council Nov. 22, 1999

- Site rezoned to a Direct Control District permitting only this seniors' development consisting of a maximum of 141 units (120-unit manor house, 1 triplex and 18 duplex units). Above site plan and related development plans form part of Direct Control District No. 12.
- Building grades for the Manor House will be approximately at the same grade as Carpenter Street. Remainder of site will also be tied to the grades of the existing neighbourhood.
- Minimum age limit restrictions, to be enforced by a restrictive covenant, for at least one occupant per unit will be as follows:
 - i) Manor House = 60 years of age
 - ii) Duplexes/Triplex = 55 years of age
- All development standards including landscaping and parking are subject to the approval of the Development Authority.
- All proposed buildings to be set back from 30th Avenue and Ross Street a distance at least equal to the setbacks of the existing development along 30th Avenue and Ross Street.
- Space required for sufficient back/side slope cuts and/or terracing along the north and east sides of the Manor House, due to site excavation, will be subject to the approval of the Development Authority.

S. E. CLEARVIEW OUTLINE PLAN

Adopted by Council
March 11, 1996



30 AVENUE



NW 1/4 Sec 14-26-27-4

Area to be detached dwellings except as shown [stippled box] which shall be detached dwellings, duplexes or townhouses.

Existing property line