

BYLAW NO. 4065

A BYLAW OF THE CITY OF MEDICINE HAT to amend Bylaw No. 3815, the Southlands Phase 6 Conceptual Scheme; and Bylaw No. 3181, the City of Medicine Hat Land Use Bylaw.

WHEREAS the land shown on Schedule "A" to this Bylaw and legally described as Ptn. SE ¼ Sec 17; Twp 12; Rge 5; W4M, are presently designated as P1 Parks and Recreation District; R1 Single Family Residential District; R2 Low Density Residential District; R3 Medium Residential District; and TU Transportation and Utilities District in the City of Medicine Hat Land Use Bylaw;

AND WHEREAS Council wishes to adopt amendments to the Southlands Phase 6 Conceptual Scheme as shown in Schedule "A";

AND WHEREAS Council wishes to amend the Land Use Bylaw No. 3181 by re-designating the subject land as shown in Schedule "A";

AND WHEREAS Council wishes to adopt amendments to Schedule "E" of the Land Use Bylaw No. 3181;

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 and the Land Use Bylaw regarding the enactment of this Bylaw have been complied with;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on August 15, 2011 at 6:30 p.m.;

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the Southlands Phase 6 Conceptual Scheme Amendment and Land Use Amending Bylaw No. 4065.
2. Bylaw No. 3815 is amended by making the changes to the Conceptual Scheme forming part of that Bylaw as set out in Schedule "A" attached hereto and forming part of this Bylaw.
3. Bylaw No. 3181, the City of Medicine Hat Land Use Bylaw, is hereby amended by re-designating the land in the Conceptual Scheme area as shown in Appendix "B" in the Southlands Phase 6 Conceptual Scheme Amendment attached as Schedule "A" to this Bylaw.
4. Bylaw No. 3181, the City of Medicine Hat Land Use Bylaw, is hereby amended by repealing the map attached to "Pedestrian Corridor District Overlay Southlands Phase 6" in Schedule "E" and replacing it with the map as shown in Appendix "C" in the Southlands Phase 6 Conceptual Scheme Amendment attached as Schedule "A" to this Bylaw.
5. Bylaw No. 3181, the City of Medicine Hat Land Use Bylaw, is hereby amended by adding to Schedule "E" the "R-2 District Overlay Southlands Phase 6 Low Density Condominium" as shown in Appendix "D" in the Southlands Phase 6 Conceptual Scheme Amendment attached as Schedule "A" to this Bylaw.
6. This Bylaw comes into force at the beginning of the date that it is passed.

READ A FIRST TIME in Open Council on:

JUL 18 2011

READ A SECOND TIME in Open Council on:

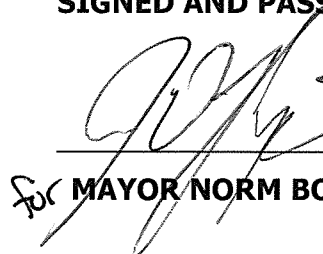
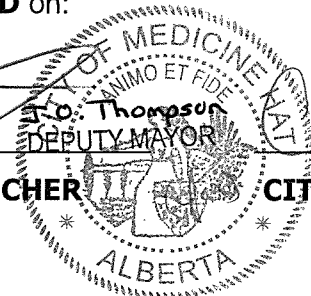
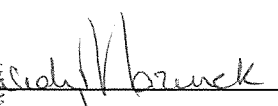
AUG 15 2011

READ A THIRD TIME in Open Council on:

AUG 15 2011

SIGNED AND PASSED on:

AUG 16 2011

  
for **MAYOR NORM BOUCHER** **CITY CLERK DAVID S. LEFLAR** **CINDY MAZUREK**
ACTING CITY CLERK

June 2011

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1. Introduction

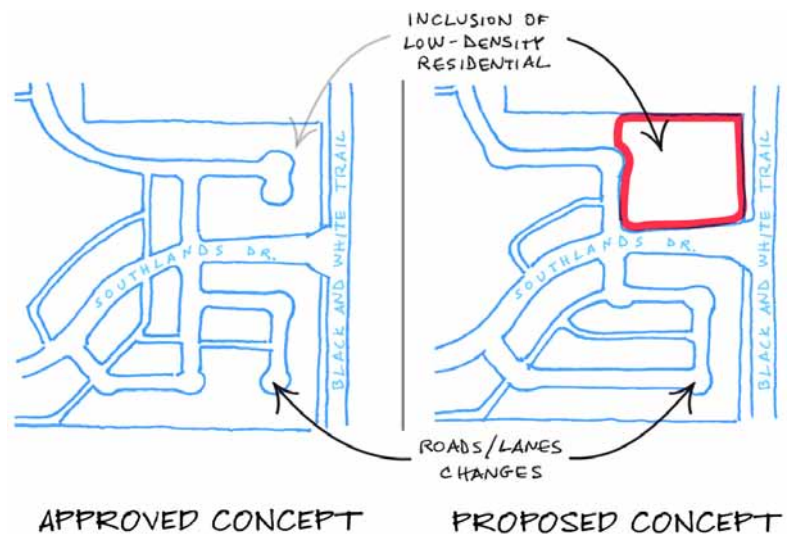
The purpose of this Conceptual Scheme amendment is to accommodate changes to the last phase of development in Southlands Phase 6. The proposed changes will improve the sustainability and viability of Phase 6C. The intent behind the changes is to provide a sustainable and vibrant development which offers residents the opportunity to live, work, play and learn within their community. Adjacent to this phase is a major commercial node providing employment opportunities within a reasonable walking distance and the extensive Southlands walking trails providing opportunities for active and passive recreation.

This amendment is generally consistent with the Southlands Area Structure Plan, and with the existing and approved previous phases of Southlands Phase 6. Thus, this amendment has no impact beyond the borders of the Southlands Phase 6C boundary. Figure 1 displays the amendment area.

Specifically this amendment is proposing the below changes to the Southlands Phase 6 Conceptual Scheme:

- The inclusion of a condo low density residential site.
- Minor land use changes.
- Reconfiguration of the local roads and lanes.
- Other minor amendments that are made only to ensure consistency with above noted changes.

The rationale for the amendments and detailed description of each of the proposed changes are examined in this amendment.



2. Rationale for Amendment

The rationales for making the above changes are explained below.

Amendment – Inclusion of a significant low density residential site.	
Rationale	<ul style="list-style-type: none">○ Address current market gap that exists in Southlands for the built form of primarily semi-detached dwellings.○ Provide a significant site that can be comprehensively planned and marketed.

Amendment – Minor Land Use Changes	
Rationale	<ul style="list-style-type: none">○ To recognise and offset the creation of the low density residential condo site, by shifting the location of the single detached and semi-detached uses to ensure the density is unchanged.○ To recognise the reconfigured local road network.

Amendment – Reconfiguration of the local roads and lanes	
Rationale	<ul style="list-style-type: none">○ To recognise the inclusion of the low density residential site.○ To improve vehicular and pedestrian connectivity.○ To recognise the market demand for small lots which require lane access.

3. Amendments

The amended Conceptual Scheme is generally consistent with the Southlands Area Structure Plan. Each of the proposed amendments are discussed below. The changes listed below are the only significant changes to the Southlands Phase 6 Conceptual Scheme the rest of the plan remains unchanged except to ensure consistency with the amendments.

Figure 2 displays the amended Development Concept.

3.11 Low Density Residential Site

An area of 1.5 ha of single detached and semi-detached uses is proposed to be changed to create a low density residential condo site. This change creates a significant site in the northeast corner of Phase 6C.

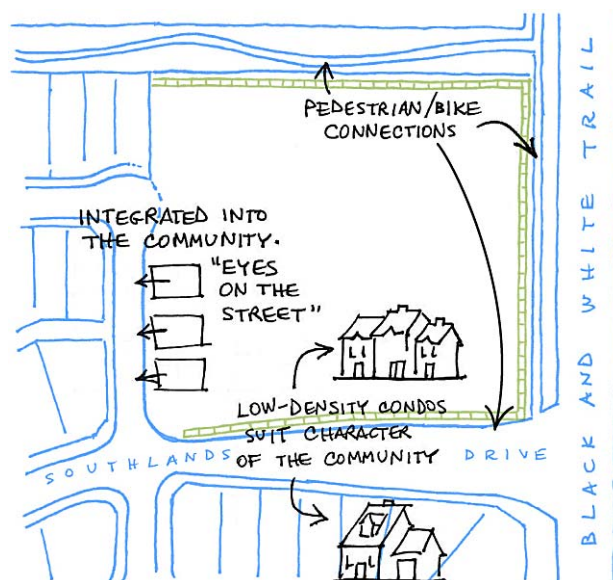
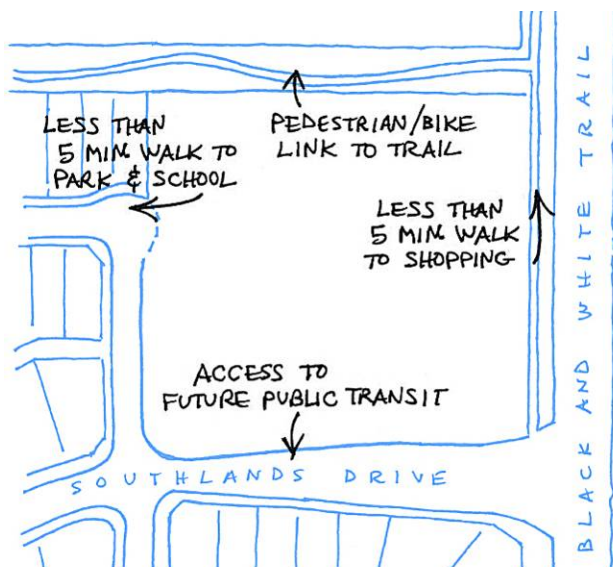
The location of the site is appropriate as it is adjacent to an arterial (Black and White Trail) and the collector (Southlands Drive). The site is south of a large commercial area (Wal-Mart) and immediately south of the regional trail corridor, and within proximity of the future school and park sites. Thus, the site is excellently located as it is adjacent to shopping/working and recreation opportunities, and served by an efficient transportation network.

It is anticipated that the built form of this site will be primarily semi-detached dwellings with the opportunity for several single detached, triplex and townhouse dwellings on the site as well.

This amendment does not change the estimated density of the Phase 6 Conceptual Scheme. Based on a maximum density of 30 units/ha it is estimated that this site will accommodate up to 45 dwelling units.

The low density residential development shall:

- Be developed within the density range of 15-30 units/ha;
- Be integrated into the community with some front doors and windows facing the adjacent local road;
- Provide pedestrian connections to adjacent trails and roads; and
- Provide a uniform community fence respecting and appropriately interfacing with adjacent uses.



Appendix A includes some concepts in sketch format. The concepts are intended to provide general guidance and understanding of the desired development forms.

3.12 Land Use Changes

The reorganization of the land uses involves the redistribution of the single detached and semi-detached uses. As noted previously the semi-detached uses within this phase are being concentrated into the low density residential site, and are being replaced by single detached uses.

A formal land use change is included as Appendix B – Land Use Bylaw Amendment.

The amended land use and population/unit projection tables are shown below. The changes to the land use and unit/population projections are essentially the same and are negligible.

Table 1 Amended Land Use Statistics

	Approved		Proposed	
	Area (ha)	% GDA	Area (ha)	% GDA
Gross Developable Area	36.9	100%	36.9	100%
Net Developable Area	36.9		36.9	
Parks and Open Space				
<i>Elementary School</i>	3.4	9.2%	3.4	9.2%
<i>Park</i>	1.0	2.7%	1.0	2.7%
Total	4.4	11.9%	4.4	11.9%
Circulation				
<i>Collectors</i>	1.9	5.1%	1.9	5.1%
<i>Locals/Lanes</i>	6.4	17.3%	6.5	17.6%
Total	8.3	22.5%	8.4	22.8%
Public Utility Lot				
<i>Stormwater Wetland</i>	2.7	7.3%	2.7	7.3%
<i>South Utility Corridor</i>	2.2	6.0%	2.2	6.0%
<i>Detention Facility</i>	0.5	1.4%	0.5	1.4%
Total	5.4	14.6%	5.4	14.6%
Residential				
<i>Single Detached</i>	11.8	32.0%	10.9	29.5%
<i>Single Detached w/accessory Suites</i>	1.6	4.3%	1.6	4.3%
<i>Semi-Detached</i>	3.8	10.3%	3.1	8.4%
<i>Low Density Residential Site</i>	0.0	0.0%	1.5	4.1%
<i>Townhouse</i>	1.6	4.3%	1.6	4.3%
Total	18.8	50.9%	18.7	50.7%
Total Developable Area	36.9	100.0%	36.9	100.0%

Note: minor discrepancies are a result of rounding.

Table 2 Amended Unit & Population Projections

	Approved				Proposed		
	Area (ha)	Units	Population		Area (ha)	Units	Population
Single Detached	13.4	268	750		12.4	248	694
Accessory Suites	1.6	32	42		1.6	32	42
Semi-Detached	3.8	133	333		3.2	112	280
Low Density Residential Site	0.0	0	60		1.5	45	113
Townhouse/Fourplex	1.6	80	160		1.6	80	160
Total	20.4	513	1,285		20.3	517	1,289

Single Detached - 20 units/ha - 2.8 people/unit

Accessory Suites - 20 units/ha - 1.3 people/unit

Semi-Detached - 35 units/ha - 2.5 people/unit

Low Density Residential Site - 30 units/ha - 2.5 people/unit

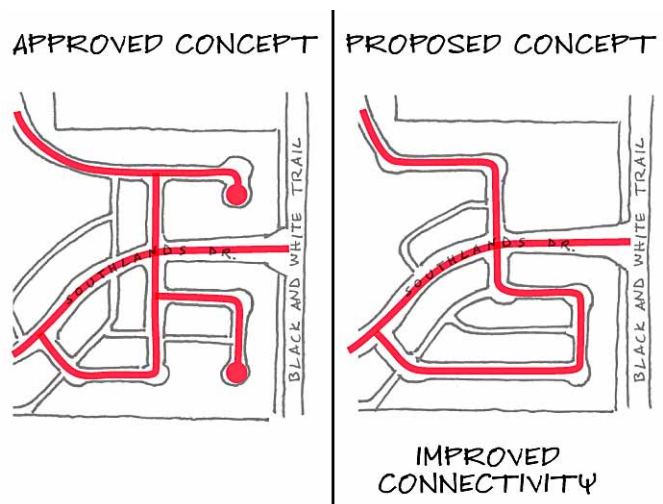
Townhouse - 50 units/ha - 2.0 people/unit

Note: estimates are based on net density (net developable area).

*Density (gross developable area) 14.0 units/ha
34.9 people/ha*

3.13 Local Roads and Lanes

The configuration of the local roads and lanes have been adjusted to recognise and accommodate the low density residential site, and to improve the vehicular and pedestrian connectivity within Phase 6C. The local road network north of Southlands Drive has been adjusted to accommodate the low density residential site. The cul de sac and short crescent south of Southlands Drive have been removed and modified to create a larger crescent. This amendment will eliminate the deadend cul de sacs and also creates the opportunity for a more efficient lot design (i.e. fewer pie lots).



The changes to the local road system will positively impact the development.

3.14 Other Changes

3.11 Servicing

Only minor changes to the servicing concept are contemplated. The changes are required to recognise the adjusted local road system. As noted previously no change in density is proposed.

The updated servicing concepts are displayed as Figures 4, 5, and 6.

3.12 Pedestrian Corridor District Overlay

The Pedestrian Corridor District Overlay is amended to ensure consistency with the above mentioned changes (primarily the local road changes) and to address approved changes that have occurred in Southland Phase 6B. Only the location of the overlay is amended; the content of the overlay will remain unchanged.

The amended figure for the Pedestrian Corridor District Overlay is displayed in Appendix C.

3.13 R2 Low Density Residential District Overlay

A new district overlay accompanies this conceptual scheme amendment and is located in Appendix D. The district overlay is required to ensure the density and land use is customised and appropriate to the Southlands Phase 6C site.

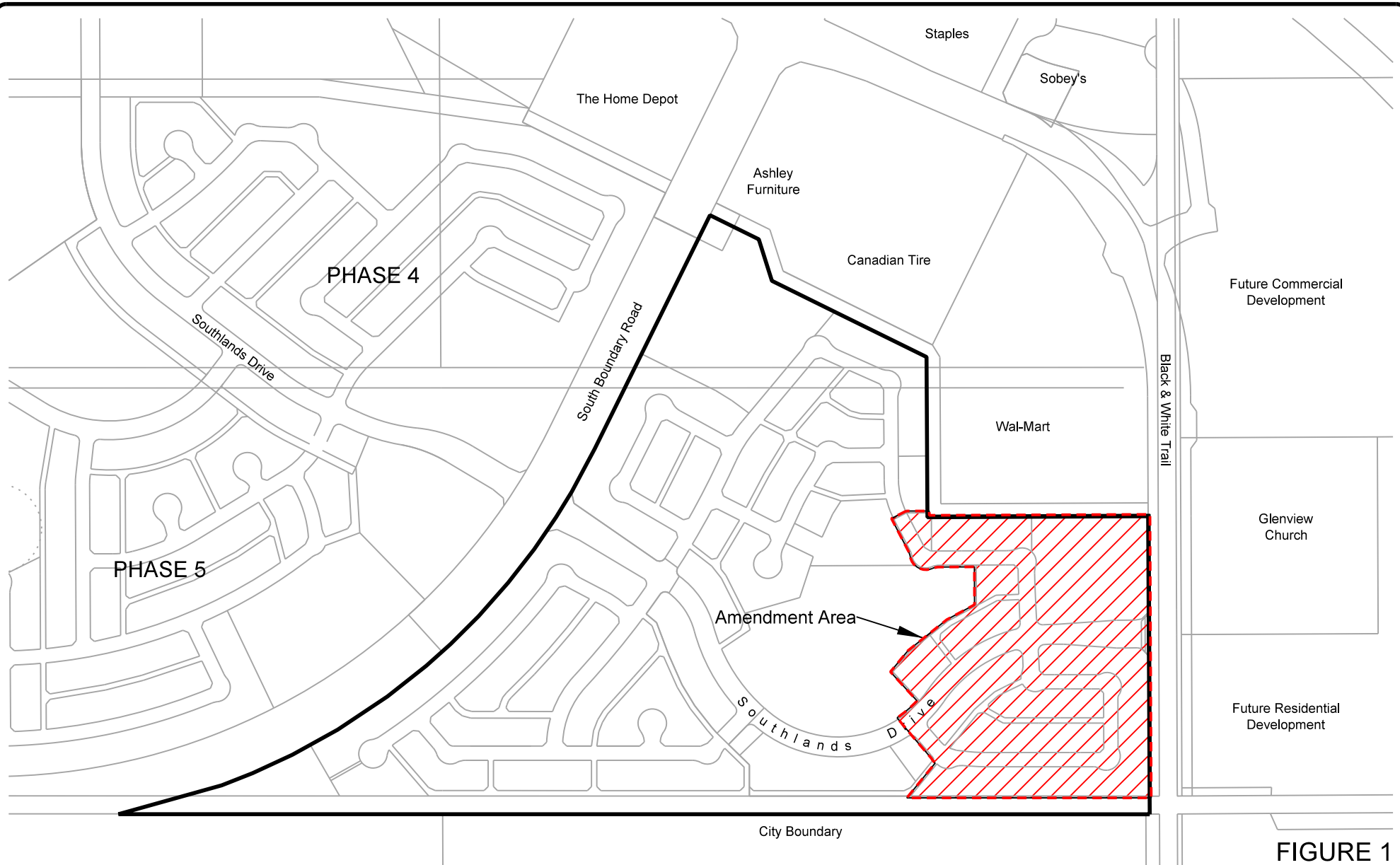


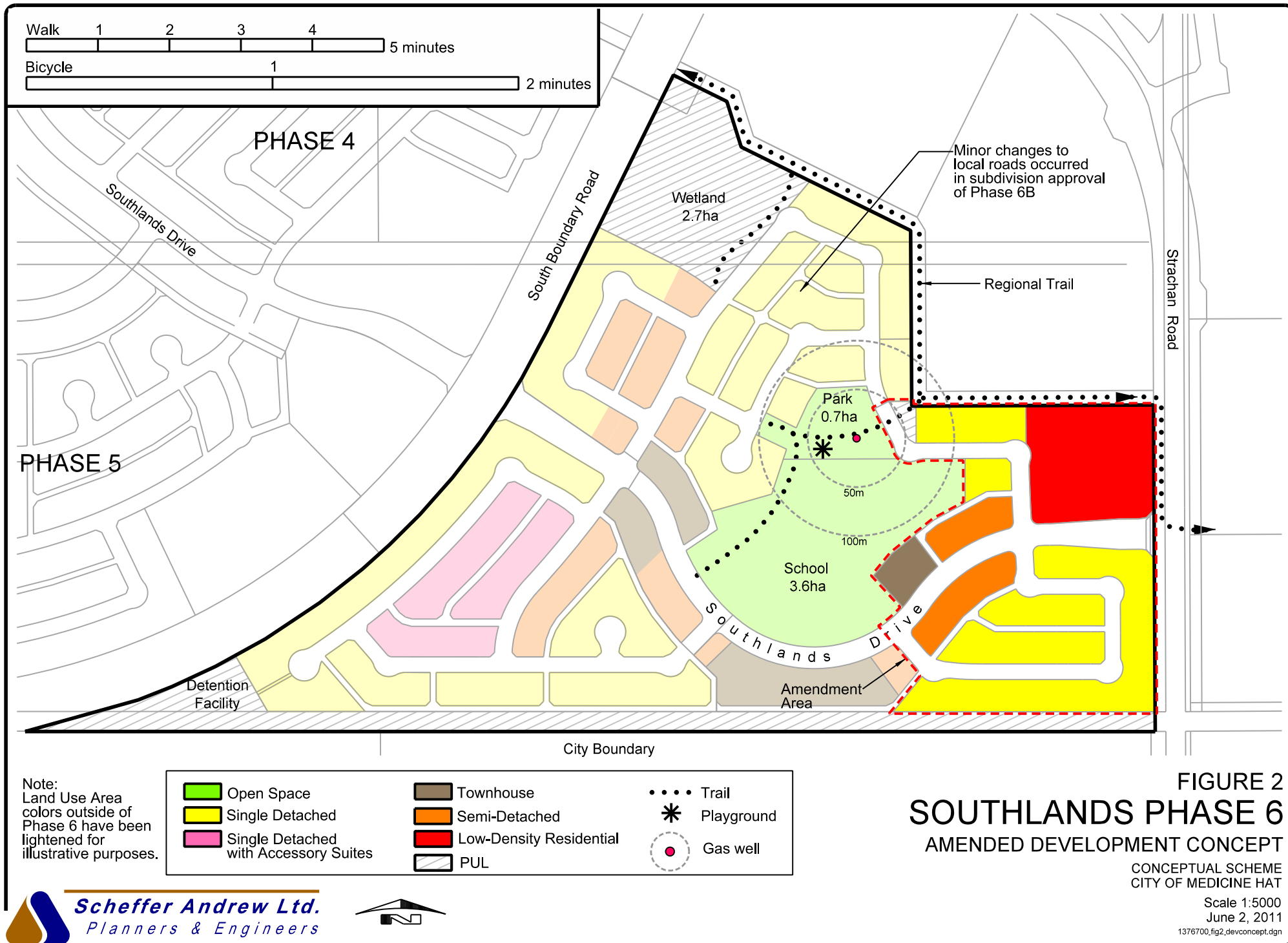
FIGURE 1
SOUTHLANDS PHASE 6
AMENDMENT AREA

CONCEPTUAL SCHEME
CITY OF MEDICINE HAT

Scale 1:6000
June 2, 2011

1376700.fig1.planarea.dgn





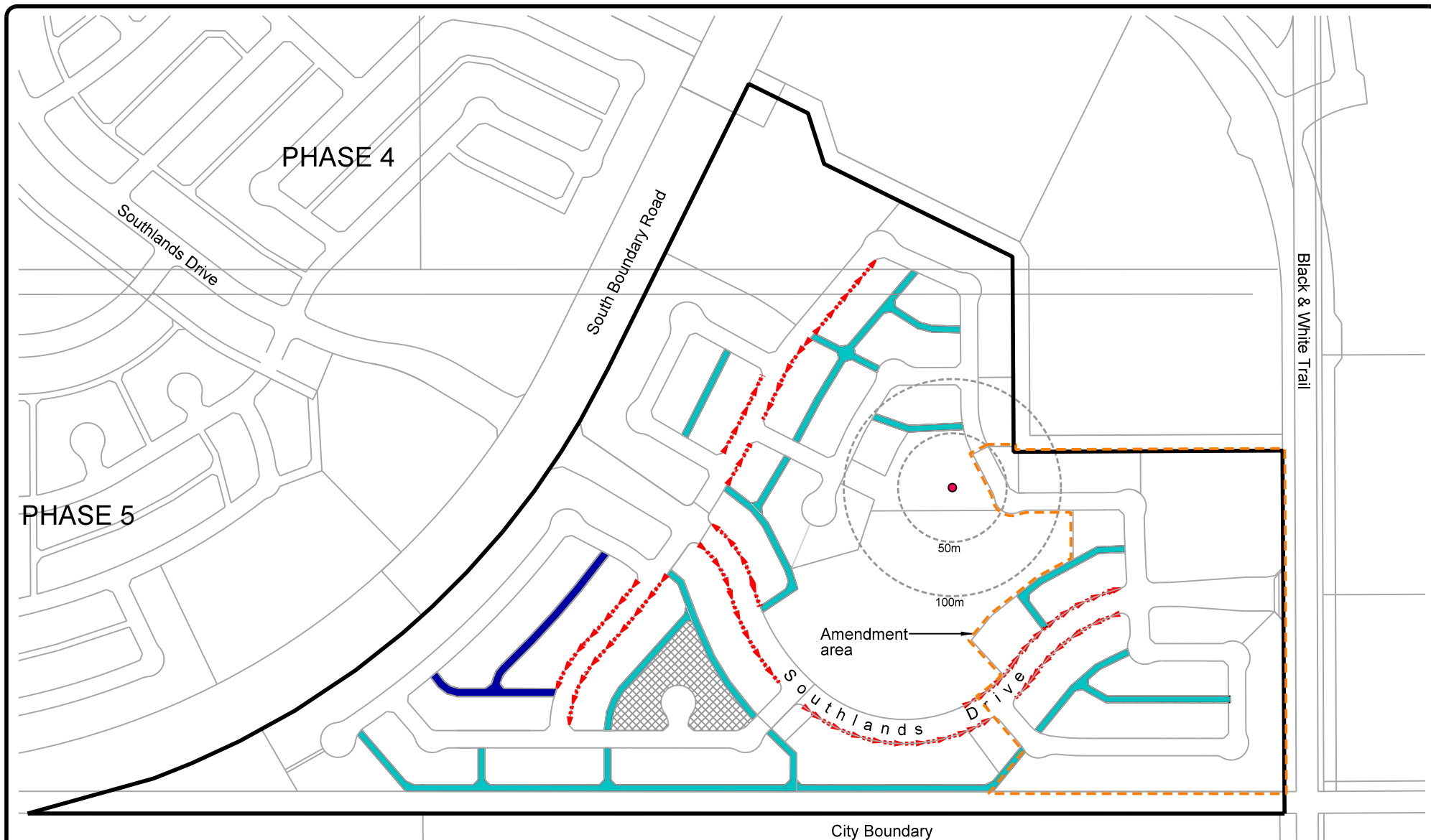


FIGURE 3
SOUTHLANDS PHASE 6
 AMENDED LANES AND ACCESS RESTRICTIONS

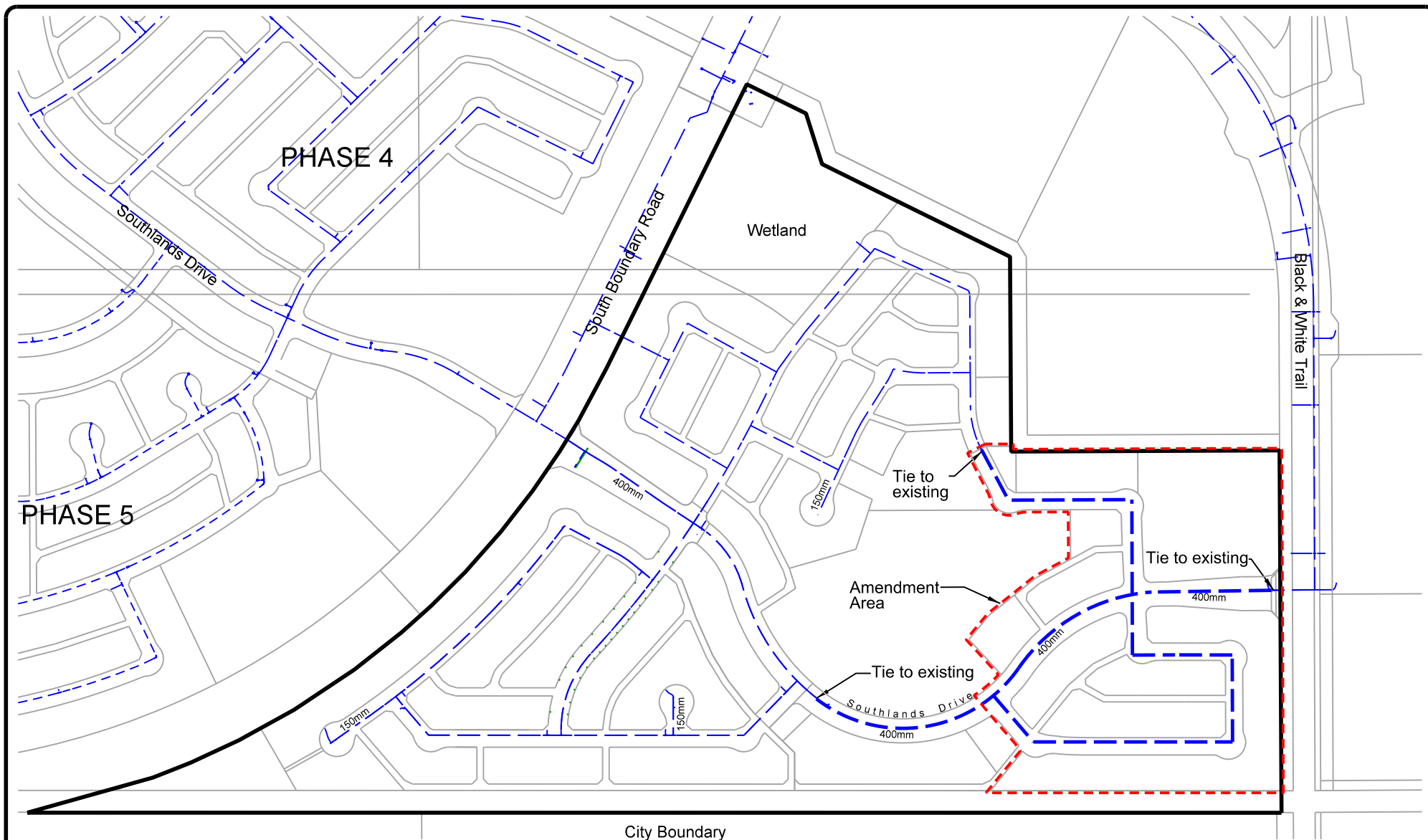
CONCEPTUAL SCHEME
 CITY OF MEDICINE HAT

Scale 1:5000

June 2, 2011

1376700_fig3_lanes&restr.dgn





--- Watermain
 --- Existing Watermain

Note: Watermains are 200mm diameter unless noted otherwise

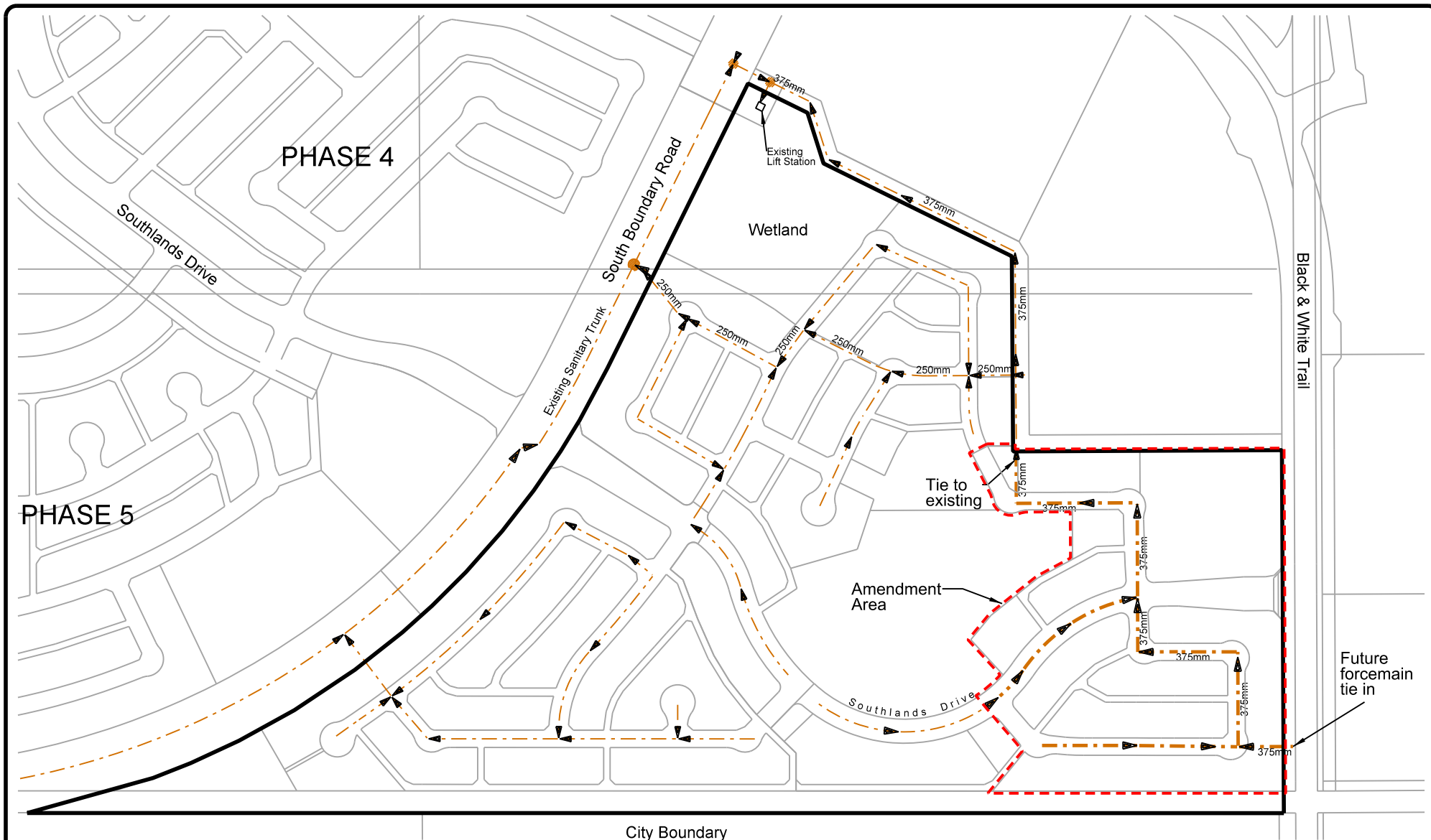
FIGURE 4 SOUTHLANDS PHASE 6 AMENDED WATER NETWORK

CONCEPTUAL SCHEME
CITY OF MEDICINE HAT

Scale 1:5000
June 2, 2011

1376700_fig4_water.dgn





- Sanitary sewer line
 - Existing sanitary sewer line
 - ▲ Direction of flow
- Note: Sanitary sewers are 200mm diameter unless noted otherwise

FIGURE 5
SOUTHLANDS PHASE 6
 AMENDED SANITARY NETWORK

CONCEPTUAL SCHEME
 CITY OF MEDICINE HAT

Scale 1:5000
 June 2, 2011

1376700_fig5_sanitary.dgn



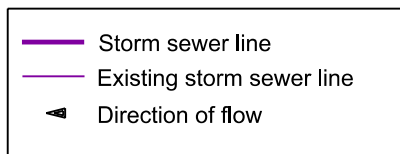
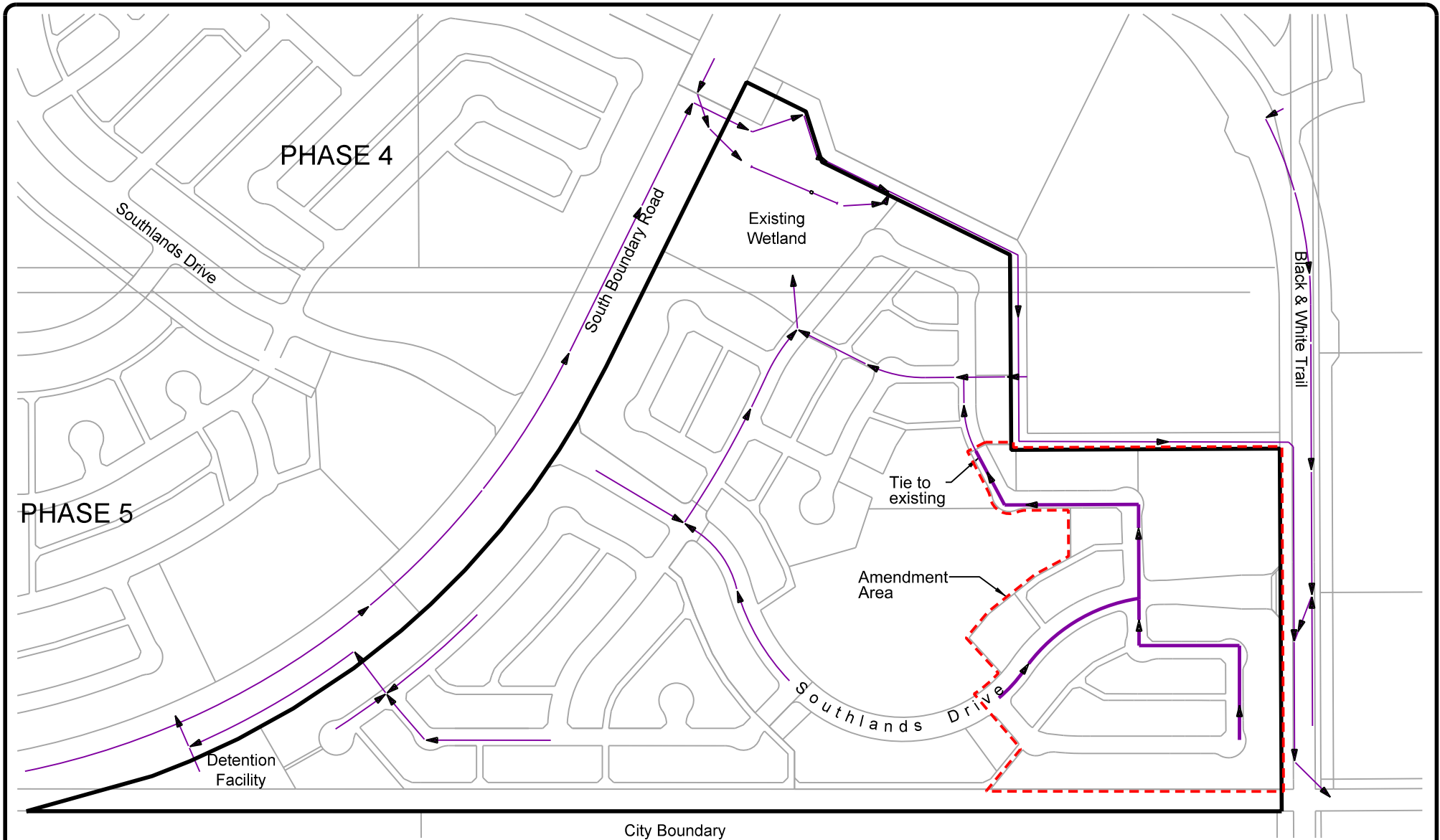


FIGURE 6
SOUTHLANDS PHASE 6
 AMENDED STORMWATER MANAGEMENT SYSTEM

CONCEPTUAL SCHEME
 CITY OF MEDICINE HAT

Scale 1:5000
 June 2, 2011

1376700_fig6.storm.dgn

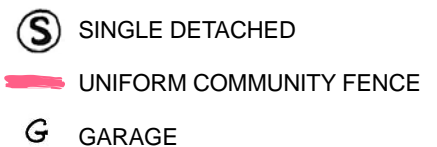


Appendix A

Low Density Residential Condo Concepts

Concept 1

- WAL - MART



Southlands 6C - Low Density Residential Condominium

Concept 2

- 28 units
- 19 units/ha.

W A L - M A R T



- SINGLE DETACHED
- SEMI-DETACHED
- TOWNHOUSE/ROWHOUSE
- UNIFORM COMMUNITY FENCE
- GARAGE

June 2, 2011

Southlands 6C - Low Density Residential Condominium

Concept 3

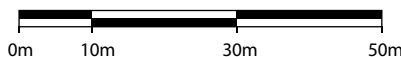
- 29 units
- 19 units/ha.

W A L - M A R T



- SINGLE DETACHED
- SEMI-DETACHED
- TOWHOUSE/ROWHOUSE
- UNIFORM COMMUNITY FENCE
- GARAGE

June 2, 2011



Southlands 6C - Low Density Residential Condominium

Concept 4

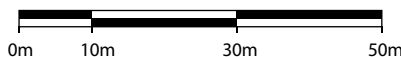
- 32 units
- 21 units/ha.

W A L - M A R T



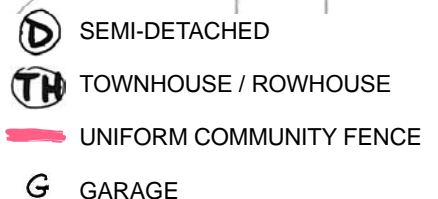
- SINGLE DETACHED
- SEMI-DETACHED
- UNIFORM COMMUNITY FENCE
- GARAGE

June 2, 2011

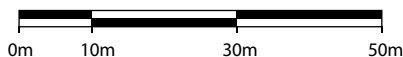


Concept 5

- 35 units
- 23 units/ha.



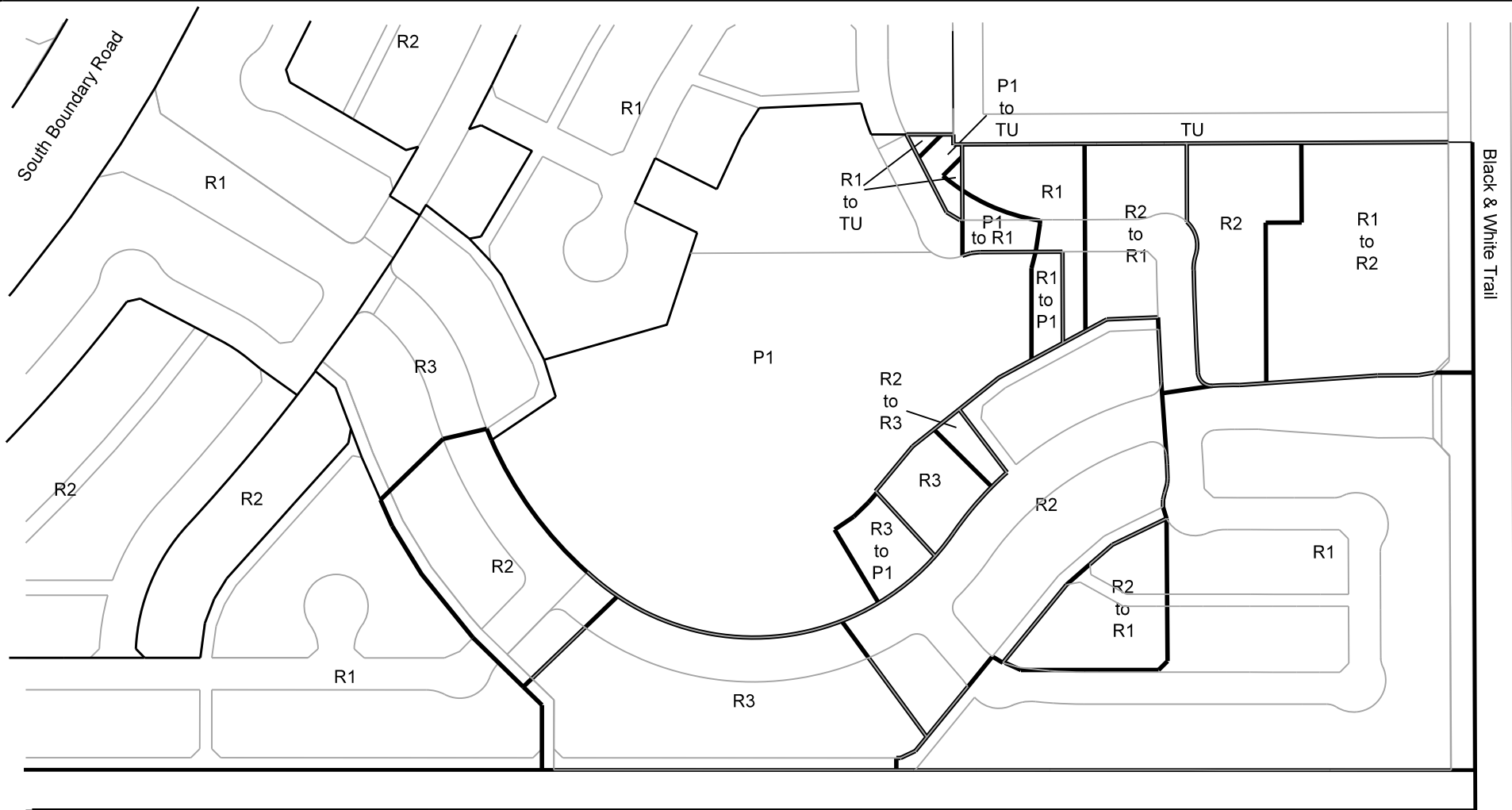
June 2, 2011





Appendix B

Land Use Bylaw Amendment



LEGEND:

P1 to TU	PARK AND RECREATIONAL DISTRICT TO TRANSPORTATION UTILITY DISTRICT
R1 to TU	SINGLE FAMILY RESIDENTIAL DISTRICT TO TRANSPORTATION UTILITY DISTRICT
R2 to R1	LOW DENSITY RESIDENTIAL DISTRICT TO SINGLE FAMILY RESIDENTIAL DISTRICT
R1 to R2	SINGLE FAMILY RESIDENTIAL DISTRICT TO LOW DENSITY RESIDENTIAL DISTRICT
R1 to P1	SINGLE FAMILY RESIDENTIAL DISTRICT TO PARK AND RECREATIONAL DISTRICT
R2 to R3	LOW DENSITY RESIDENTIAL DISTRICT TO MEDIUM DENSITY RESIDENTIAL DISTRICT
P1 to R1	PARK AND RECREATIONAL DISTRICT TO SINGLE FAMILY RESIDENTIAL DISTRICT
R3 to P1	MEDIUM DENSITY RESIDENTIAL DISTRICT TO PARK AND RECREATIONAL DISTRICT

APPENDIX B

LAND USE BYLAW AMENDMENT

SOUTHLANDS PHASE 6

CITY OF MEDICINE HAT
BOUNDARY CONTAINING APPROX. 36.6 ha
S.E. 1/4 Sec. 17-12-5-4
S.W. 1/4 Sec. 17-12-5-4

Scale 1:3000
June 2, 2011

1376700_appB_LUBamend.dgn





Appendix C

Amended Pedestrian Corridor District Overlay

PHASE 4

Southlands Drive

South Boundary Road

Black & White Trail

PHASE 5

Phase 6
Boundary

Amendment
Area

Southlands Drive

City Boundary

 Overlay Area

APPENDIX C
AMENDED PEDESTRIAN CORRIDOR OVERLAY
SOUTHLANDS PHASE 6

CONCEPTUAL SCHEME
CITY OF MEDICINE HAT

Scale 1:5000
June 2, 2011

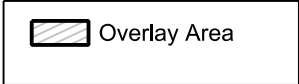
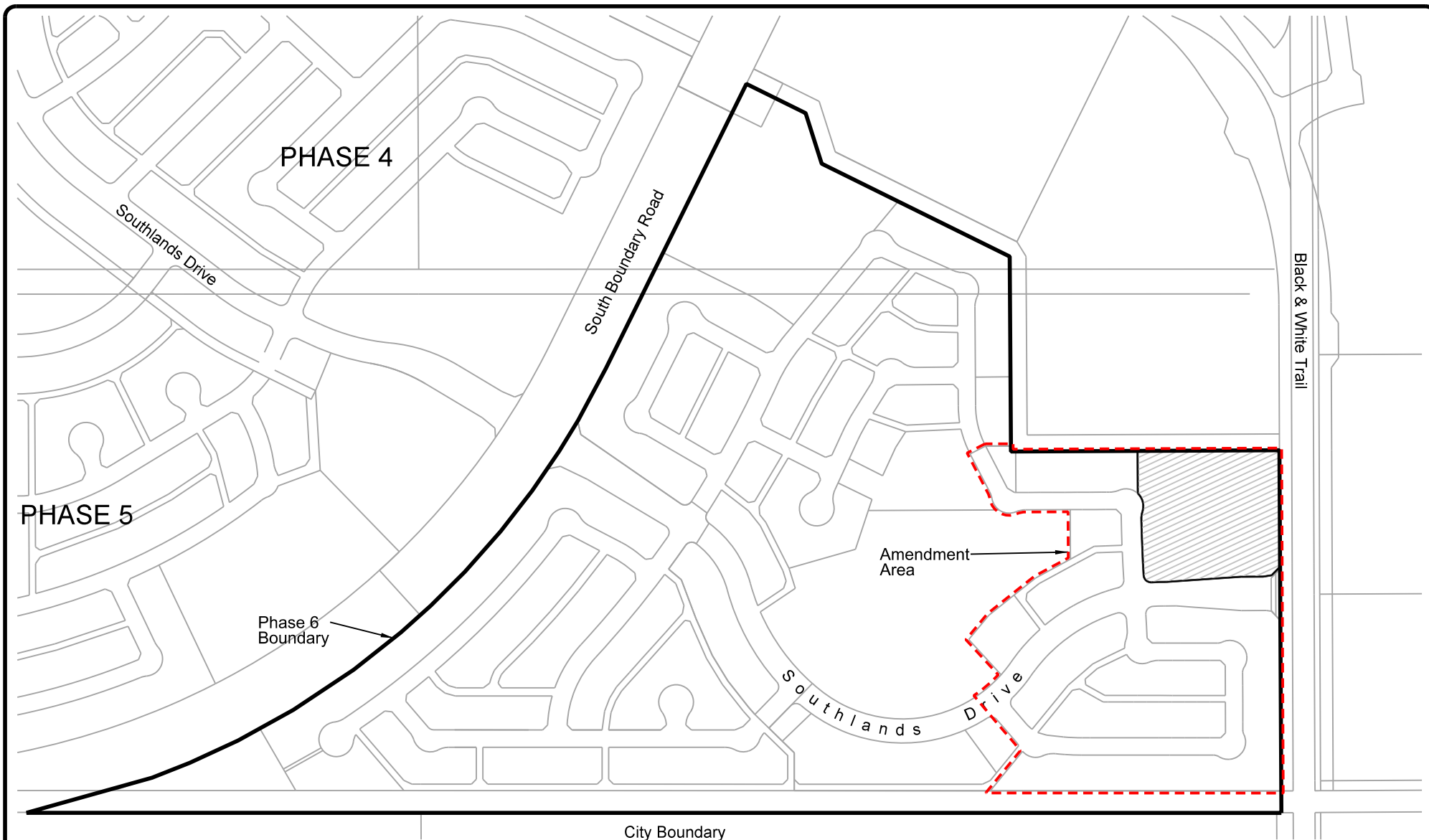
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Appendix D

R2 Low Density Residential District Overlay



APPENDIX D
R2 LOW DENSITY RESIDENTIAL CONDO DISTRICT OVERLAY
SOUTHLANDS PHASE 6

CONCEPTUAL SCHEME
CITY OF MEDICINE HAT

Scale 1:5000
June 2, 2011

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SCHEDULE "E"

AS AMENDED BY BYLAW _____

Date _____

R-2 District Overlay Southlands Phase 6 Low Density Condominium

1 Application

- (1) The provisions of this district overlay apply to the condominium site located in the northeast corner of Southlands Phase 6C as generally described in the Southlands Phase 6 Conceptual Scheme Bylaw _____ and shown on the attached map.
- (2) The provisions of the Land Use Bylaw including the provisions of the R-2 Low Density District apply to this condominium site unless those provisions conflict with this district overlay in which case the provisions of the district overlay shall govern.

2 Purpose

The purpose of this district overlay is to provide for low density residential dwellings within a comprehensively planned condominium project.

3 Permitted Uses

Semi detached dwellings
Single family dwellings
Utilities

4. Discretionary Uses – Development Officer

Accessory buildings and uses
Child care facilities, minor
Home occupations
Residential garages
Rowhouses
Townhouses

5 Definitions

- (1) Despite the definitions in Section 8 of this Bylaw, the following terms have the corresponding meanings in this district overlay:
 - (a) **Condominium Site** means all the lands contained in the Certificate of Title and shown on the attached map.
 - (b) **Corner Location** means those portions of the condominium site containing a dwelling unit that are situated adjacent to the points on the boundary of the condominium site formed by,
 - (i) the intersection of a front property line and a side property line; or
 - (ii) the intersection of a rear property line and a side property line.

- (c) **Exterior Unit** means the dwelling units at the end of the building in a rowhouse or a townhouse;
- (d) **Interior Unit** means the dwelling units in a rowhouse or a townhouse that are located between the exterior units;
- (e) **Single family dwelling** means a building that contains one dwelling unit.
- (f) **Semi detached dwelling** means a building that contains two dwelling units located side by side and separated by a common party wall extending from the foundation to the roof;
- (d) **Rowhouse** means a building comprising three or more dwelling units located side by side and facing,
 - (i) a public roadway other than a lane or;
 - (ii) a condominium roadway other than a lane;
- (e) **Townhouse** means a building comprising three or more dwelling units where one or more dwelling units share a party wall at the side, at the rear, or both and where no dwelling unit is located wholly or partially above another dwelling unit.

6 **Minimum and Maximum Density**

- (1) The minimum density of the condominium site is 15 dwelling units per ha and the maximum density is 30 dwelling units per ha and these minimum and maximum densities shall be determined based on the total area of the site including all lands, roadways, drive aisles, parking areas and landscaped areas located within the boundaries of the site.

7 **Minimum Site Area**

- (1) A child care facility, minor requires the same minimum site area as a single family dwelling.
- (2) Each dwelling unit requires a minimum site area as follows,
 - (a) Semi detached dwelling,
 - (i) 400 m² if the dwelling unit is situated in a corner location; and
 - (ii) 288 m² in all other locations;
 - (b) Single family dwelling,
 - (i) 432 m² if the dwelling unit is situated in a corner location; and
 - (ii) 320 m² in all other locations;
 - (c) Rowhouse or townhouse,
 - (i) 396 m² if the dwelling unit is an end unit and situated in a corner location;
 - (ii) 270 m² if the dwelling unit is an end unit and not situated in a corner location; and
 - (iii) 216 m² if the dwelling unit is an interior unit.
- (4) Condominium roadways and public roadways including lanes shall not be included in calculating the site area in Section 7(1) or 7(2) above.

8 Minimum Site Width

- (1) A child care facility, minor requires the same minimum site width as a single family dwelling.
- (2) Each dwelling unit requires a minimum site width as follows,
 - (a) Semi detached dwelling,
 - (i) 12.5 m if the dwelling unit is situated in a corner location; and
 - (ii) 9.0 m in all other locations;
 - (b) Single family dwelling,
 - (i) 13.5 m if the dwelling unit is situated in corner location; and
 - (ii) 10.0 m in all other locations;
 - (c) Rowhouse and Townhouse,
 - (i) 11.0 m if the dwelling unit is an end unit and situated in a corner location;
 - (ii) 7.5 m if the dwelling unit is an end unit and not located in a corner location; and
 - (iii) 6.0 m if the dwelling unit is an interior unit.

9. Minimum Front Yard

- (1) The minimum front yard depth is,
 - (a) 6 m if the front yard contains a driveway or parking stall; or
 - (b) 3 m if no driveway or parking stall is located in the front yard, unless the front yard adjoins,
 - (i) Black and White Trail in which case the minimum front yard depth is 6.0 m; or
 - (ii) Southlands Drive SE in which case the minimum front yard depth is 5.0 m.
- (2) Only eaves and landings may project into a front yard.

10. Minimum Side Yard

- (1) The minimum side yard widths are as follows,
 - (a) Semi detached dwelling: each dwelling unit requires one side yard with a width of not less than 1.5 m with no side yard along the party wall;
 - (b) Single family dwelling or child care facility, minor: 1.5 m; and
 - (c) Rowhouse or townhouse building: each end unit requires one side yard with a width of not less than 1.5 m with no side yard along the party wall;unless the side yard adjoins Black and White Trail, Southlands Drive SE or Somerside Road SE in which case the minimum side yard adjoining these roadways is 5.0 m for any principal building.

- 11 **Maximum Allowable Projection in a Minimum Side Yard**
- (1) Eaves may project a maximum of 0.6 m into a side yard.
 - (2) A portion of a principal building other than eaves may project a maximum of 0.6 m into a side yard provided that:
 - (a) no projection shall be located within 0.9 m of the front façade;
 - (b) the total combined length of all projections into a side yard shall not exceed 40 percent of the length of the façade on each storey;
 - (c) the maximum length of any individual projection shall not exceed 3.1 m;
 - (d) one side yard in the case of a single detached building must be clear of all projections to a height of 2.4 m; and
 - (e) any projection less than 2.4 m above grade in the case of rowhouse, townhouse or semi detached dwelling shall be located in a side yard which adjoins a roadway.
- 12 **Minimum Rear Yard**
- (1) The minimum rear yard depth is 5.5 m.
 - (2) Only eaves and landings may project into a rear yard.
- 13 **Maximum Site Coverage**
- (1) The maximum site coverage for the condominium site is 50%.
- 14 **Maximum Building Height**
- (1) The maximum building height is 10 m.
- 15 **Amenity Space and Yards**
- (1) A front yard and a rear yard shall be provided for each dwelling unit.
 - (2) A private amenity space with an area of not less than 30 m² and no dimension of less than 5 m shall be provided for each dwelling unit and this amenity space may be in the form of a screened or fenced yard and may include any patio, deck or balcony provided they are screened and provide privacy to the users.
 - (3) A common amenity space with a total area of not less than 10% of the total area of the condominium site,
 - (a) shall be provided at-grade, be accessible to all of the dwelling units and be centrally located; and
 - (b) may consist of landscaped areas, seating, playground or recreation equipment and walkways.
- 16 **Design and Character**
- (1) All dwelling units adjacent to a condominium roadway 9 m or greater in width or a public roadway other than a lane shall be designed so that,
 - (a) the front of the dwelling unit faces the roadway and one pedestrian entrance and at least one window shall face that roadway;
 - (b) the roofline facing the roadway is consistent with the front of a dwelling unit;

- (c) in the case of a single detached dwelling, each dwelling unit shall:
 - (i) be distinct and separate from any adjoining dwelling unit and shall demonstrate differences in materials, façade treatment or roof lines;
 - (ii) provide a portion of the front façade that projects or is recessed from the balance of the façade and the portion that is recessed or projects shall have a minimum dimension of:
 - (A) 2.0 m in width;
 - (B) 0.6m in depth; and
 - (C) 2.4 m in height; or
 - (iii) provide a porch projecting from the front façade with a minimum dimension of:
 - (A) 2.0 m in width; and
 - (B) 1.2 m in depth.
- (d) in the case of a principal building, other than a single detached dwelling, the front façade of the building shall be divided into separate components so that:
 - (i) each dwelling unit appears as a distinct and separate unit from the adjoining dwelling unit; and
 - (ii) all portions of the building consisting of individual components do not appear as one large building.
- (2) Despite Section 16(1) above, if a dwelling unit adjoins a common amenity space, the dwelling unit may face that amenity space provided that any façade that faces a condominium roadway 9 m or more in width or a public roadway other than a lane provides a pedestrian interface with that roadway.

17 **Parking and Access to Black and White Trail**

- (1) Each dwelling unit must provide two off-street parking stalls and these parking stalls may be located in tandem.
- (2) At least 0.25 parking stalls for visitor parking is required for each dwelling unit and such parking may be located on a condominium roadway or a public roadway other than a lane to the satisfaction of the Development Authority.
- (3) The number of required parking stalls shall be rounded to the next higher whole number, if a determination of the required number of parking stalls results in a number other than a whole number.
- (4) No vehicular access to Black and White Trail or direct access via a driveway to Southlands Drive SE is allowed.

18 **Landscaping and Solid Waste Collection**

- (1) The boulevards adjoining the condominium site shall be landscaped and not less than 35% of the condominium site including the common amenity area but excluding roadways shall be landscaped in accordance with a landscape plan.

- (2) All soft landscaping shall be underground irrigated to satisfy the planned vegetation requirements and the Development Authority will encourage soft landscaping consisting of vegetation that:
 - (a) is capable of healthy growth in Medicine Hat and conforms to the standards of the Canadian Nursery Landscape Association; and
 - (b) is drought resistant and Chinook tolerant.
- (3) Bioswales and rain gardens shall be included in the calculation of soft landscaping provided that the features consist of vegetation.
- (4) Pedestrian linkages shall be provided on the site and these shall be connected to public walkways and sidewalks and shown on the Landscape Plan.
- (5) A minimum of 1.0 tree and 2.0 shrubs shall be planted for every 45 m² of landscaped area provided.
- (6) A minimum of 25% of all required trees must be coniferous.
- (7) Deciduous trees shall have a minimum trunk diameter of not less than 5.0 cm and at least 50% of the deciduous trees shall have a minimum trunk diameter of 7.5 cm at the time of planting measured 0.3 m above the ground.
- (8) Coniferous trees shall have a minimum height of 2.0 m and at least 50% of the coniferous trees shall be a minimum height of 3.0 m at the time of planting.
- (9) All garbage bins whether individual garbage bins for each dwelling unit or communal garbage bins for two or more dwelling units shall be screened from public and condominium roadways and from windows and doors unless:
 - (a) the individual bins have been moved to the roadway or lane for collection; or
 - (b) the communal bin is actively being serviced.