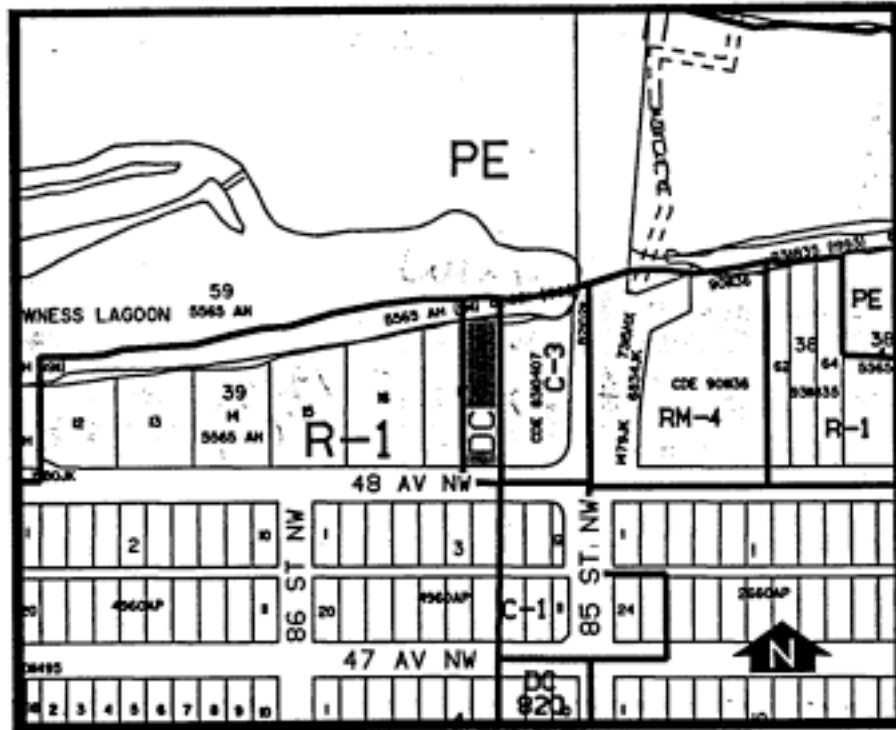


Amendment No. 95/057
Bylaw No. 31Z97
Council Approval: 14 April 1997

SCHEDULE B



1. Land Use
The permitted use shall be a facility for early childhood services and pre-school programs.
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 Residential Single-Detached District shall apply unless otherwise noted below:
 - a. Density
There shall be a maximum of up to 40 students on the site at any time.
 - b. Parking and Loading
 - (i) Staff parking shall be provided at a ratio of 1 parking stall per 2 employees.

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SCHEDULE B

CONTINUED

- (ii) 3 loading spaces for school vans shall be located on-site and clearly signed and reserved according to the schedule for the drop-off and pick-up of children.
 - (iii) 4 parking stalls, including 1 handicap stall, shall be provided for visitor parking.
- c. Slope Stability
 - (i) Development shall be subject to the geotechnical report that was submitted in support of this application.
 - (ii) The principal building shall be subject to a slope stability setback of a minimum of 6.0 metres from the top-of-bank.
 - (iii) The development shall provide building design, site drainage, and landscaping measures to preserve and protect the slope from erosion, subject to the satisfaction of the City Engineer.
- d. Outdoor Activity Space

The development may provide outdoor activity space as follows:

 - (i) in a deck over a front yard garage, and
 - (ii) on a patio, deck, or balcony space on the rear elevation.
- e. Outdoor Play Space

The development may provide active play space in the rear yard above the top-of-bank, and passive play space in the rear yard below the top-of-bank.
- f. Fencing

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SCHEDULE B

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The rear yard shall be fenced in two locations, as follows:

- (i) along and above the top-of-bank between the side property boundaries, and
- (ii) above the Floodway between the side property boundaries, at a minimum setback of 1.0 metre, with a fence designed to prevent access by the children to the lagoon, subject to the satisfaction of the Approving Authority.

g. Landscaping

- (i) Landscaping shall be provided in the front yard, in a manner which is similar to the adjacent single-detached properties on the north side of 48 Avenue NW, with a well-defined landscape treatment along the front property boundary including trees and ground cover, to the satisfaction of the Approving Authority.
- (ii) The existing trees and vegetation below the top-of-bank shall be left in a natural state.

h. Development Plans

Approval of this application does not constitute approval of a development permit. An application for a development permit shall subsequently be submitted to the Approving Authority in accordance with Section 10 of Land Use Bylaw 2P80. In considering such an application, the Approving Authority shall ensure that, in addition to complying with all the development guidelines contained in this bylaw, the building design and site layout are the same as the plans and renderings presented to Council during their consideration of this bylaw.