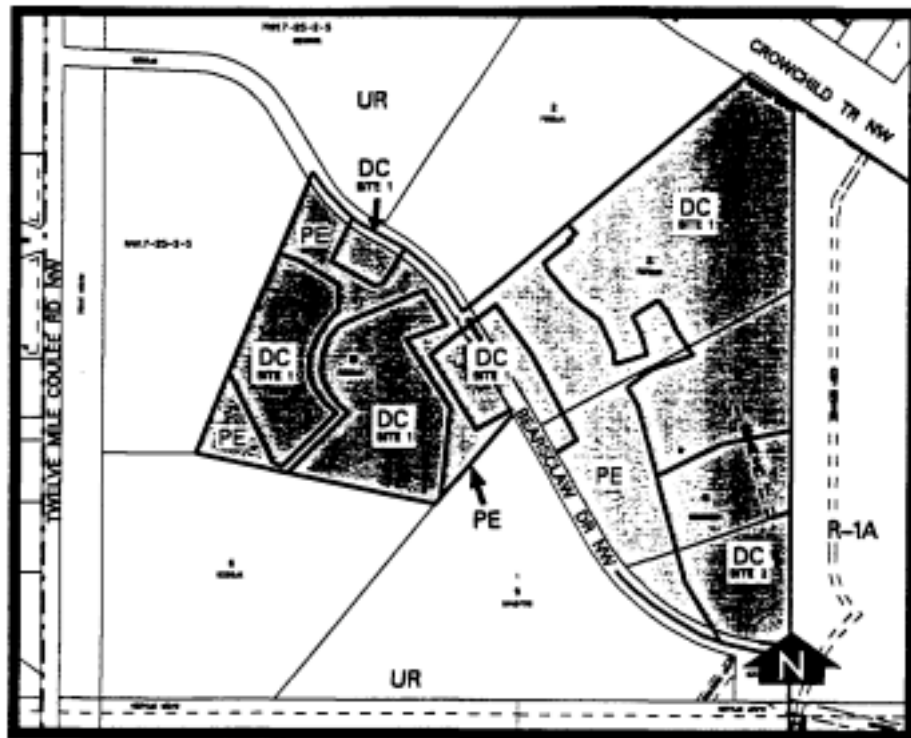


Amendment No. 99/016
Bylaw No. 73Z99
Council Approval: 28 July 1999

SCHEDULE B



Site 1 - 15.02 ha± (37.1 ac±)

(1) Land Use

(a) Permitted Uses

Accessory Buildings
Essential Public Services
Home Occupation - Class 1
Parks and Playgrounds

(b) Discretionary Uses

Comprehensive Development Area (C.U.)

The following uses may only be allowed within an approved comprehensive development area:

Single-Detached Dwellings (C.U.)
Home Occupation - Class 2 (N.P.)
Signs

Note: N.P.: Notice posting is mandatory for these uses in accordance with Section 10(4).

C.U.: Certainty of Land Use Only is afforded applications that meet the requirements of Section 11(2)(b).

(2) Development Guidelines

The General Rules for Residential Districts of Section 20 and the Permitted and Discretionary Use Rules of the R-1 Residential Single-Detached District shall apply unless otherwise noted below:

(a) Comprehensive Development

- (i) Prior to approval of a plan of subdivision for the site, a development permit for a comprehensive development area shall be approved.
- (ii) A development permit application for a comprehensive development area shall include a plan showing the proposed:
 - (A) residential building envelopes;
 - (B) private internal roads;
 - (C) public roads;
 - (D) property lines and bare land unit boundaries;
 - (E) private stormwater facilities;
 - (F) private and public parks;
 - (G) pedestrian connections.
- (iii) A bare land unit which is intended to accommodate a single-detached residential dwelling shall be considered to be a lot for the purpose of applying the General Rules for Residential Districts of Section 20 and the Permitted and Discretionary Use Rules of the R-1 Residential Single-Detached District.

(b) Lot Width

Lot Width shall range from 14 to 22 metres.

(c) Stormwater Management

Stormwater retention ponds shall be

- (i) developed to service Site 1 and Site 2 to the satisfaction of the Development Authority;
 - (ii) jointly owned and managed by the owners of Site 1 and Site 2.
- (d) Development Plans
 - (i) Approval of this application does not constitute approval of a development permit.
 - (ii) Comprehensive plans shall subsequently be submitted to the satisfaction of the Development Authority.
 - (iii) A development permit shall not be required prior to commencement of development of a single-detached dwelling provided that such development complies with the approved development permit for the comprehensive development area and the applicable sections of Bylaw 2P80.

Site 2 - 0.84 ha± (2.08 ac±)

(1) Land Use

The Permitted and Discretionary Uses of the RM-1 Residential Low Density Multi-Dwelling District shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Uses of semi-detached dwellings and duplex dwellings.

(2) Development Guidelines

The General Rules for Residential Districts of Section 20 and the Permitted and Discretionary Use Rules of the RM-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Stormwater Management

Stormwater retention ponds shall be:

- (i) developed to service Site 1 and Site 2 to the satisfaction of the Development Authority;
- (ii) jointly owned and managed by the owners of Site 1 and Site 2.

(b) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted to the satisfaction of the Development Authority as part of a development permit application.