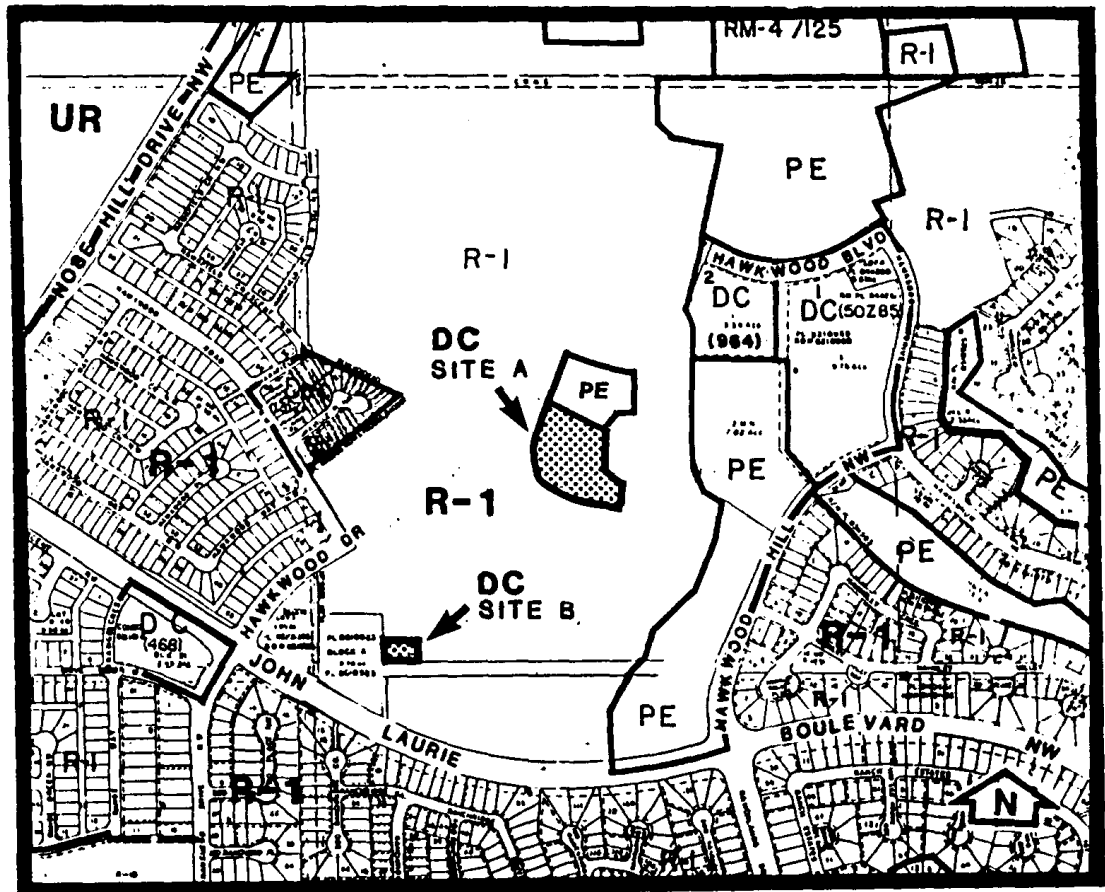


Amendment No. 86/028
Bylaw No. 90Z86
Council Approval: 08 September 1986

SCHEDULE B



1. Land Use

The land use shall be for:

- Parcel "A" (1.02 ha.) - a private recreation centre;
- Parcel "B" (0.05 ha.) - a private recreational vehicle storage lot.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the R-1 (Residential Single-Detached District) shall apply unless otherwise noted below.

Parcel "A"

- a) Height
Maximum building height shall be 2 storeys not exceeding 12 metres at any eaveline (not including mechanical penthouse).
- b) Coverage
Maximum building coverage of the net site shall be 10%.
- c) Parking
Shall have regard to the component uses within the complex, at the discretion of the Development Officer.
- d) Development Plans
Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application. In considering such an application, the Approving Authorities shall ensure the building appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 90Z86.

Parcel "B"

- a) Fencing
The site will be screened by a uniform fence of high quality material requiring minimum maintainance, such fence to be set back two feet from the property line with soft landscaping around it.
- b) Lower Surface
The site will be covered with a hard surface to reduce dust, to the satisfaction of the Development Officer.