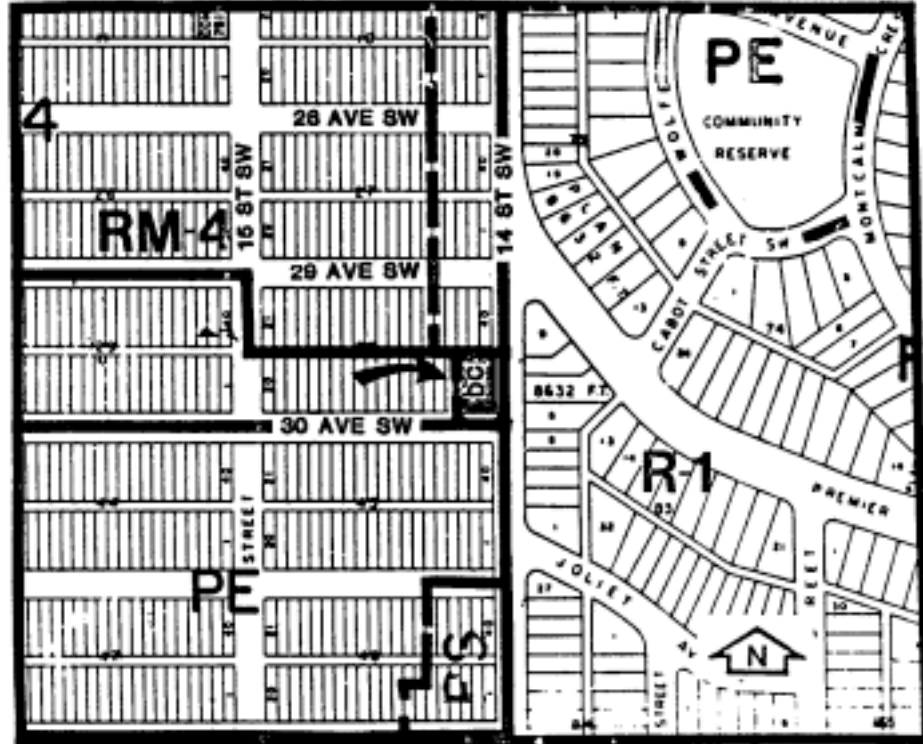


**Amendment No. 85/043**  
**Bylaw No. 64Z85**  
**Council Approval: 09 September 1985**



**SCHEDULE B**

1. Land Use

The land use shall be for a maximum of three dwelling units on the entire site or a child care facility having a maximum capacity of 80 children.

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-2 (Restricted Low Density District) shall apply unless otherwise noted below.

a) Landscaping

A detailed landscaping plan that includes vegetation existing at the time of the land use application, shall be submitted to the Approving Authority for approval as part of a development permit application.

b) Amenity Area

A decked amenity/play area over the rear parking stalls shall be to the satisfaction of the Approving Authority.

c) Parking Areas

A minimum of 7 on site parking stalls shall be provided off the rear lane for staff parking. Drop-off parking is required at a ratio of 1 space per 10 children attending the centre and shall be provided to the satisfaction of the Approving Authority.

d) By-lawed Setback

No building or parking shall be permitted within the 5.182 metre by-lawed setback on 14 Street S.W. and the 4.5 m corner cut at 30 Avenue S.W.

e) Signage

Signage allowed under By-law 2P80 shall be limited in size and designed and located so as to be compatible with surrounding residential development to the satisfaction of the Approving Authority.

f) Pedestrian Safeguards

The Approving Authority shall ensure that suitable safeguards are provided with respect to drivers' line of visibility in making a south to west turning movement onto 30th Avenue S.W. in order to reduce the possibility of accidents occurring with children crossing to and from the PE site to the south.

g) Fencing

The easterly side yard shall be fenced to prevent children accessing 14 Street S.W. directly from the site.

h) 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 site layout conforms substantially to the plans submitted to the City for consideration at the Land Use Application stage.