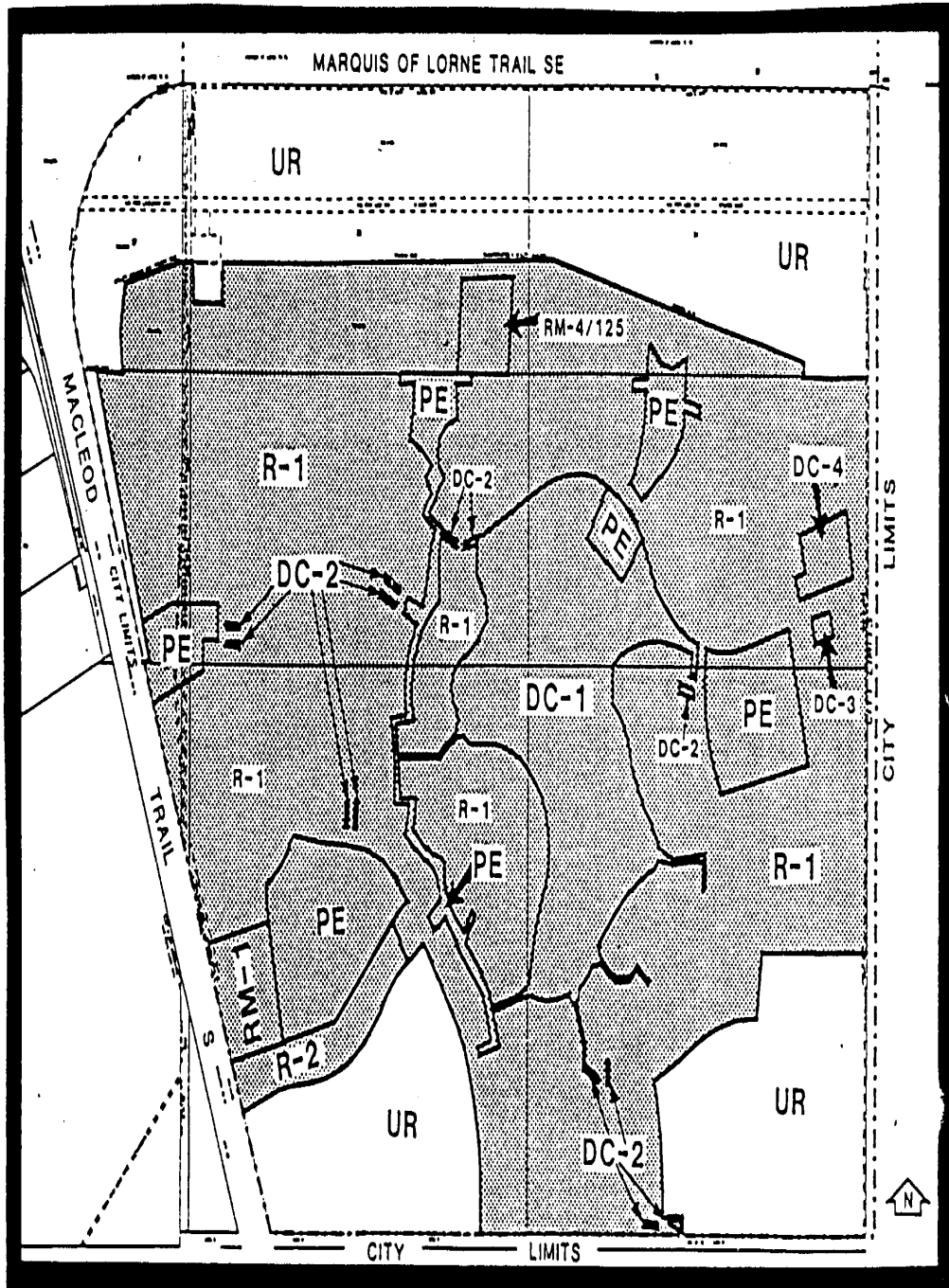


Amendment No. 87/056
Bylaw No. 91Z89
Council Approval: 09 April 1990

SCHEDULE B



DC Direct Control District Guidelines:

A. 1. Land Use - Site 1 (20.93 ha.±; 51.7 ac.±)

The land shall be used for a non-commercial, privately owned and maintained lake, recreational areas and ancillary facilities, walkways and associated signage only.

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of By-law 2P80, and the Permitted and Discretionary Use Rules of the A Agricultural and Open Space District contained in Section 49 shall apply unless otherwise noted below:

a. Membership

Membership in the private lake, recreational areas and ancillary facilities shall be made available to all land owners and residents of the Chaparral community.

b. 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 Authority as part of a development permit application.

B. 1. Land Use - Site 2 (0.26 ha.±; 0.64 ac.±)

The land shall be used for privately owned and maintained ornamental entrance parks and associated community signage only.

2. Development Guidelines

a. Lot Width

Minimum lot width shall be 6 metres.

b. Development Approvals

The ornamental entrance parks and associated community identification signage shall be developed to the satisfaction of the Approving Authority in conjunction with the Director of Parks/Recreation.

c. 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 Authority as part of a development permit application.

C. 1. Land Use - Site 3 (0.14 ha.±; 0.4 ac.±)

The land use shall be for a child care facility.

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 District shall apply unless otherwise noted below:

a. Density

The number of children which may be approved for the facility shall be determined by the Approving Authority and is dependent upon net floor area, outdoor play space, staff parking requirements and drop-off area in accordance with the following development guidelines for up to a maximum of 80 children.

b. Staff Parking

Staff parking to be located on site shall be provided at a ratio of 1 parking space per 2 employees.

c. Fencing, Landscaping and Signage, Garbage Storage

Fencing, landscaping, signage and garbage storage shall be to the satisfaction of the Approving Authority.

d. Outdoor Play Space

Outdoor play space shall be provided in the rear yard at a minimum of 2.25 m² per child.

e. Drop-Off Area

Drop-off area calculated on the basis of one automobile space for every 10 children is required. This area shall be on-site to the satisfaction of the Approving Authority.

f. 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.

D. 1. Land Use - Site 4 (1.06 ha.±; 2.6 ac.±)

The permitted and discretionary uses of the C-1A Local Commercial District shall be the permitted and discretionary uses respectively with the additional discretionary use of a drinking establishment (licensed lounge), one only on the site, being allowed ancillary to a restaurant.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of Section 35, C-1A Local Commercial District shall apply unless otherwise noted below:

a. 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 Authority as part of a development permit application.