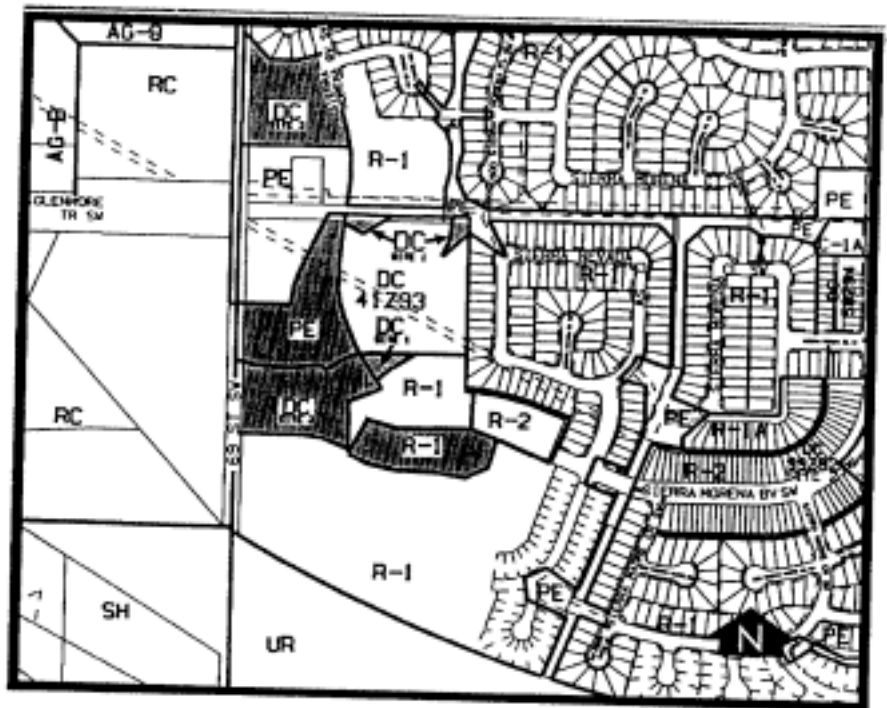


**Amendment No. 95/090**  
**Bylaw No. 34Z96**  
**Council Approval: 13 May 1996**

**SCHEDULE B**



A. Site 1                      0.09 ha± (0.22 ac±)

1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below.

a. Density  
A maximum of 54.5 units per hectare

b. Comprehensive Development

This site shall only be developed in conjunction with the adjacent DC Direct Control site approved under Bylaw 41Z93.

c. Development Plans

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

B. Site 2                    1.21 ha± (3.0 ac±)

1. Land Use

The Permitted and Discretionary uses of the RM-4 Residential Medium Density Multi-Dwelling District shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below.

a. Density

A maximum of 54.5 units per hectare.

b. Development Plans

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

C. Site 3                    1.21 ha± (3.0 ac±)

1. Land Use

The land use shall be for a private school.

2. Development Guidelines

The General Rules for Special District contained in Section 48 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the PS Public Service District shall apply unless otherwise noted below.

a) Building Siting

The building shall be sited towards the south portion of the parcel with the parking sited towards the north portion.

b) Building Height

A maximum of two stories not exceeding an overall height of 10 m.

c) Building Setbacks

- i) From the south and west property line, a minimum depth of 6 metres or a depth equal to the height of the face of the building adjacent to the property line, whichever is the greater;
- ii) From the north property line, a minimum depth of 28 metres;
- iii) From the east property line, a minimum depth of 10 metres.

d) Building Coverage

A maximum of 40 percent of the site.

e) Site Access

- i) Access to the site opposite 800 Sierra Morena Court SW shall be right-turns-in-only.
- ii) Any other access south of the access under i) above shall be to the satisfaction of the Development Authority.

f) Parking

- i) For pre-school, elementary school and junior high school students and staff, 1 space per 20 students.
- ii) For high school students and staff, 1 space per 5 students and 1 space per 1.2 staff members.
- iii) Parking shall be calculated based on the operating capacity of the school.

g) Passenger and Bus Loading

- i) 1 on-site passenger loading space per 30 students.
- ii) 1 bus loading space per school bus.
- iii) A loading space shall be located on-site, except that a bus loading space may locate within the road right-of-way adjacent to the site.
- iv) Loading shall be calculated based on the operating capacity of the school.

h) Fencing

A 1.8 metre high chain link fence shall be constructed along the perimeter of the site to the satisfaction of the Development Authority.

i) Landscaped Area

Landscaped area shall be provided in accordance with Section 51(3)(b)(i) of the PE Public Park, School and Recreation District.

j) Architectural Treatment

The design, character and appearance of the building shall respect the surrounding area.

k) Development Plans

Approval to this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application and shall include the following information:

- i) the student population and grades of the school at its operating capacity;
- ii) the outdoor recreational area requirements of the students and the location of any outdoor recreation area on the site or the adjacent reserve land;
- iii) the parking and loading space requirements of the school and the location of any bus loading spaces within the road right-of-way.

l) Circulation of Development Plans

As part of a development permit application, the applicant shall confirm that the proposed development plans have been pre-circulated to:

- i) the Community Association;
- ii) the owners of single-detached dwellings at 731, 735, 739 and 743 Sierra Morena Court SW and 6526 Sierra Morena Boulevard SW.