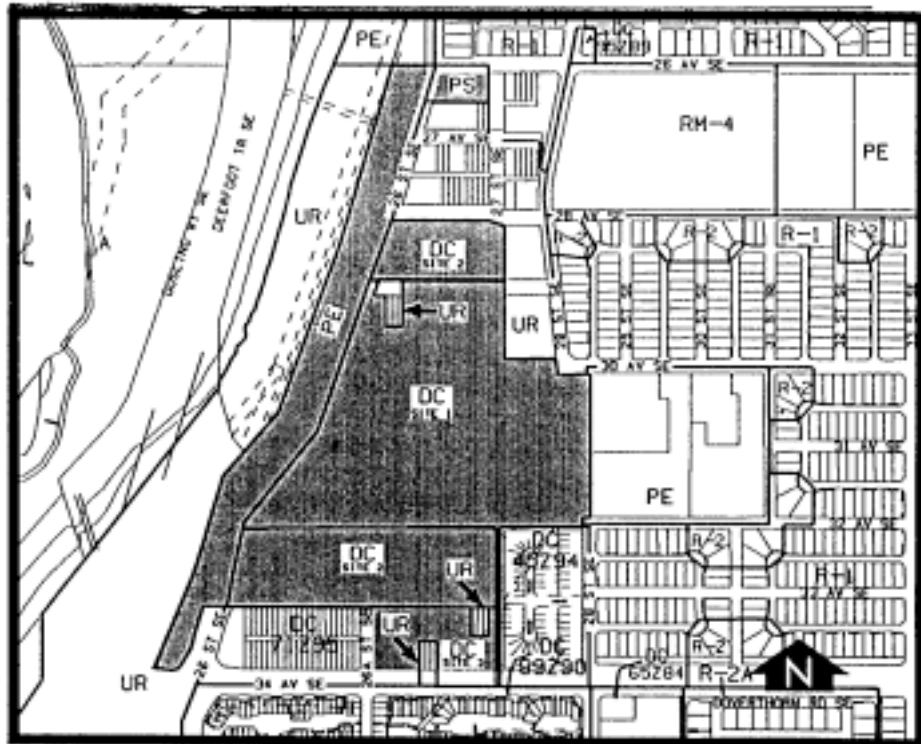


Amendment No. 95/095
Bylaw No. 50Z96
Council Approval: 22 July 1996

SCHEDULE B



DC Site 1 9.752 ha± (24.1 ac±)

1) Land Use

The Permitted and Discretionary Uses of the A Agricultural and Open Space District shall be the permitted and discretionary uses respectively, excepting out single-detached dwellings, cemeteries, crematoria and commercial radio and television transmitting stations.

2) Development Guidelines

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

- a) Maximum Height

The maximum height allowed shall be 26 metres (85 feet).

b) Development Plans

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

DC Site 2 1.52 ha± (2.85 ac±) and 3.273 ha± (8.09 ac±)

1) Land Use

The Permitted and Discretionary Uses of the RM-3 Residential Medium Density Multi-Dwelling District shall be the permitted and discretionary uses respectively.

2) Development Guidelines

The General Rules for the Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-3 Residential Medium Multi-Dwelling Density shall apply unless otherwise noted below:

a) Density

The maximum density shall be 32 units per hectare (13 units an acre).

b) Height

The maximum building height shall be 10 metres (32.8 feet) to the top of the roof.

c) Pedestrian Walkway

Pedestrian walkways to the park shall be established in the vicinity of 26A Street and 27 Street both north and south of the park to provide adequate access, safety and lighting as recommended in the Dover Safety Audit, to the satisfaction of the Development Authority.

d) Traffic Impacts

As part of the development permit process for new developments within the study area, applicants shall demonstrate the potential impacts on community streets of traffic generated from their proposed developments.

e) Site Development

Future development shall offer a variety of building designs and exterior finishes. All developers shall be invited to make a \$500 per unit voluntary contribution to the development of the park. Site layout shall be designed to take full advantage of views to the west.

f) Single-Detached Dwellings

Except when an integral part of a comprehensive multi-dwelling development, single-detached dwellings shall comply with the rules contained in Section 22.2 R1-A Residential Narrow Lot Single-Detached District.

g) Multi-Unit Developments

i) Front Yard Depth

Multi-unit developments which front onto a public street, shall not have a front yard depth less than the front yard of an adjoining site.

ii) Compatibility

Where multi-units front on a public street, they shall be compatible in terms of mass and character with existing residential buildings on adjoining sties, and to the satisfaction of the Development Authority.

h) Development Plans

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