

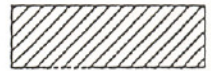
DEER PARK

(Melcor)

RED DEER
Deerpark Subdivision
Outline Plan
Showing a
Subdivision
of the
S.W.1/4 SEC.14-38-27-4
for
MELCOR DEVELOPMENTS LTD.

LEGEND & NOTES

MR LOTS SHADED THUS



DUPLEX (R1A) LOTS SHADED THUS



Phase 7A
Increased from 22 to 26 lots

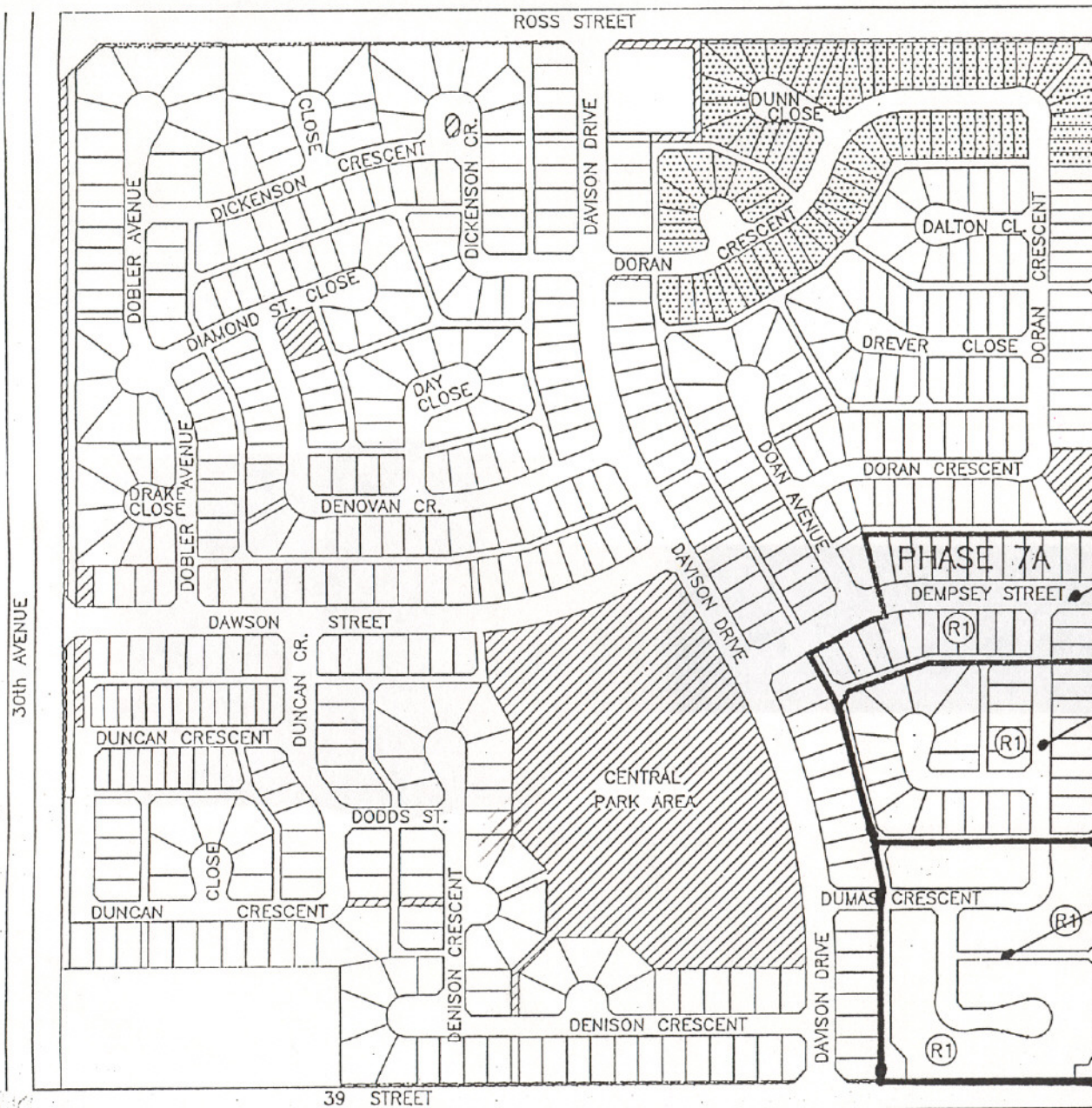
Phase 7B
Increased from 26 to 29 lots

Phase 7C
Minimum Lot Widths of 45 feet

SCALE = 1:5000m

- N -

Jan. 7/97
REVISED: NOV. 20, 1996
REVISED: OCT. 29, 1996
REVISED: OCT. 25, 1996



Council Approval: Jan. 13/97

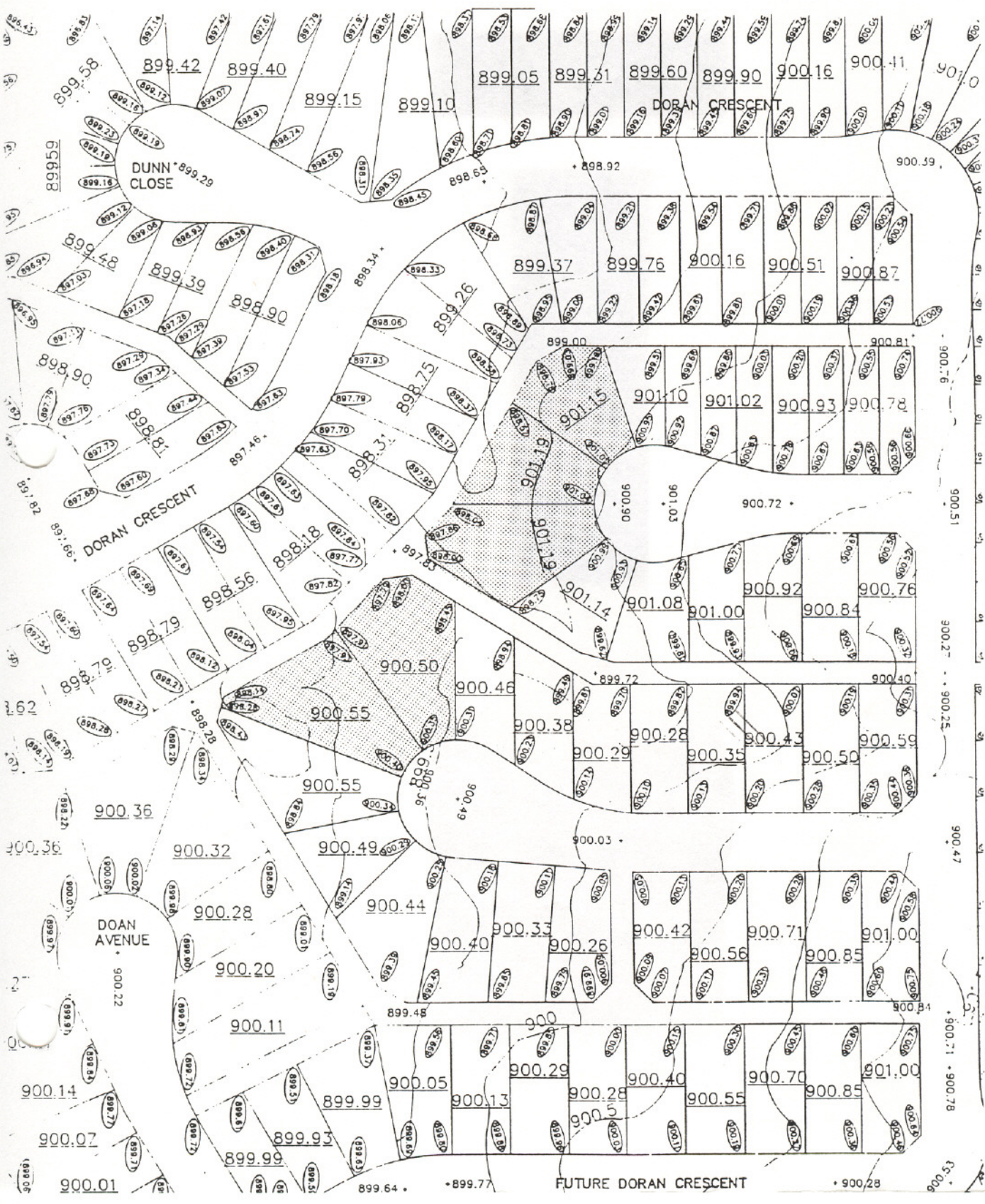
January 7, 1997
Parkland Community
Planning Services

AL-TERRA
ENGINEERING LTD.

EDMONTON

RED DEER

LOTS RESTRICTED TO SINGLE STOREY DWELLINGS WITH NO ELEVATED DECKS.

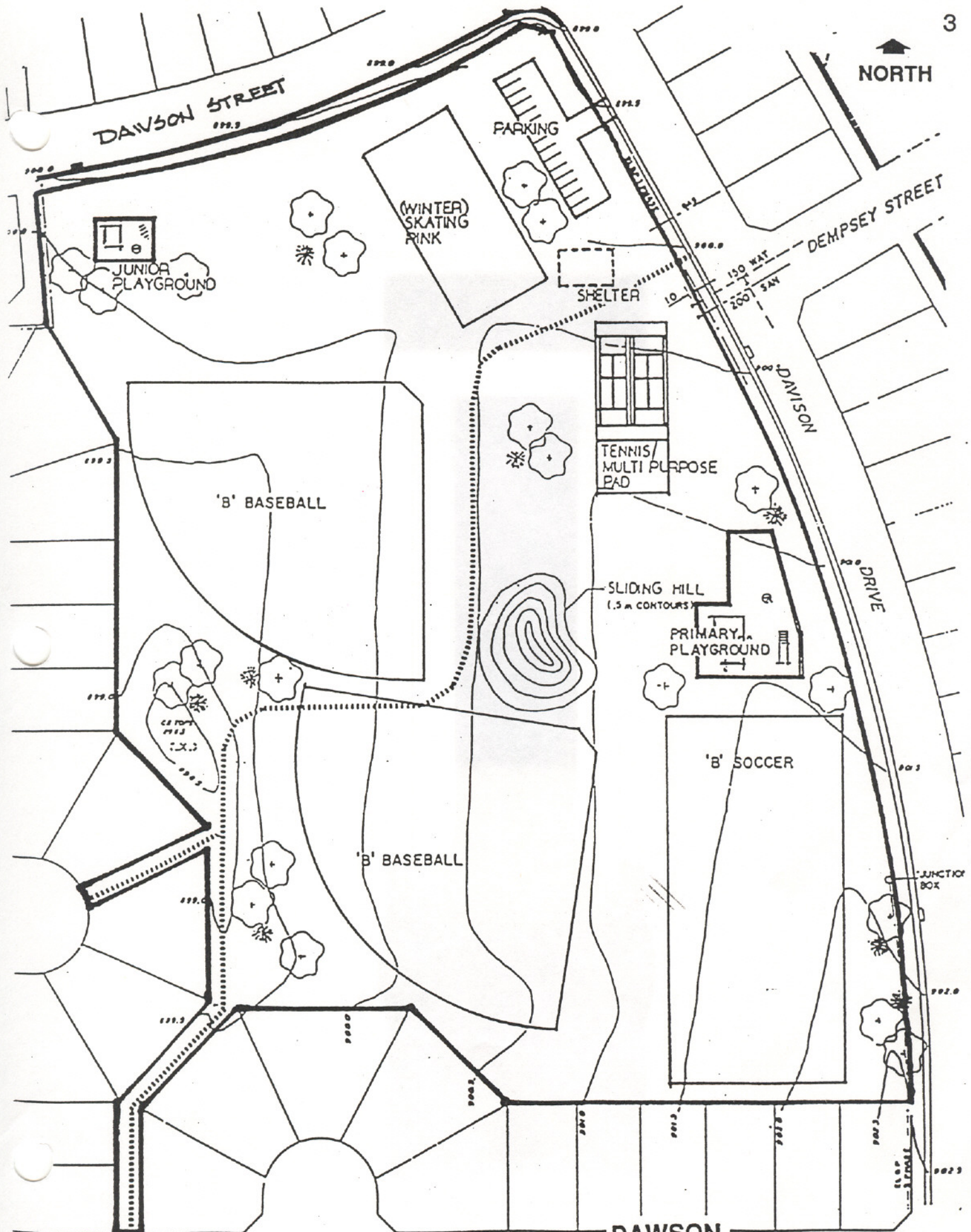


DEER PARK OUTLINE PLAN

The following development requirements, as agreed to by Melcor Developments Ltd., will apply to the remaining phases of the Deer Park subdivision (SW 14-38-27-4):

1. Attached garages will be required on all duplex and single family lots.
2. The minimum floor area of each duplex dwelling shall be 103 square metres (1100 square feet).
3. The minimum floor area of each single family dwelling shall be 111.5 square metres (1200 square feet).
4. All lots with a grade differential of 1.7 metres (5.58 ft.) or more (as shown on the attached map) will be restricted to single storey dwellings with no elevated decks.
5. Phase 5C will be developed as an adult community with double-car garages
6. All development will be required to meet the developer's architectural controls which will ensure that the quality of development will be similar to that of adjacent earlier phases.

These development guidelines supplement the land use and road pattern on the map of the subdivision.



DENISON CRESCENT

DAWSON
Neighbourhood Park
(Melcor-Deer Park)