

**TERMS OF REFERENCE
LAND USE ASSESSMENT REPORT (LUAR)
APPLICATION FOR 3 STOREY SINGLE DETACHED DWELLING
1 OZARK PLACE**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Elevation & Building Height

- Provide elevations of the proposed Dwelling.
- Identify graphically the exact location with a dimensioned site plan:
 - Location of the proposed Dwelling in relation to neighbouring Dwellings;
 - Proximity of the Dwelling to property lines and identify setbacks; and
 - Identify the height of the Dwelling.
- Provide street scape views/renderings of the proposed Dwelling in comparison to existing Dwellings from the following Streets:
 - Along the property frontage at Ozark Place;
 - Along the Side Yard (Flanking Strret) at Redberry Street; and
 - Along the Street at Pepperwood Drive (showing the Rear Yard).