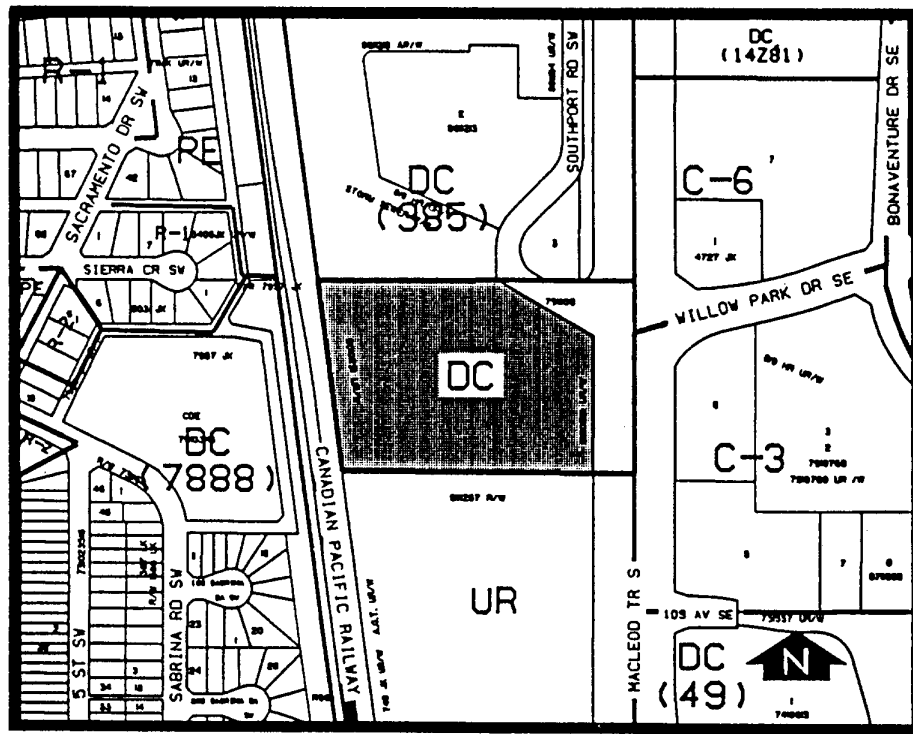


Amendment No. 93/043
Bylaw No. 89Z93
Council Approval: 20 September 1993

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of the C-6 District of By-law 2P80 shall be the permitted and discretionary uses respectively excluding the uses of gaming establishment - bingo and bottle return depots:

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 the C-6 District shall apply unless otherwise noted below.

a) By-lawed Setback

No building or structure shall be permitted within the by-lawed setback area, established boulevard, buffer areas or the future LRT access road right-of-way.

b) Vehicular Access and Egress

Access and egress to the site shall be from Southport Road S.W. by means of access driveways satisfactory to the Approving Authority. When constructed, access will be allowed to the LRT access road along the west property line, to the satisfaction of the Approving Authority. No access to or egress from the site shall be allowed to Macleod Trail.

c) Future Road Right-of-Way

Development or redevelopment on site shall incorporate the future LRT access road right-of-way along the west property line. Also included shall be a 25 metre center line turning radius for the road at the north west corner of the site.

d) Landscaping

A detailed landscaping plan shall be submitted to the Approving Authority as part of a development permit application. Contained within the plan shall be the following:

- i) a minimum 9 metre wide landscaped buffer strip along the entire east property line of Macleod Trail South. Such landscaping to consist of not less than four clusters of mature trees (not less than 85 millimetre calliper);
- ii) a minimum 6 metre wide landscaped buffer strip along the entire west property line. Such landscaping to consist of mature 85 millimetre calliper trees spaced at 6 metre intervals;
- iii) an inventory of all existing trees and vegetation on site;
- iv) those portions of the north and south property lines not landscaped shall be enclosed with a suitable traffic barrier or fencing.
- v) a proposal to upgrade the appearance of the west edge of the property, visible from the L.R.T., where appropriate.

e) Parking Areas

Large parking areas shall be made visually discontinuous through the use of landscaping which includes berms, terraces, planters, vegetation and similar treatments to the satisfaction of the Approving Authority.

f) Building Design

The design and exterior finishing materials of proposed developments shall be to the satisfaction of the Approving Authority having regard to the character and quality of surrounding development.

g) Garbage Storage

Garbage enclosures shall be integrated with the building and visually screened from all adjacent sites and public thoroughfares.

h) Signage

A comprehensive signage proposal shall be submitted as part of the development permit application, but no freestanding signs shall be permitted within 26 metres of Macleod Trail.

i) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the site layout respects the right-of-way requirements identified in guideline (2)(c) and the plans and rendering submitted to City Council during their consideration of this By-law.

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