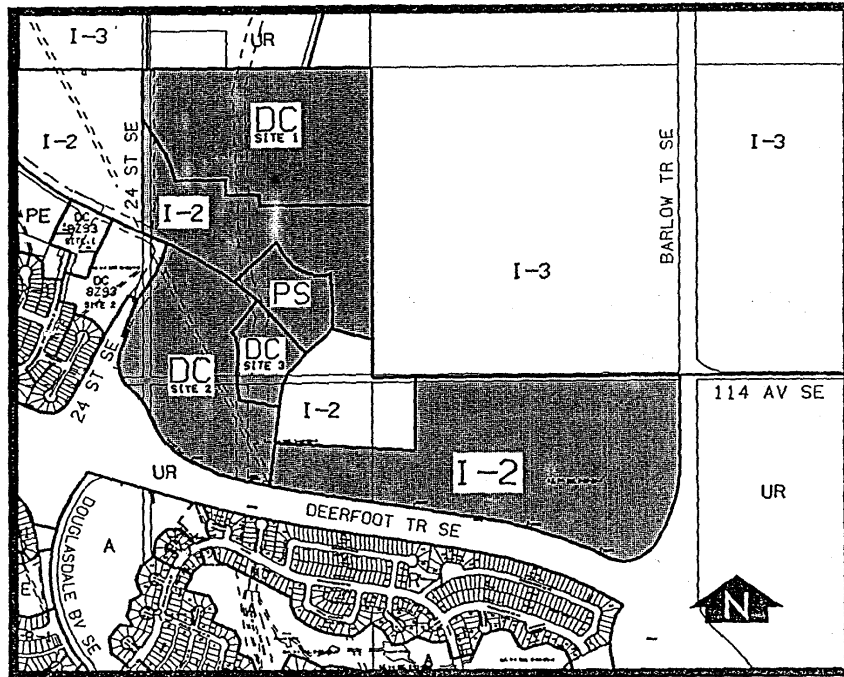


**Amendment No. 94/092**  
**Bylaw No. 83Z95**  
**Council Approval: 29 January 1996**

**SCHEDULE B**



**Site 1 15.83 ha± (39.1 ac±)**

**1. Land Use**

The Permitted and Discretionary Uses of the I-2 General Industrial District shall be the Permitted and Discretionary Uses respectively except that grocery stores or any other use where food for humans is prepared, served or stored allowed in this district shall be a Discretionary Use.

**2. Development Guidelines**

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-2 General Industrial District shall apply unless otherwise noted below.

**a) Setback from Dry Waste Site**

A restaurant or other use where food for humans is prepared, served or stored shall not be allowed within 450 metres of those areas of land within the dry waste site

- i) that are currently being used, or that still remain to be used, for the placing of waste material;
- ii) where waste processing or a burning activity associated with the development or operation of the landfill is conducted,

unless a waiver of the setback distance required under the Waste Management Regulation is granted by the Board of Health.

b) **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.

**Site 2 14.4 ha± (35.9 ac±)**

1. **Land Use**

The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District shall be the Permitted and Discretionary uses respectively.

2. **Development Guidelines**

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-5 Shopping Centre Commercial District shall apply unless otherwise noted below.

a) **Gross Floor Area**

- i) A maximum of 41805 m<sup>2</sup>.
- ii) The total gross floor area of any non-retail uses shall not exceed the gross floor area of the retail and shopping portion of the centre.

b) **Concept Plan**

Prior to the approval of a development permit or plan of subdivision for all or any portion of the site, a concept plan for the entire site and the adjacent DC (C-2) and PS sites shall be submitted showing internal circulation routes, access and egress points, block configurations, pedestrian connections, parking areas, gross floor area projections and such other information considered necessary by the Approving Authority; and, further, the concept plan shall show the park-and-ride area, bus terminals, pedestrian walkways and corridors and orientation of adjacent lots and buildings for the PS site, and provide for pedestrian integration between the PS site and the DC (C-2) and DC (C-5) sites.

c) **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.

**Site 3 2.47 ha± (6.1 ac±)**

1. **Land Use**

The land use shall be for a comprehensively-designed hotel.

2. **Development Guidelines**

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-2 General Commercial District shall apply unless otherwise noted below.

a) **Concept Plan**

Prior to approval of a development permit or plan of subdivision for all or any portion of the site, a concept plan for the entire site and the adjacent DC (C-5) and PS sites shall be submitted showing the internal circulation routes, access and egress points, block configurations, pedestrian connections, parking areas, gross floor area projections and such other information considered necessary by the Approving Authority; and, further, the concept plan shall show the park-and-ride area, bus terminals, pedestrian walkways and corridors and orientation of adjacent lots and buildings for the PS site, and provide for pedestrian integration between the PS site and the DC (C-2) and DC (C-5) sites

b) **Development Plans**

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