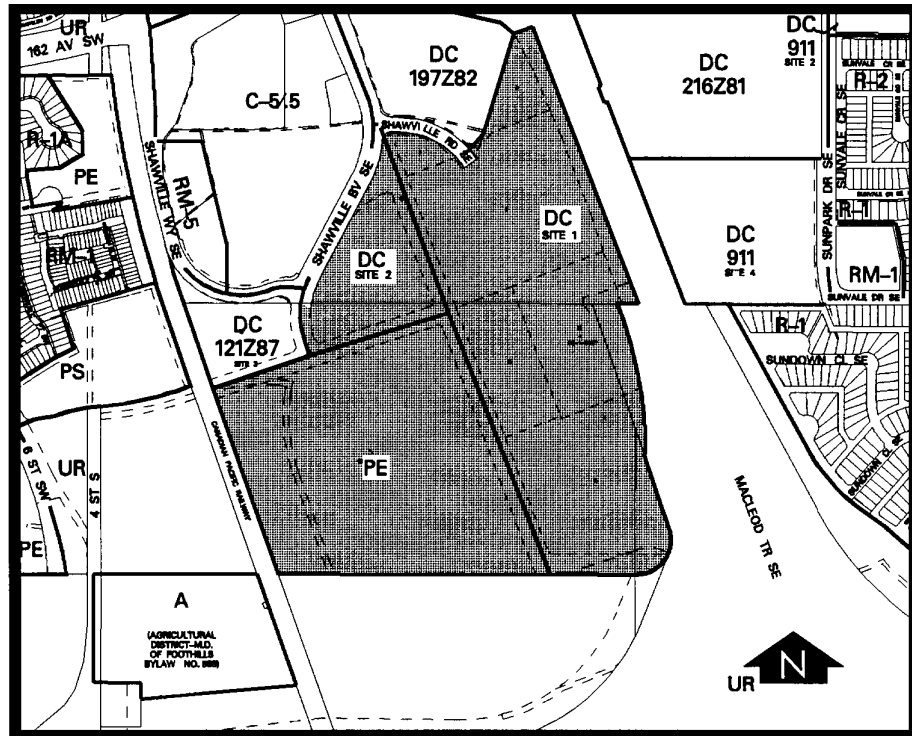


**Amendment No. 97/056**  
**Bylaw No. 126Z97**  
**Council Approval: 17 March 1998**

**SCHEDULE B**



**Site 1 15.10 ha+/- (37.3 ac+/-)**

- (1) Land Use
  - (a) Permitted Uses
    - Essential public services
    - Utilities
  - (b) Discretionary Uses
    - Sector Shopping Centre (C.U.)

Except for the permitted uses in (1)(a), the permitted and discretionary uses of the C-5 Shopping Centre Commercial District, including automotive sales and rentals and funeral homes, shall be discretionary uses only within an approved sector shopping centre.

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## **SCHEDULE B**

CONTINUED

Note: C.U. - Certainty of Land Use is afforded applications that meet the requirements of Section 11(2)(b) of Bylaw 2P80.

(2) Development Guidelines

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

(a) Gross Floor Area

The maximum gross floor area allowed on Site 1 shall be 42,734 square metres (460,000 square feet).

(b) Concept Plan

(i) Prior to the approval of the initial Development Permit on Site 1, a Concept Plan shall be submitted to the satisfaction of the Development Authority for the entire site showing the proposed:

- (A) building locations;
- (B) parking areas;
- (C) vehicular access and egress points;
- (D) internal circulation routes;
- (E) pedestrian connections;
- (F) transit stops;
- (G) landscaping;
- (H) commercial gross floor area distribution;
- (I) future grid roads as defined by the Survey Plan required under (c)(i) below.

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## **SCHEDULE B**

CONTINUED

- (ii) The approved Concept Plan:
  - (A) shall be submitted as part of any Development Permit Application;
  - (B) may be revised with the submission of successive Development Permits.
  
- (c) Grid Road Pattern
  - (i) Prior to the approval of the initial Plan of Subdivision for Site 1, a Survey Plan defining the exact location and width of the future grid roads within the site shall be submitted to the satisfaction of the Subdivision Authority, with the plan to be the same as or substantially similar to the future grid road plan presented to City Council during its consideration of this bylaw.
  - (ii) A Public Access Easement to the satisfaction of the City Solicitor shall be registered on the title of parcels C, D and E within the initial Plan of Subdivision for Site 1, with the easement to apply to the future grid roads as defined by the Survey Plan required under (c)(i) above.
  - (iii) No permanent buildings or permanent structures shall be allowed to locate within a future grid road.
  - (iv) Any building or structure located within a future grid road shall be approved for a maximum of five years.
  
- (d) Building Setbacks from Roads

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### **SCHEDULE B**

CONTINUED

- (i) Buildings shall be setback a minimum of 1.0 metre from a public road or a future grid road as shown of the Concept Plan.
- (ii) Except for buildings located within 120 metres of the east boundary of Site 1, buildings shall be setback a maximum of 3.0 metres from a public road or a future grid road as shown on the Concept Plan.
- (iii) The requirements of (d)(ii), above, may be relaxed where it can be demonstrated to the satisfaction of the Development Authority, that the proposed location of a building will not detract from the achievement of a street-oriented pedestrian environment.
- (iv) The requirements of Section 59(5)(a) and (e) of the C-5 Shopping Centre Commercial District shall not apply to a building located adjacent to a road in accordance with (d)(i) and (ii) above.
- (e) **Development Pedestrian Connections**

Direct pedestrian access by means of a separate walkway shall be provided from the main entrance of any building to a public road and insofar as possible the walkway shall be aligned along the future grid roads as shown on the Concept Plan.
- (f) **Subdivision Design Standards**
  - (i) The initial Plan of Subdivision for Site 1 shall comprise a maximum of six parcels (Parcels A, B, C, D, E and F) which are the same as or substantially similar in size and configuration to those shown on the initial Plan of Subdivision presented to City Council as part of its consideration of this bylaw.

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### **SCHEDULE B**

CONTINUED

- (ii) Any subsequent subdivision of Parcels A, B and F shall be to the satisfaction of the Subdivision Authority.
- (iii) No subsequent subdivision of Parcels C, D and E including a subdivision to create bare-land condominium, shall be allowed.

(g) Development Plans

Approval of this application does not constitute approval of a Development Permit. Comprehensive plans shall subsequently be submitted as part of a Development Permit Application.

**Site 2 2.47 ha+/- (6.1 ac+/-)**

(1) Land Use

The permitted and discretionary uses of the C-5/.5 Shopping Centre Commercial District shall be the permitted and discretionary uses respectively.

(2) Development Guidelines

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

(a) Gross Floor Area

The maximum Gross Floor Area shall not exceed 7,432 square metres (80,000 square feet) of which a minimum of 929 square metres (10,000 square feet) shall be devoted to non-retail uses.

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### **SCHEDULE B**

CONTINUED

(b) Concept Plan

(i) Prior to the approval of the first development permit on the site, a concept plan shall be submitted to the satisfaction of the Development Authority for Site 2 showing the proposed:

- (A) buildings;
- (B) parking areas;
- (C) vehicular access and egress points;
- (D) internal circulation routes;
- (E) pedestrian connections;
- (F) transit stops;
- (G) landscaping;
- (H) commercial gross floor area distribution including non-retail uses under (b) below.

(ii) The concept plan may be revised with the submission of successive development permits.

(c) Building Setbacks from Public Roads

(i) Buildings shall be setback a minimum of 1.0 metre from a public road.

(ii) Buildings shall be setback a maximum of 3.0 metres from a public road.

(iii) The requirements of (ii) above may be relaxed where it can be demonstrated to the satisfaction of the Development Authority that the proposed location of a building will not detract from the achievement of a street-oriented pedestrian environment.

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**SCHEDULE B**

CONTINUED

(iv) The requirements of Section 39(3)(d)(I) and 39(5)(a) of the C-5/.5 Shopping Centre Commercial District shall not apply to a building located adjacent to a road in accordance with (i) and (ii) above.

(d) Development Plans

Approval of this application does not constitute approval of a Development Permit. Comprehensive plans shall subsequently be submitted as part of a Development Permit Application.