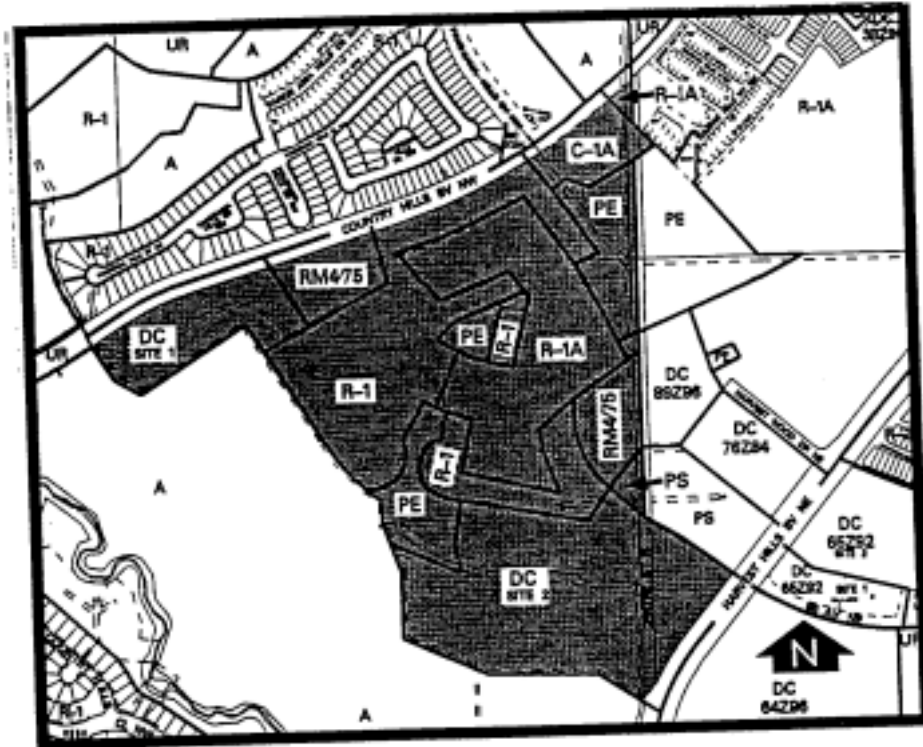


Amendment No. 97/040
Bylaw No. 95Z97
Council Approval: 18 September 1997

SCHEDULE B



1. Land Use (Site 1, 3.67 ha±)

The Permitted and Discretionary uses of the RM-4 Residential Medium Density Multi Dwelling District shall be the Permitted and Discretionary Uses respectively excepting out "Apartments".

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

- a) Density

A maximum of 75 units shall be located on the site.

- b) Development Plans

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

Amendment No. 97/040

Bylaw No. 95Z97

SCHEDULE B

CONTINUED

3. Land Use (Site 2, 10.72 ha±)

The Permitted and Discretionary uses of the I-2 General Industrial District shall be the Permitted and Discretionary uses respectively with the deletion of:

- Auto body and paint shops
- Automotive specialties
- Crematoriums and columbariums
- Grocery stores
- Recreational and commercial vehicle repair, service, sales and rental
- Veterinary hospitals
- Amusement arcades
- Custodial quarters
- Gaming establishments - bingo
- Intensive agricultural uses
- Kennels
- Warehouse stores

and with the addition of the following discretionary uses:

- Essential public service
- Funeral homes
- Personal service business
- Outside storage associated with a golf course maintenance yard.

4. Development Guidelines

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

a) Yards

All yards shall be a minimum of 6 metres.

b) Interface Treatment

Where a site abuts a residential district the treatment of the interface in terms of distance, visual screening and landscaping shall be to the satisfaction of the Development Authority.

c) Building Design

Amendment No. 97/040
Bylaw No. 95Z97
SCHEDULE B

CONTINUED

The design character and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.

d) Landscaping

The landscaping standards which are to be applied to any portion of the subject lands and adjacent City boulevards will be determined at the development permit stage to the satisfaction of the Development Authority.

e) Outside Storage

Outside storage, including the storage of trucks and trailers, may be allowed to the side or rear of buildings provided that:

- i) such storage areas are not adjacent to a residential area;
- ii) the storage is visually screened from public thoroughfares and residential areas;
- iii) all storage is related to the business or industry on the site; and
- iv) such storage areas do not include any required minimum yards.

f) Building Height

Building height shall be limited to a maximum of 10 metres where the site is adjacent to a residential district.

g) Development Plans

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