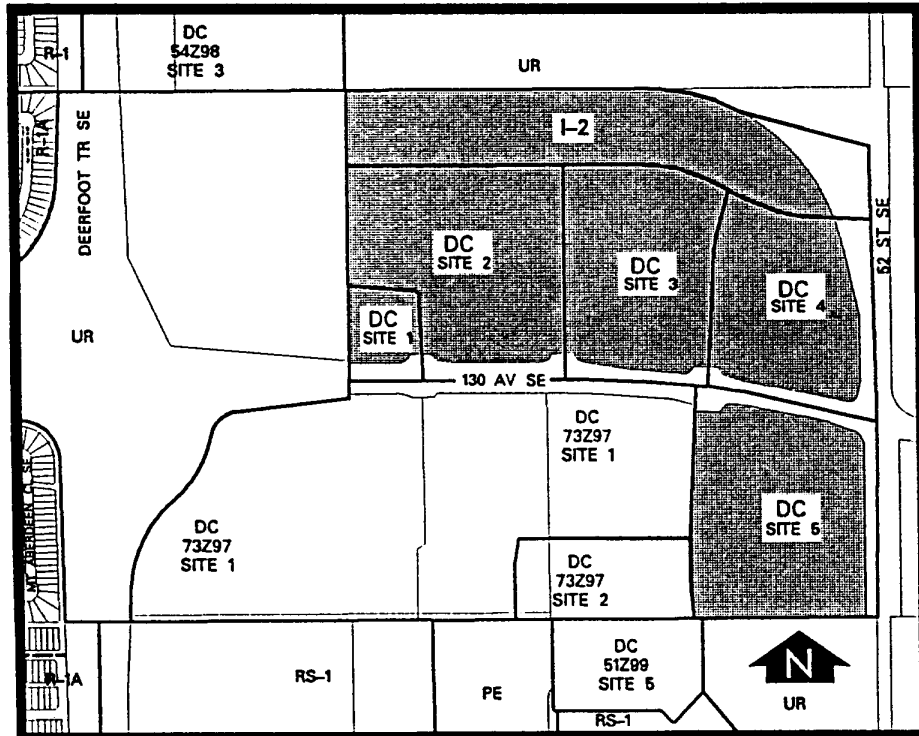


Amendment No. 2000/011
Bylaw No. 85Z2000
Council Approval: 18 September 2000

SCHEDULE B



Site 1 1.05 ha± (2.59 ac±)

(1) Land Use

The Permitted and Discretionary Uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

(2) Development Guidelines

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

(a) Restaurant/Drinking Establishment and Restaurant Food Service Only

The total combined net floor area of all restaurants on the site shall not exceed 1858 square metres (20,000 square feet).

(b) Development Plans

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

Site 2 7.56 ha± (18.68 ac±)

(1) Land Use

The Permitted and Discretionary Uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of one retail store.

(2) Development Guidelines

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

(a) Maximum Net Floor Area

Subject to the provision of adequate transportation network and capacity, the following maximums will apply to the satisfaction of the Development Authority:

(i) A total combined area of 13000 square metres.

(ii) Restaurant/Drinking Establishment and Restaurant Food Service Only

Notwithstanding Section 45 (5)(e)(i), a total combined net floor area of 1858 square metres.

(b) Retail Area

There shall be no more than one retail store on the site which shall have a minimum floor area of 9400 square metres.

(c) Access

There shall be no access to/from 46 Street SE and 128 Avenue SE. Access to/from 48 Street SE is restricted to right turns in and out only except the northbound left turn is permitted at a location approximately 210 metres north of 130 Avenue SE and shall be designed and located to the satisfaction of the Manager, Transportation Planning.

(d) Development Plans

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

Site 3 6.24 ha± (15.42 ac±)

(1) Land Use

The Permitted and Discretionary Uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of one retail food store.

(2) Development Guidelines

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

(a) Maximum Net Floor Area

Subject to the provision of adequate transportation network and capacity, the following maximums will apply to the satisfaction of the Development Authority:

- (i) A total combined net floor area of 13000 square metres
- (ii) The minimum net floor area for any use shall be 465 square metres.

(b) Access

Access to 48 Street SE shall be right in/right out only and located to the satisfaction of the Development Authority.

(c) Development Plans

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

Site 4 5.47 ha± (13.53 ac±)

(1) Land Use

The Permitted and Discretionary Uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

(2) Development Guidelines

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

(a) Maximum Net Floor Area

Subject to the provision of adequate transportation network and capacity, the following maximums will apply to the satisfaction of the Development Authority:

- (i) A total combined net floor area of 14900 square metres
- (ii) The minimum net floor area for any use shall be 465 square metres.

(b) Development Plans

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

Development Authority as part of a development permit application.

Site 5 7.71 ha± (19.05 ac±)

(1) Land Use

The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District of Bylaw 2P80 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) Maximum Net Floor Area

Subject to the provision of adequate transportation network and capacity, the following maximums will apply to the satisfaction of the Development Authority:

(i) A total combined net floor area of 13935 square metres

(ii) Concept Plan

(A) Prior to the approval of the initial development permit on the site, a concept plan for the site shall be submitted to the satisfaction of the Development Authority showing internal circulation routes, access and egress points, parking areas, building locations, floor area projections and such other information considered necessary to ensure that the site develops in a logical and comprehensively planned manner.

(B) The concept plan may be required to be revised with each successive submission of a plan of subdivision or development permit to the satisfaction of the Development Authority.

(b) Development Plans

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