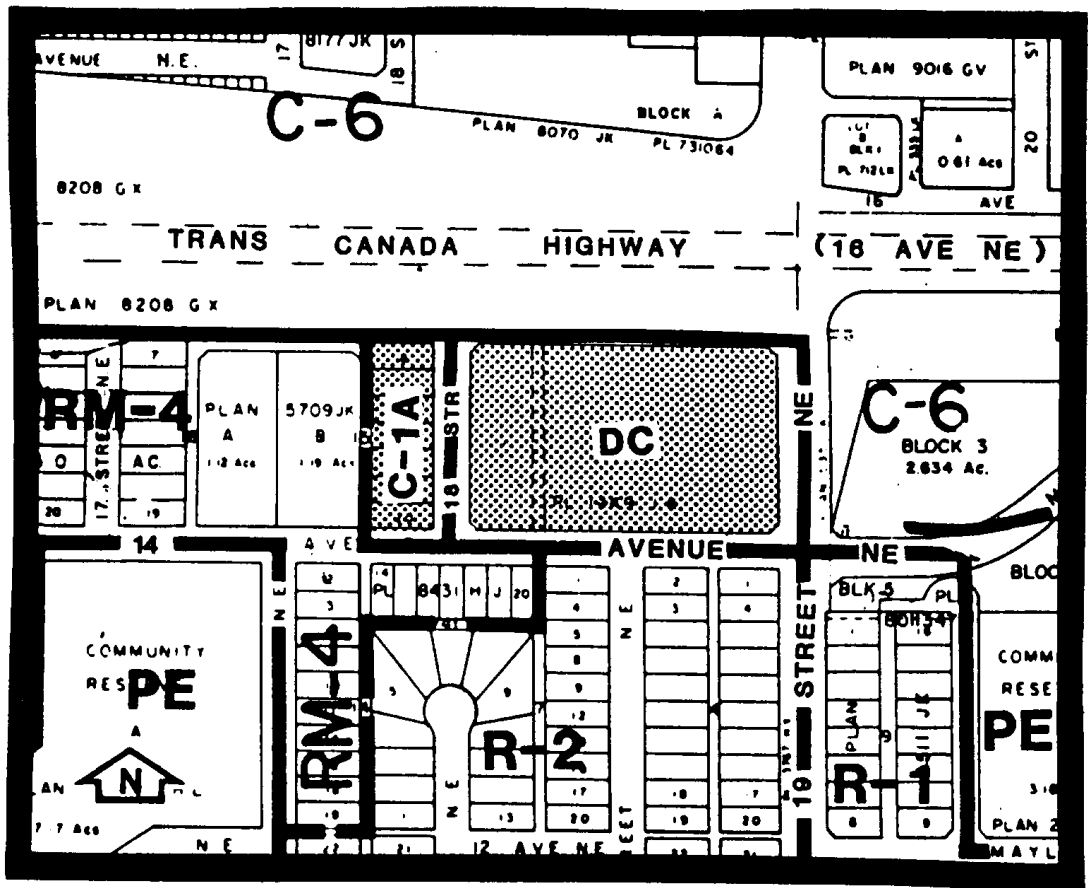


Amendment No. 86/057
Bylaw No. 76Z86
Council Approval: 16 June 1986

SCHEDULE B



1. Land Use

The land use shall be for low intensity institutional services to the public. The Permitted Uses of the PS (Public Service) District and the following Discretionary Uses shall apply:

- Private Schools
- Public Administration buildings
- Public and quasi-public buildings
- Signs
- Special care facilities, excluding halfway houses and group homes
- Universities, colleges, provincial training centres

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of By-law 2P80, and the Permitted and Discretionary Rules of the PS (Public Service) District (Section 52) shall apply unless otherwise noted below.

a) Building Height and Design

The maximum building height shall be 12 metres (3 storeys) at any eaveline (not including mechanical penthouse).

The design, character and appearance of any building shall be compatible with and complimentary to the surrounding area.

b) Landscaping

A landscaped buffer consisting of berms, trees and vegetation shall be provided adjacent to abutting residential districts in a manner which will enhance building walls and parking areas, and alongside vehicular accessways from point of access to the nearest internal circulation roadway.

A detailed landscaping plan shall be submitted to the Approving Authorities for approval as part of a development permit application.

c) Signs

Signage shall be limited in size, design and location and must be compatible with both on-site development and adjacent residential development.

d) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and access shall subsequently be submitted to the Approving Authorities as part of a development permit application.