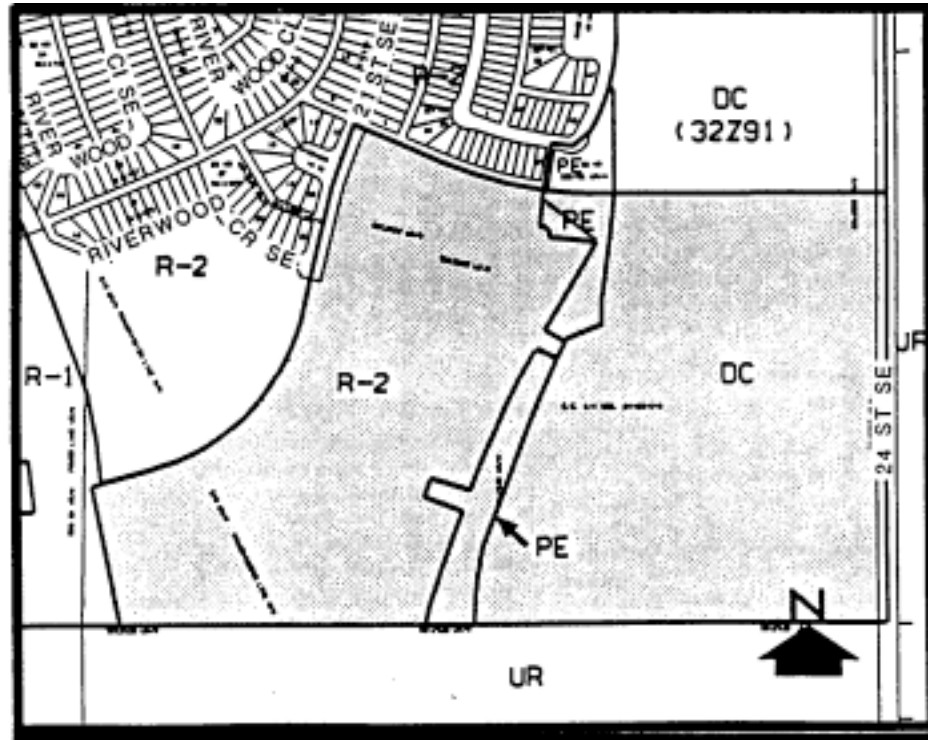


Amendment No. 91/082
Bylaw No. 42Z92
Council Approval: 11 May 1992



SCHEDULE B

1. Land Use

The permitted and discretionary uses of the C-2(16) General Commercial District shall be permitted and discretionary uses respectively. In addition, the permitted and discretionary uses contained within the I-1 Industrial Business Park District shall be deemed to be discretionary uses as will manufacturing, fabricating, assembly and disassembly. Notwithstanding the aforementioned, uses pertaining to the preparation, serving or storing of food shall be prohibited.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-2(16) General Commercial District shall apply unless otherwise noted below.

a) Front Yards

The minimum yard measurements shall be 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 Approving Authority;

c) Building Design

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 and shall be applied to those portions of each development site within the lands not covered by buildings or hard surfacing.

e) Garbage Storage

Garbage and waste material shall be stored in weatherproof and animal-proof containers in accordance with the Waste By-law and shall be visually screened from all adjacent sites and public thoroughfares.

f) 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 do not include any required minimum yards,
- (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) it does not have an adverse visual or aesthetic impact on the surrounding or adjacent land uses.

g) Outside Display Areas

Outside display areas may be allowed to the front or side of a principal building outside any required minimum yard provided that such displays are limited to examples of equipment or items related to the business or industry located on the site.

h) Performance Standards

No use or operation shall cause or create any conditions which may be objectionable or dangerous beyond the building which contains it, such as the following:

- (i) noise,
- (ii) odour,
- (iii) earthborn vibrations,
- (iv) heat, or
- (v) high brightness light sources.

i) Building Height

The building height to be a maximum of 16 metres except a maximum of 10 metres where the site is adjacent to a residential district.