

Amendment No. 92/063
Bylaw No. 5Z93
Council Approval: 04 January 1993

SCHEDULE B

See Original Bylaw for Map

SITE 1

1. LAND USE

The permitted and discretionary uses of the I-2 General Light Industrial District shall be the permitted and discretionary uses respectively excluding the following:

- amusement arcades
- automotive, sales and rentals
- automotive services
- autobody and paint shops
- automotive specialties
- third party advertising signs

2. DEVELOPMENT GUIDELINES

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

a) Outside Storage

Outside storage shall be screened from public thoroughfares, public open spaces and residential areas.

b) 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 accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 2

1. LAND USE

The Permitted and Discretionary Uses of the I-2 General Light Industrial District shall be the Permitted and Discretionary Uses respectively excluding the following:

- amusement arcades
- automotive, sales and rentals
- automotive services
- autobody and paint shops
- automotive specialties
- third party advertising signs

In addition, uses only within the buildings existing on the site on the date of passage of these by-laws shall be deemed to be conforming.

2. DEVELOPMENT GUIDELINES

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

a) Front Yard

All yards fronting onto publicly accessible open space shall be considered front yards.

b) Outside Storage

Outside storage shall be screened from public thoroughfares, public open spaces and residential areas.

c) 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 accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 3

1. LAND USE

The Permitted and Discretionary Uses of the I-2 General Light Industrial District shall be the Permitted and Discretionary Uses respectively excluding the following:

- amusement arcades
- automotive, sales and rentals
- automotive services
- autobody and paint shops
- automotive specialties
- third party advertising signs

In addition, rail car cleaning, painting and repair uses existing on the site on the date of passage of these by-laws shall be deemed to be conforming.

2. DEVELOPMENT GUIDELINES

The General Rules for Industrial Districts contained in Section 43 of By-law 2P80 and the Permitted and Discretionary Use Rules of the I-2 General Light Industrial District shall apply.

3. 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, interface treatment (screening/landscaping) with adjacent open space, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

SITE 4

1. LAND USE

The permitted and discretionary uses shall be the permitted and discretionary uses of the RM-2 (Residential Low Density Multi-Dwelling) District respectively.

2. DEVELOPMENT GUIDELINES

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

a) Density

A maximum of 44 units per hectare (18 units per acre).

b) 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 accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.