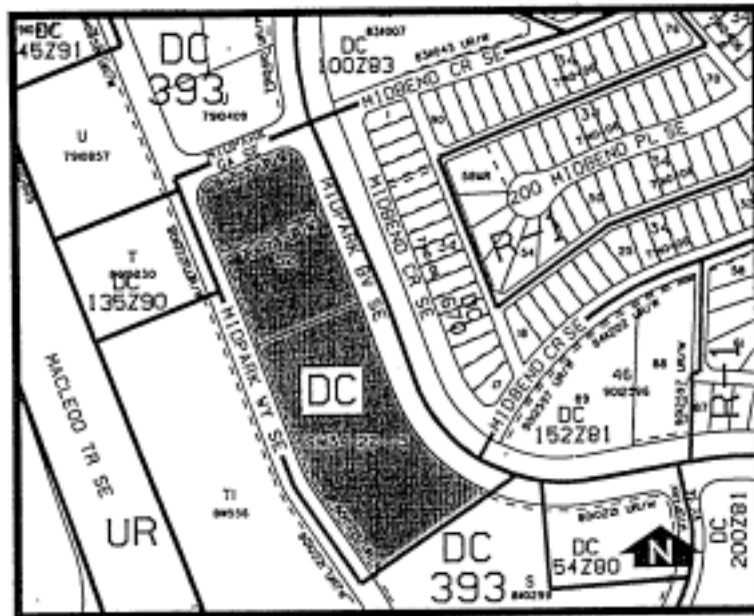


Amendment No. 95/058
Bylaw No. 25Z96
Council Approval: 16 April 1996

SCHEDULE B



1. Land Use

The following shall be Discretionary Uses:

- athletic and recreational facilities comprised of racquet courts and gymnasias only;
- child care facilities;
- churches;
- commercial schools;
- laboratories;
- medical clinics and associated uses such as pharmacies and laboratories;
- offices;
- private schools;
- seniors day care centres; and
- accessory uses to all listed Discretionary Uses.

2. Development Guidelines

The General Rules for Industrial Districts 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) Lot Size

The minimum lot size shall be 0.81 hectares.

b) Floor Area

The gross floor area of all uses shall be limited to the amount of parking available for those uses on-site. Off-site parking will not be accepted in order to provide the required parking.

c) Landscaping

A minimum of 30% of the site plus all adjoining City boulevards shall be landscaped. A detailed landscaping plan shall be submitted to the Development Authority as part of a development permit application.

Outdoor recreation areas shall not be included in any required minimum landscaping calculation.

Existing vegetation, landscaped areas and berming shall be retained with no reduction in such areas allowed for additional parking.

d) Outdoor Recreation Areas

Outdoor recreation areas for intensive uses like those normally associated with a playground (swings, slide, jungle gym) shall not be located within 15 metres of Midpark Boulevard SE.

e) Vehicular Access and Egress

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Development Authority.

f) Drop-Off Areas

A bus and car drop-off area shall be provided on-site in association with any private and/or commercial school uses.

g) Parking

Parking for any private school uses shall not be less than the minimum requirement of the schools standard contained in Section 18 of the Land Use Bylaw.

Parking for any commercial school uses shall not be less than the minimum requirement of the private clubs and organizations standard contained in Section 18 of the Land Use Bylaw.

Large parking areas shall be made visually discontinuous through the use of landscaping which includes berms, terraces, planters, vegetation and similar treatments, to the satisfaction of the Development Authority.

All parking required for the development shall be located on-site and oriented to Midpark Way SE. Parking shall be provided to the City standard applicable at the time of application for a development permit.

Berming in front of parking areas shall be provided. Parking shall be screened from Midpark Boulevard SE by the use of shrubs, trees, or walls. Parking areas shall be separated a minimum of 5 metres from the side yards of the area covered by this Bylaw.

All parking areas are to be paved and drained to the satisfaction of the Development Authority. Parking areas shall not be fenced.

h) Outside Storage

No outside storage shall be allowed on the site.

i) Signage

Each sign shall identify only the user or use of the site and shall be of size, shape, material, colour, type of construction method, intensity of lighting and location to be in scale and harmonize with the development on the subject site and adjacent sites.

Billboards or other general advertising signs are prohibited on the site. No blinking, flashing or rotating signs that move or have moving parts shall be allowed. Roof signs or signs projecting above the parapet of any building are not allowed.

Identification signs are to be located in front setback areas a minimum of 1.5 metres from the sidewalk. Such signs shall be positioned parallel to the curb. All free-standing signs shall have a maximum area of 9 square metres and a maximum single dimension of 4 metres.

Plans for all signs are to be to the satisfaction of the Development Authority.

j) Site Plans

Prior to the approval of a development permit for all or any portion of the lands covered by this Bylaw, a detailed site plan for the entire lands shall be submitted showing internal pedestrian and vehicular circulation, access and egress points, parking areas, landscaping, outdoor recreation areas, gross floor area and such other information considered necessary by the Development Authority. In addition, calculations indicating all off-site/on-site parking provisions and agreements shall form part of any development permit application.

k) 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.

l) Building Setback

Any new building construction on the site shall be set back 15 metres from Midpark Boulevard SE.