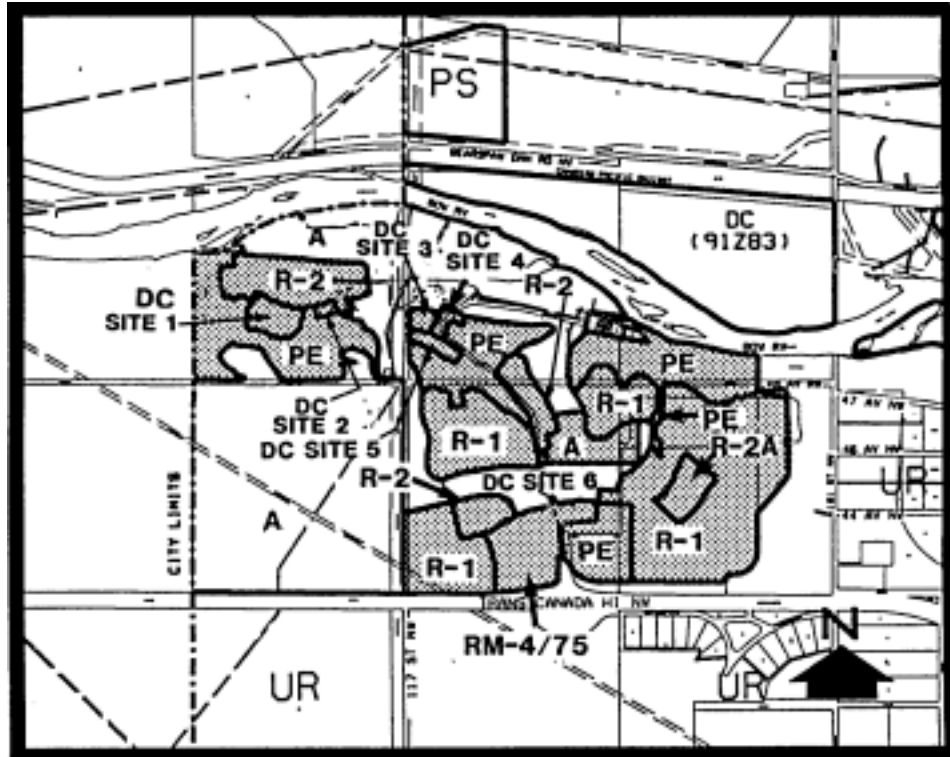


Amendment No. 90/134
Bylaw No. 39Z91
Council Approval: 17 June 1991

SCHEDULE B



Land Use and Development Guidelines for the DC Sites Only:

SITES 1 to 5

1. Land Use

The land use shall provide for a comprehensively designed medium density residential development. The Permitted Uses and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District shall be the Permitted Uses and Discretionary Uses 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-4 Residential Medium Density Multi-Dwelling District shall apply except as otherwise noted below:

- a. The maximum density shall be 50 units per hectare (20 units per acre).
- b. 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 Authority as part of a Development Permit application.

SITE 6

1. Land Use

The land use shall provide for a comprehensively designed local commercial development. The permitted and discretionary uses of the C-1A Local Commercial District shall be the permitted and discretionary uses respectively with the additional discretionary use of a drinking establishment (licensed lounge), one only on the site, being allowed ancillary to a restaurant.

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-1A Local Commercial District shall apply except as otherwise noted below:

a. Capacity

The maximum seating capacity of the drinking establishment shall be limited to the amount of on-site parking provided in accordance with the Land Use By-law and to the satisfaction of the Approving Authorities, to a maximum of 125 seats in total.

b. Design

The design, character and appearance of the development shall be compatible with and complementary to the surrounding area.

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 Authority as part of a Development Permit application.