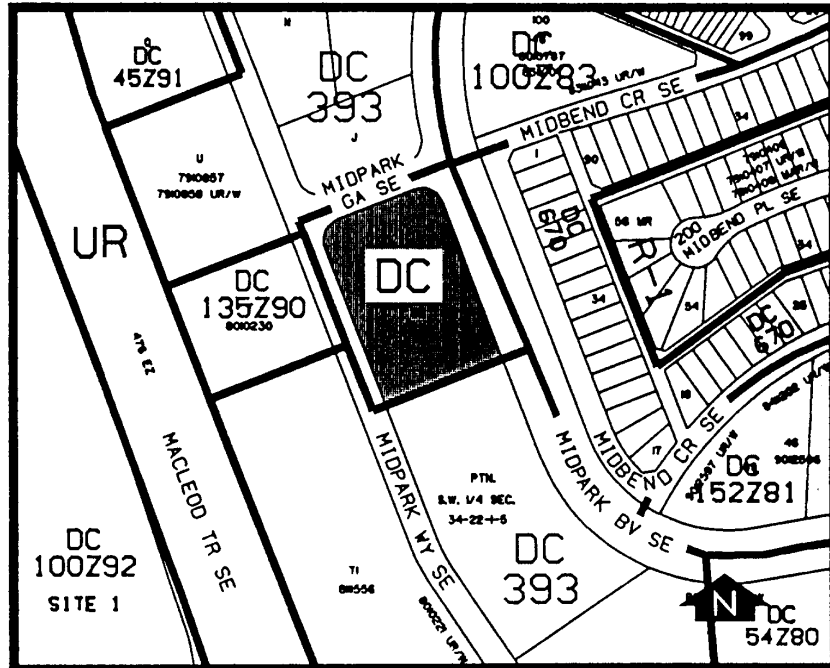


**Amendment No. 94/002
Bylaw No. 50Z94
Council Approval: 20 June 1994**

SCHEDULE B



1. Land Use

The land use shall be for light industrial, office, research and development; non-retail distribution facilities; seniors day care centre, medical clinics and associated uses such as pharmacies and laboratories; accessory service uses such as a cafeteria, exercise area and day care centre.

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) Intensity of Use

The amount of gross floor area to be used for medical and associated uses such as pharmacies or laboratories 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.

(b) Landscaping

Landscaping shall cover a minimum of 30 percent of the site area plus any adjoining boulevards. All existing vegetation landscaped areas and berming shall be retained with no reduction in area being allowed in order to provide for additional parking. A detailed landscaping plan shall be submitted to the satisfaction of the Approving Authority as part of a development permit application.

(c) Access

All access shall be from Midpark Way with the building designed and oriented towards Midpark Gate. Access from Midpark Boulevard S.E. will be right turns only.

(d) Parking

All parking required for development shall be located on site. 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 encouraged for screening effect with a minimum parking separation of 5 metres from sideyard property lines. All parking areas are to be paved and drained to the satisfaction of the Approving Authority. Parking area fences shall be discouraged and all other fences are to be to the satisfaction of the Approving Authority. Parking shall be screened from Midpark Boulevard by the use of shrubs, trees, or walls.

(e) Outside Storage

No outside storage shall be allowed on the site.

(f) Signage

All signs shall be designed and constructed to be complimentary elements in the total environment. 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 with, 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, or 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 shall be to the satisfaction of the Approving Authority.

(g) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a

development permit application. In considering such an application, the Approving Authority shall ensure the building design and site layout are consistent with development existing on site at the date of application for this by-law amendment and the plans and renderings submitted to City Council during their consideration of this By-law.