

Amendment No. 95/075
Bylaw No. 101Z95
Council Approval: 11 December 1995

SCHEDULE B



1. Land Use

The permitted and discretionary uses of Section 32 RM-7 Residential High Density Multi-Dwelling District shall be the permitted and discretionary uses respectively, with the additional discretionary use of an office in the building existing on the site or as modified subject to the Development Guidelines regarding density.

2. Development Guidelines:

The General Rules for Residential Districts contained in Section 20 of the Land Use Bylaw 2P80 and the permitted and discretionary use rules of the RM-7 District shall apply unless otherwise noted below.

a. Commercial Density

The office use shall have a gross floor area of no more than 128 m².

b. Parking

Parking for an office use shall conform with Section 18 of the Land Use Bylaw 2P80.

c. Screening of the Parking Area

In addition to the landscaping requirements of the RM-7 District, the surface parking area shall be of a design and materials acceptable to the Approving Authority, and shall provide adequate screening to serve as an attractive buffer to the adjacent residential uses.

d. Outside Storage

No material, equipment or commercial vehicles shall be allowed on the site.

e. Signage

The location, size and quality of signage must be compatible with the character of the area.

f. Development Plans

This application does not constitute approval of a development permit. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking, signage, and access shall be subsequently submitted to the Approving Authority as part of a development permit application.