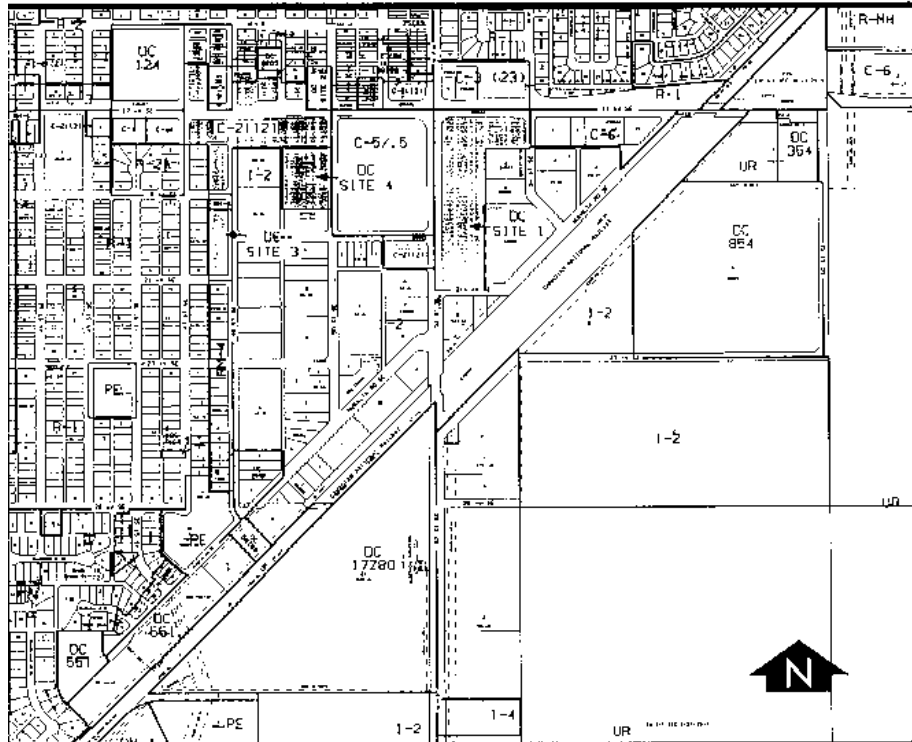


Amendment No. 94/099
Bylaw No. 14Z95
Council Approval: 13 March 1995

SCHEDULE B



DC GUIDELINES

Site 1

1. Land Use

The permitted and discretionary uses contained in Section 36, C-2(12) General Commercial District, shall be the permitted and discretionary uses respectively, with the addition of outside storage.

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-2(12) District shall apply unless otherwise noted below:

a) Building Height

A maximum of 12 metres.

b) Outside Storage

The outside storage shall be screened to the satisfaction of the Approving Authorities.

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 be submitted to the Approving Authorities as part of a development permit application.

Site 2

1. Land Use

The permitted and discretionary uses contained in Section 36, C-2(12) General Commercial District, shall be the permitted and discretionary uses.

2. Development Guidelines

The General rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the permitted and discretionary use rules contained in Section 36, C-2(12) General Commercial District shall apply unless otherwise noted below:

a) Landscaping

A 20 foot landscaped front yard on 50 Street SE and a 20 foot landscaped buffer strip on the north property line are to be provided.

b) Fencing

A solid 6 foot high decorative fence is to be provided along the north and west boundaries of the site up to the 20 foot setback lines.

c) Access

No access to the lane is to be permitted.

d) 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 be submitted to the Approving Authorities as part of a development permit application.

Site 3

1. Land Use

The permitted and discretionary uses contained in Section 29, RM-4 Residential Medium Density Multi-Dwelling District, shall be the permitted and discretionary uses respectively with the addition of a parking lot.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the permitted and discretionary use rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

a) Fencing

- 1) a decorative, five foot high, solid wooden fence shall be placed on the south, west and north sides of the site,
- 2) the design of the fence shall be to the satisfaction of the Approving Authorities

b) Parking Lot

- 1) the parking lot shall be totally paved with asphalt,
- 2) the use shall be restricted to "parking " only, and
- 3) the landscaping shall be provided to the satisfaction of the Approving Authorities.

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 be submitted to the Approving Authorities as part of a development permit application.

Site 4

1. Land Use

The permitted and discretionary uses contained in Section 36, C-2(12) General Commercial District, shall be the permitted and discretionary uses respectively with the addition of a four story hotel.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the permitted and discretionary use rules of Section 36, C-2(12) General Commercial District shall apply, unless otherwise noted below:

1. Height of the Hotel

The maximum height of the hotel shall be 13.5 metres/ 44 feet.

2. 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 be submitted to the Approving authorities as part of a development permit application.