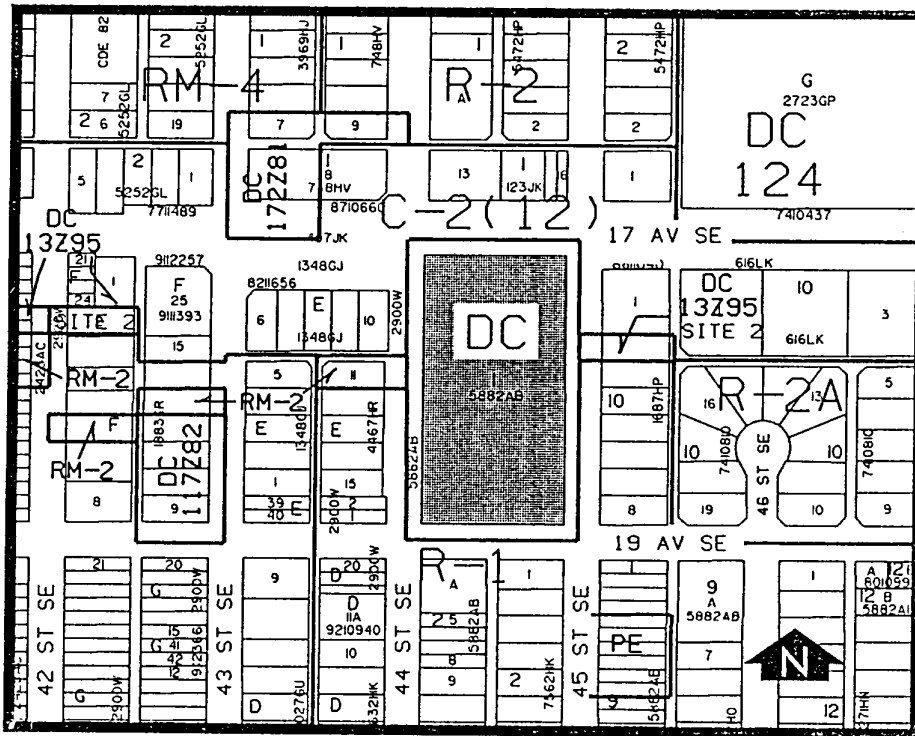


Amendment No. 94/003
Bylaw No. 94Z95
Council Approval: 08 January 1996

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed shopping centre.

Permitted Uses within approved buildings:

Athletic and recreational facilities, automotive services, commercial schools, financial institutions, laboratories, medical clinics, offices, personal service businesses, retail food stores, retail stores, veterinary clinics.

Discretionary Uses:

The Permitted Uses in proposed buildings, child care facilities, grocery stores, public and quasi-public buildings, outdoor cafe, restaurants with drinking establishment (no entertainment), restaurants with no alcoholic beverage service.

Excluded Uses:

The following uses shall be excluded: adult video stores, billiard parlours, auto body and paint shops, automotive sales and rentals, automotive specialties, multi-bay car wash, pawn shops, private clubs, entertainment establishments, adult mini-theatre, amusement arcade, drinking establishments, liquor stores, a dance floor accessory to any use.

2. Development Guidelines

a) The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-1 Local Commercial District shall apply unless otherwise noted below.

b) 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.

c) Access

Access shall be to the satisfaction of the Approving Authority as follows: right turns only to/from 17 Avenue S.E.; two all turns access points to/from 44 Street S.E. There shall be no access to/from 19 Avenue S.E. Access to/from 45 Street may be located north of a full or partial closure that separates commercial traffic from the residential portion of 45 Street.

d) Parking

Fast food restaurants shall provide a minimum of 5 car stacking stalls in front of the order board.

Parking shall be provided at no less than the following: 5.5 parking stalls per 93 square metres of net floor area excluding the net floor area of any restaurant, drinking establishment. A restaurant or a restaurant/drinking establishment shall provide a minimum of 1 parking stall per 3.5 square metres of net floor area.

Staff parking shall be dedicated with signage to the satisfaction of the Approving Authority.

e) Restaurant/drinking establishment

The maximum number of seats shall be 100. The building shall be oriented towards 17 Avenue S.E. or the interior of the site. There shall be no stand up bar, no dance floor, no live entertainment allowed.

f) Restaurants with no alcoholic beverage service

The buildings shall be oriented towards 17 Avenue S.E. or the interior of the site.

g) Outdoor Cafes

Outdoor cafes and outdoor sound systems shall not be oriented towards residential uses.

h) Gross Floor Area

The maximum gross floor area shall be 2787 square metres.

i) Landscaping

Landscaped yards shall be provided as follows:

3 metres depth along 17 Avenue S.E.; 3 metres depth along 44 Street and 45 Street S.E. adjacent to commercial uses; 5 metres depth along 44 Street and 45 Street S.E. adjacent to residential uses; 9.1 metres depth along 19 Avenue S.E. There shall be no parking within landscaped areas.

Landscaping materials shall be provided at no less than the standards of Section 33 (9) of Bylaw 2P80. Landscaping shall include a 0.75 metre raised berm along 44 Street, 45 Street adjacent to residential uses; and a minimum of a 1 metre raised berm along 19 Avenue. Irrigation shall be provided on site and on boulevards. The Approving Authority shall ensure that landscaping elements are generally consistent with the plans shown to City Council during their consideration of this Bylaw.

Landscaping shall be provided along the perimeter of each development phase to the satisfaction of the Approving Authority. Comprehensive plans shall accompany each development permit application.

j) Development Phasing

The development may be phased, however, a concept plan for the entire site (showing landscaping, parking, access, and building) shall accompany each development permit application for new buildings.

k) Architectural Theme

The site shall be developed with a coordinated architectural theme known as the "Village Theme" and generally shown in the conceptual drawings submitted to City Council during their consideration of the Bylaw. Buildings shall be finished with a coordinated theme on all elevations and incorporate elements such as sloped roofs, dormers, uniform fascia sign band, and complementary treatments of elevations.

l) Garbage Storage

The garbage enclosures shall be integrated with the building design and visually screened from all adjacent sites and roadways.

m) Building Height

The maximum height shall not exceed 2 storeys or 12 metres.

n) Building Access

Building accesses shall be oriented to the interior of the site. No building shall have a main entrance or loading entrance along 44 Street, 45 Street and 19 Avenue elevations. Loading areas shall not be visible from residential areas.

o) Removal of the Existing Development

All existing trailers, cabins, recreation vehicles, mobile homes, fences, asphalt, concrete and any outdoor storage shall be removed from the site no later than 2 years from the date of approval of the first development permit. All vacant or undeveloped areas shall be loamed and seeded and maintained to the satisfaction of the Development Authority.

p) Locational Constraints

Outdoor cafes, restaurants with drinking establishment (no entertainment), and restaurants with no alcoholic beverage service shall not be located on the south portion of the property. The south portion is defined as the area south of the line that is created by the eastward extension of the south boundary of the east-west lane located south of 17 Avenue and located between 43 and 44 Streets.

q) Signage

No freestanding permanent, temporary or portable signs shall be allowed adjacent to residential uses along 44 Street, 45 Street and 19 Avenue. The number and size of all permanent signage shall be addressed at the development permit stage to the satisfaction of the Development Authority. Temporary signage shall be allowed only as a readograph portion of the primary signage oriented towards 17 Avenue.