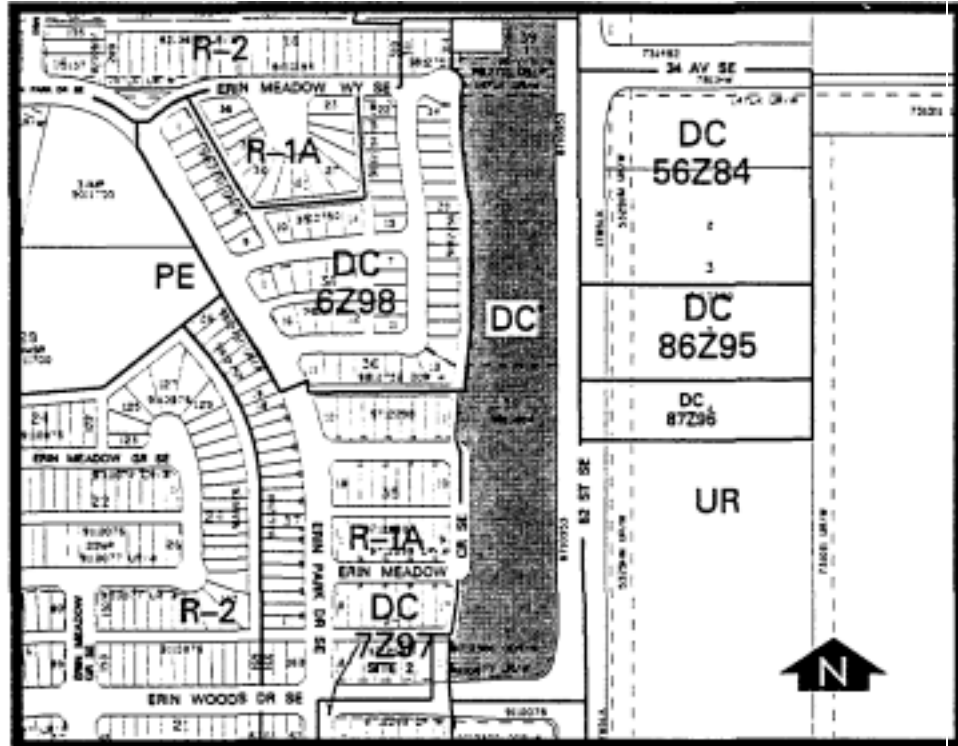


**Amendment No. 98/074
Bylaw No. 16Z99
Council Approval: 05 May 1999**

SCHEDULE B



- (1) Land Use
- (a) The Permitted and Discretionary Uses of the C-2 General Commercial District shall be discretionary uses:
- (i) including the following discretionary uses:
- Churches
 - Processing, assembly and packaging of materials, goods or products
 - Recreational and commercial vehicle repair, service, sales and rentals
 - Warehouse stores
 - Take-out food sales
- (ii) excluding the following uses:
- Accessory food services
 - Auto body and paint shops

Child care facilities
Commercial schools
Dwelling units
Restaurants/drinking establishments
Home occupations - Class 1
Home occupations - Class 2
Hotels
Motels
Outdoor cafes
Private clubs and organizations
Restaurants-food services only
Retail food stores
Special care facilities
Take-out food services
Private schools

In this bylaw, "take-out food sales" means an establishment for the sale of food which is both prepared and consumed off the premises and may include a waiting area.

- (b) In this bylaw, "food establishments" shall be defined in and regulated by the Subdivision and Development Regulation.

(2) Development Guidelines

The General Rules for Commercial Districts of Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-2 General Commercial District shall apply unless otherwise noted below:

(a) Building Height

A maximum of 8.0 metres.

(b) Front Yard

(i) A minimum of 6.0 metres.

(ii) For the purpose of (i) above, any street frontage allowing vehicular access or egress shall be considered a front yard.

(c) Interface Treatment on West Side

On the west side of the site, the interface treatment shall be to the satisfaction of the Development Authority and shall include:

(i) a high-quality minimum maintenance screening fence of 2.4 metres in height;

(ii) a minimum landscaped building setback area of 6.0 metres;

(iii) a continuous row of coniferous trees planted within the landscaped building setback area.

(d) Interface Treatment on North Side

On the north side of the site, the interface treatment shall be to the satisfaction of the Development Authority and shall include:

- (i) a high quality minimum maintenance screening fence of 1.8 metres in height;
- (ii) a minimum landscaped building setback area of 4.5 metres.

(e) Interface Treatment on Remaining Sides

Where the site abuts 52 Street SE or Erin Woods Drive SE, the interface treatment in terms of setbacks, visual screening and landscaping shall be to the satisfaction of the Development Authority.

(f) Material Storage

No storage of materials or equipment shall be allowed within any yard on the west side of the site.

(g) Methane Vapour Management

- (i) An application for a development permit shall include a risk assessment or risk management plan submitted to the satisfaction of the Development Authority addressing the need for and method of monitoring and managing methane vapour on the site.
- (ii) Where determined necessary by the Development Authority, a methane vapour monitoring and management system shall be installed on the site.

(h) Vehicular Access

- (i) Vehicular access and egress to and from the site shall be to the satisfaction of the Development Authority.
- (ii) No vehicular access or egress shall be allowed from the site to a public roadway or private parcel on the west of the site.

(i) Commercial Component

Section 36(5)(a) of the C-2 General Commercial District shall be deleted.

(j) Concept Plan

- (i) A concept plan for the site shall be submitted with the initial development permit application or subdivision application within the site to the satisfaction of the Approving Authority showing the proposed buildings, parking areas, driveways, access and egress points and such other information considered necessary to ensure

that the site develops in a logical and comprehensively-planned manner.

(ii) The concept plan may be revised with any successive development permit application or subdivision application.

(k) Development Plans

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