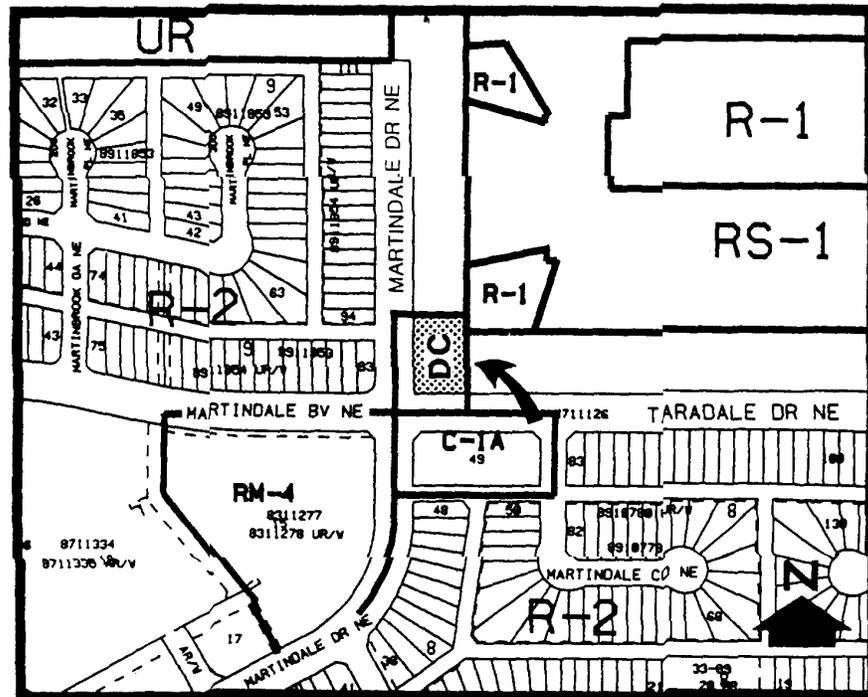


Amendment No. 90/035
Bylaw No. 94Z90
Council Approval: 16 July 1990

SCHEDULE B



1. Land Use
 - a) The following shall be discretionary uses:
 - offices, personal service businesses, retail stores, excluding video stores.
 - b) Alternatively, should none of the above listed uses be existing on site, then the following discretionary use may be allowed:
 - a child care facility having a maximum capacity of 60 pre-school children and 20 school-age children.
2. Development Guidelines

For those uses allowed under Land Use 1(a) above, the General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1 Local Commercial District shall apply.

3. Development Guidelines

For a child care facility listed under Land Use 1(b) above, the General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the R-2 District shall apply unless otherwise noted below:

a) Density

The number of children which may be approved for the facility shall be determined by the Approving Authority and is dependent upon net floor area, outdoor play space, staff parking requirements and drop-off area in accordance with the following development guidelines for up to a maximum of 80 children.

b) Staff Parking

Staff parking shall be provided at a ratio of 1 parking space per 2 employees to be located on-site to the satisfaction of the Approving Authority.

c) Fencing, Landscaping, Signage and Garbage Storage

That the fencing for the property be a solid and decorative fence appropriate to the neighbourhood. All fencing, landscaping, signage and garbage storage shall be to the satisfaction of the Approving Authority.

d) Outdoor Play Space

Outdoor play space shall be provided at a minimum of 2.25 m² per child.

e) Drop-off Area

Drop-off spaces shall be provided on site and curb-side in front of the facility. Drop-off area and staff parking with lane access shall not be allowed.

f) 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 access shall subsequently be submitted to the Approving Authority as part of a development permit application.