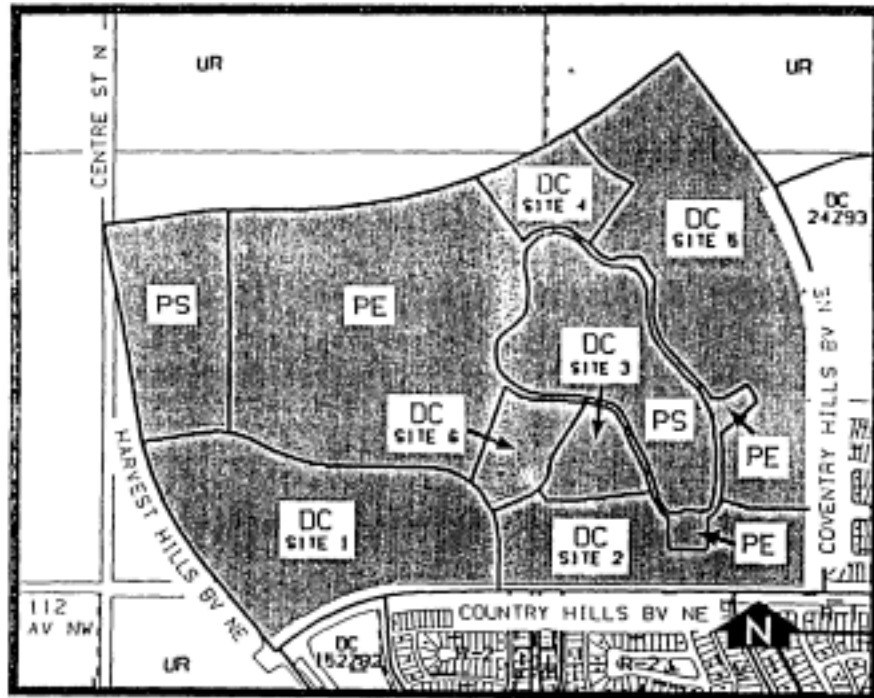


Amendment No. 90/131
Bylaw No. 102Z94
Council Approval: 12 December 1994

SCHEDULE B



SITE 1 (11.86 hectares)

1. Land Use

The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District of By-law 2P80 shall be the Permitted and Discretionary Uses respectively. The following shall be discretionary uses; auto body and paint shops, automotive sales and rental, funeral homes, laboratories.

2. Development Guidelines

- a) The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-5 Shopping Centre Commercial District shall apply unless otherwise noted below.

b) Development Plans

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) Initial Development Permit

The initial development permit shall provide a comprehensive concept plan for the entire parcel to address issues such as architectural treatments, color, finishing, access, parking, landscaping, pedestrian environments, amenities, and other features to the satisfaction of the Approving Authority.

d) Gross Floor Area

The maximum gross floor area shall be 35,600 square metres.

SITE 2 (7.14 hectares)

1. Land Use

The Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District of By-law 2P80 shall be the Permitted and Discretionary Uses respectively excluding automotive specialities.

2. Development Guidelines

a) The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-5 Shopping Centre Commercial District shall apply unless otherwise noted below.

b) Development Plans

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) Initial Development Permit

The initial development permit shall provide a comprehensive concept plan for the entire parcel to address issues such as architectural treatments, color, finishing, access, parking, landscaping, pedestrian environments, amenities, interface with the adjacent residential and commercial developments and other features to the satisfaction of the Approving Authority.

d) Gross Floor Area

The maximum gross floor area shall be 21,500 square metres.

SITE 3 (2.36 hectares) and SITE 4 (2.68 hectares)

1. LAND USE

The discretionary uses shall be townhouses, stacked townhouses, apartment buildings, special care facilities, child care facilities.

2. Development Guidelines

a) The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-7 Residential High Density Multi-dwelling District shall apply unless otherwise noted below.

b) Development Plans

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) Density

The maximum density shall be 125 units per hectare.

SITE 5 (15 hectares) and Site 6 (2.54 hectares)

1. LAND USE

The Permitted and Discretionary Uses of the RM-4/75 Residential Medium Density Multi-dwelling District shall be the Permitted and Discretionary Uses respectively excluding single-detached dwellings and duplex dwellings.

2. Development Guidelines

a) The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-4/75 District shall apply unless otherwise noted below:

b) Development Plans

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) Height

The maximum height shall be 4 storeys not exceeding 12 metres at any eaveline. Consideration should be given to a stepping of height, variation of building elevation, increase of setback and/or increase of landscaping to provide a sensitive height transition between apartment buildings and the single family dwellings east of Coventry Hills Boulevard.

d) Semi-Detached Development

Semi-detached dwellings shall occupy a maximum of 25% of the net area of Sites 5 and 6 up to a maximum of 3.75 hectares (9.25 acres).