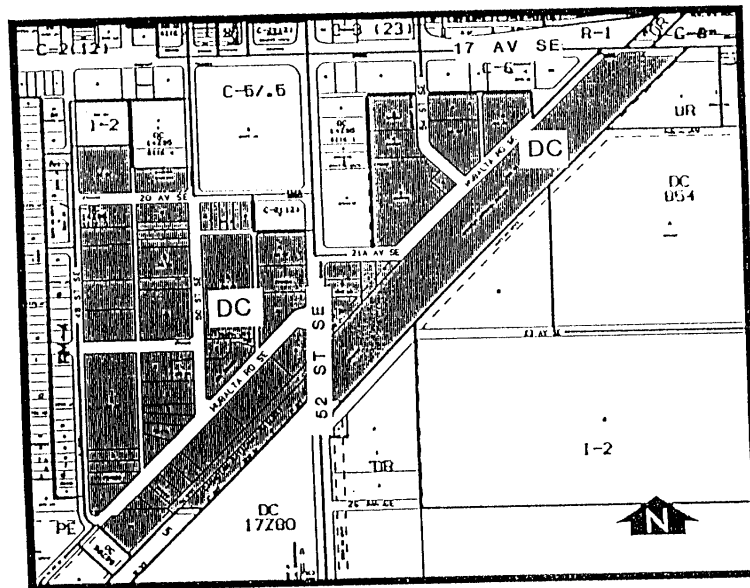


**Amendment No. 95/051**  
**Bylaw No. 80Z95**  
**Council Approval: 11 September 1995**

**SCHEDULE B**



1. LAND USE

The Permitted and Discretionary Uses contained in Section 45, I-2 General Light Industrial District of Bylaw 2P80, shall be the permitted and discretionary uses respectively with the addition of funeral homes, medical clinics, personal service businesses, retail food stores, retail stores, restaurants, drinking establishments, outdoor cafes, neighbourhood shopping centres and free standing identification signs.

The following Commercial Uses are excluded: adult mini-theatres, billiard parlours, gaming establishments-casino, and special care facilities.

2. DEVELOPMENT GUIDELINES

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

- a. 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.

b. Commercial Maximum Floor Area

The maximum gross floor area for commercial uses, including retail stores, retail food stores and warehouse stores shall be in the order of 3700 square metres for each development parcel.

c. Commercial Uses on 48 Street S.E.

Where commercial development occurs on a through-block basis between 48 and 50 Streets S.E., the building should be oriented and front onto 50 Street S.E. To avoid negatively impacting the adjacent residential properties on 48 Street S.E., commercial access and loading areas shall be located off 50 either Street S.E. or the lane or the avenues where possible.

d. Building Massing and Design

Blank walls should be avoided by the addition of a variety of detailing in wallfaces and roofs. Window treatment, detailing materials, and colour that is compatible with surrounding uses, is required.

e. Building Height

The maximum building height shall be 12 metres.

f. Landscaping

To improve the appearance of the industrial park, landscaping shall include trees, shrubs and irrigation according to Section 43(8) of Bylaw 2P80. Developments that cannot meet the landscaping and screening standards of the Land Use Bylaw 2P80, may be allowed an extension of one year.

g. Parking

To avoid spillover parking into the adjoining residential area, all staff and customer parking shall be provided on site.

h. Sidewalks

As commercial development occurs, standard sidewalks shall be provided as part of development permit conditions.

i. Signage

Signage should meet the sign policies identified in #3.3.1.3.2.c of the Forest Lawn/Forest Heights Area Redevelopment Plan.