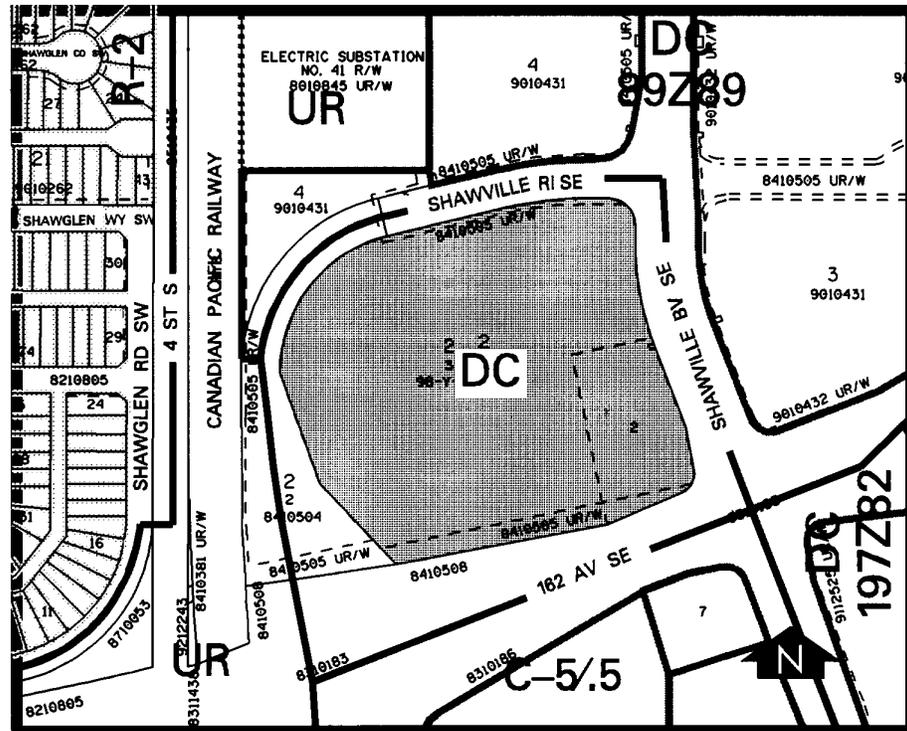


**Amendment No. 97/057**  
**Bylaw No. 127Z97**  
**Council Approval: 17 March 1998**

**SCHEDULE B**



1. Land Use

The Permitted and Discretionary Uses of the C-5/.5 Shopping Centre Commercial District shall be the permitted and discretionary uses respectively.

2. Development Guidelines

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

a. Concept Plan

- i. Prior to the approval of the first development permit on the site, a concept plan shall be submitted to the satisfaction of the Development Authority for the entire site showing the proposed:

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### SCHEDULE B

CONTINUED

- A. buildings;
  - B. parking areas
  - C. vehicular access and egress points;
  - D. internal circulation routes;
  - E. transit stops;
  - F. pedestrian connections;
  - G. landscaping
  - H. commercial gross floor area distribution.
- ii. The concept plan may be revised with the submission of successive development permits.
- b. Screening and Interface
    - i. Visual screening along the west side of the site to a minimum height of 1.8 metres shall be provided by means of a berm or a combination of a berm and soft landscaping.
    - ii. Visual screening required under i. above may be provided on-site or on publicly-owned lands west of the CPR rail line in combination with a pathway to the satisfaction of the Development Authority and provision of such shall be secured by means of a Special Development Agreement prior to release of a development permit for the subject lands.
    - iii. The design, character and appearance of the buildings, shall be compatible with and complimentary to the surrounding area including established homes.
  - c. Building Setbacks from Roads
    - i. Buildings shall be setback a minimum of 1.0 metre from a public road.
    - ii. Except for buildings located within 130 metres from the railline right-of-way adjacent to the west side of the site, buildings shall be setback a maximum of 3.0 metres from a public road located on the north and east side of the site.
    - iii. The requirements of ii. above may be relaxed where it can be demonstrated to the satisfaction of the Development Authority that the

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### **SCHEDULE B**

CONTINUED

proposed location of a building will not detract from the achievement of a street-oriented pedestrian environment.

- iv. The requirements of Section 39(5)(a) and (e) of the C-5/.5 Shopping Centre Commercial District shall not apply to a building located adjacent to a public road in accordance with i. and ii. above.

#### **4. Gross Floor Area**

The maximum Gross Floor Area shall not exceed 8,361 square metres (90,000 square feet).

#### **e. Development Plans**

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