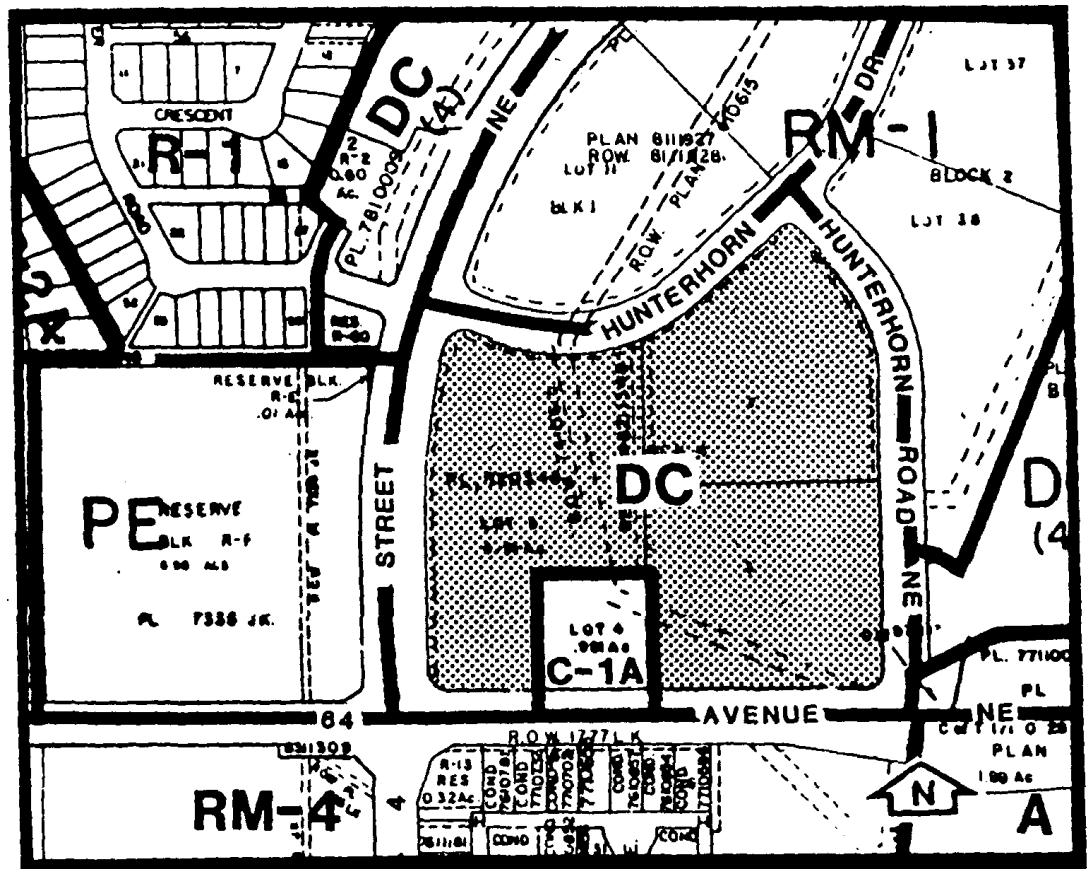


Amendment No. 86/029
Bylaw No. 80Z86
Council Approval: 29 September 1986

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed sector shopping centre comprised of a series of freestanding buildings in which the permitted and discretionary uses of the C-5/.5 (Shopping Centre Commercial District) shall be permitted and discretionary uses respectively, with the following deletions: arcades, billiard parlours, dwelling units, hotels and motels, gaming establishments - bingo, and outside storage.

2. Development Guidelines

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

a) Height

Maximum building height shall be 2 storeys not exceeding 10 metres at any eaveline (not including mechanical penthouse).

b) Yards

The following minimum yard measurements shall apply: All yards for new shopping centre development shall have a minimum depth of 5 metres adjacent to Hunterhorn Drive and Hunterhorn Road N.E.

c) Parking Areas

Large parking areas must be made visually discontinuous through the use of berms, planters, natural vegetation, terraces, and the like, to the satisfaction of the Approving Authority.

d) Access

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority. Notwithstanding, no separate access for individual uses shall be permitted to abutting streets.

e) Building Orientation

The on-site orientation of buildings shall be such that the impact of the interface with adjacent residential properties is minimized.

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 accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.