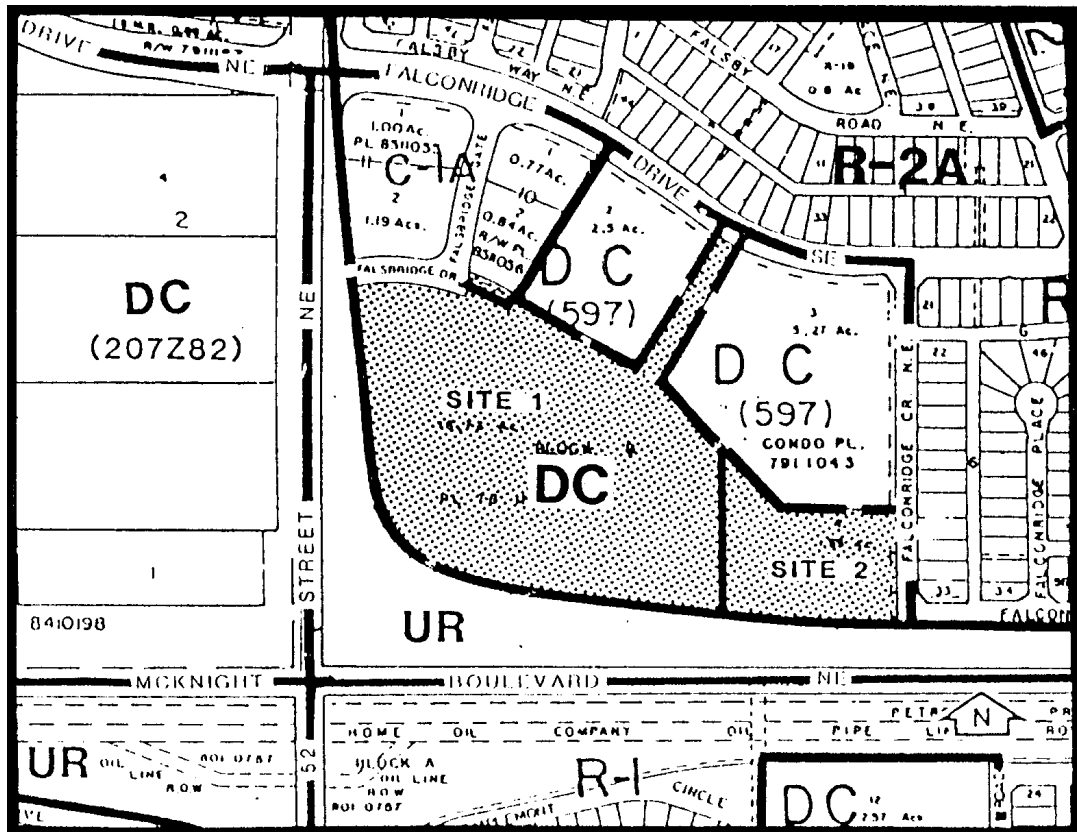


Amendment No. 87/020
Bylaw No. 83Z87
Council Approval: 15 June 1987

SCHEDULE B



SITE 1

1. Land Use (9.5 ac.±)

The Permitted and Discretionary uses of the C-1A Local Commercial District shall be Permitted and Discretionary uses respectively. In addition, a maximum of two drinking establishments may be permitted as a discretionary use on the total 9.5 acres.

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-1A Local Commercial District shall apply unless otherwise noted below.

a) Architectural Co-ordination

The developer shall be responsible for achieving architectural co-ordination through the use of complimentary exterior finishes, structural features, roof forms and consistent signage themes. Prior to approval of subdivision of any commercial lands and/or the first commercial development permit, the owner of the land shall file with the development officer a copy of these guidelines and a comprehensive concept plan for the layout of the land.

b) Landscaping

All required yards and any adjoining boulevards shall be landscaped. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

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

No direct vehicular access or egress shall be permitted from or to McKnight Boulevard or Falconridge Boulevard N.E.

e) Signage

Signage shall be limited in size, design and location to the satisfaction of the Approving Authority.

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.

SITE 2

1. Land Use (2.5 ac.±)

The land use shall be for religious and associated uses only.

2. Development Guidelines

Comprehensive development plans shall be subsequently approved to the satisfaction of the Approving Authority prior to the approval of a development permit.