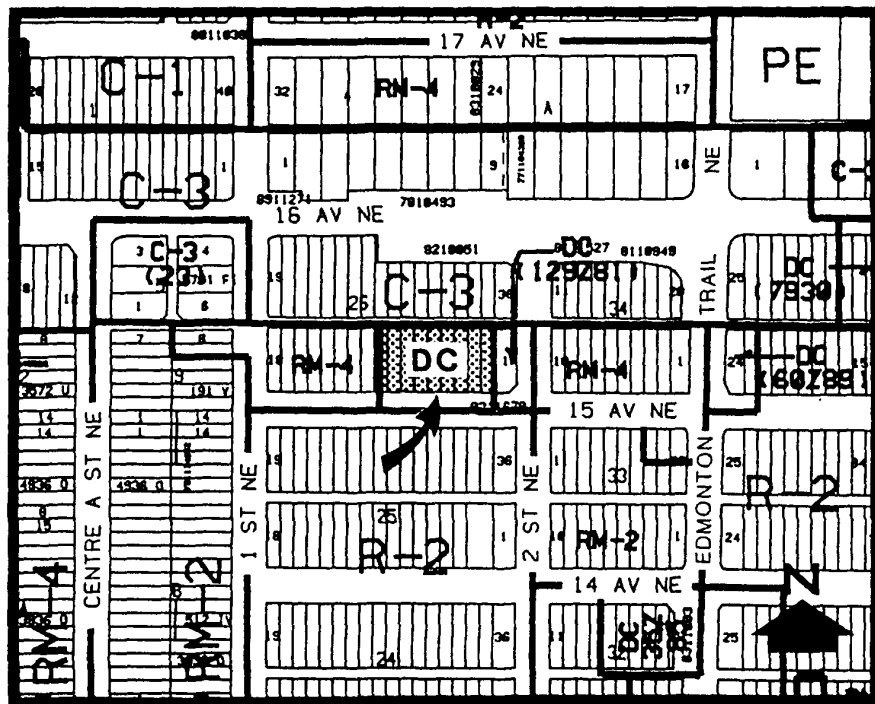


Amendment No. 90/005
Bylaw No. 139Z90
Council Approval: 10 December 1990

SCHEDULE B



1) Land Use

The permitted and discretionary uses of the RM-4 Residential Medium Density Multi-Dwelling District shall be the permitted and discretionary uses respectively. In addition, the discretionary use of surface parking may be allowed but only in conjunction with the adjacent Peter's Drive-In development.

2) Development Guidelines

(i) For permitted and discretionary uses under the RM-4 district:

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 District shall apply.

(ii) For the surface parking the following guidelines shall apply:

a) Site Layout

The design and location of vehicular movement areas, landscaping and boundary elements shall be to the satisfaction of the Approving Authority having regard to the plans submitted to Council as part of this application.

b) Landscaping

A landscaping plan detailing the usage of existing and proposed vegetation, screening materials and design, shall be submitted to the Approving Authority for approval as part of a development permit application. The landscaped buffer along 15 Avenue shall be a minimum of 6 metres in depth.

c) Parking Area

The parking area and adjoining lane shall be hard surfaced to the satisfaction of the Approving Authority. Adequate aisle, stall and traffic movement markings shall be provided.

d) Access/Egress

All access/egress shall be from 2 Street N.E. and the east/west lane. No vehicular/pedestrian movement will be allowed from 15 Avenue N.E.

e) Signage

A comprehensive signage proposal shall be submitted to the satisfaction of the Approving Authority with all copy being restricted to directional information only.

f) Lighting

Lighting of the parking area shall not be located or mounted such that adjacent residences are impacted by glare, reflection or other similar intrusions.

g) 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. In considering such an application, the Approving Authority shall ensure the site layout conforms substantially to the plans and renderings submitted to City Council during their consideration of this By-law.