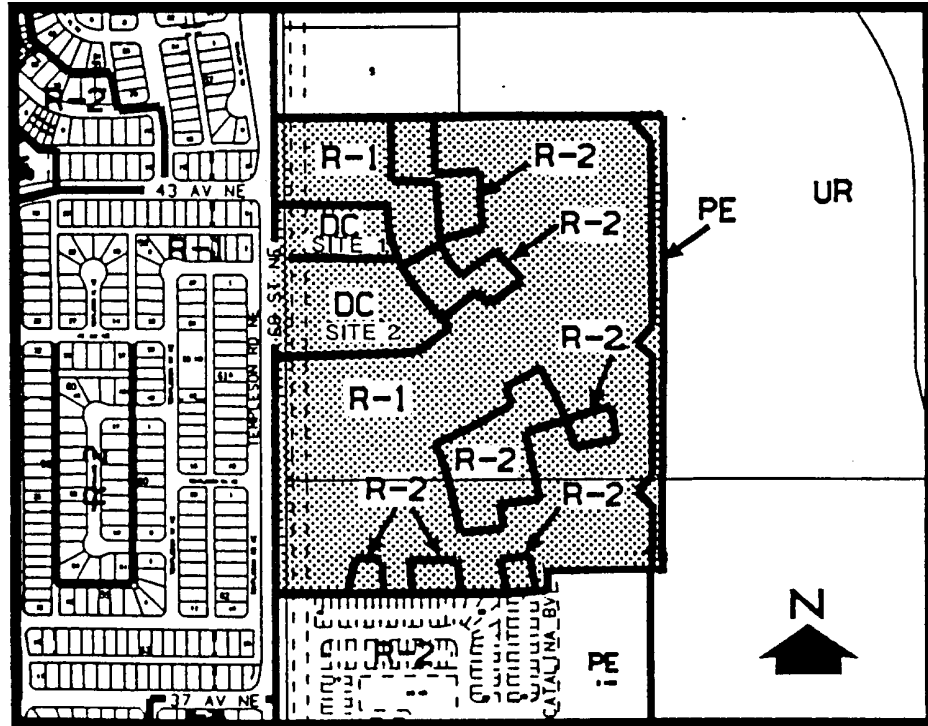


Amendment No. 91/070
Bylaw No. 26Z92
Council Approval: 13 April 1992

SCHEDULE B



Site 1

1) Land Use

The Permitted and Discretionary Use of the C-1A Local Commercial District of By-law 2P80 shall be the permitted and discretionary uses respectively. The additional discretionary uses of one only drinking establishment (licensed lounge), may be allowed ancillary to a restaurant and a 3 bay car wash may be allowed accessory to an automotive service use.

2) Development Guidelines

The General Rules for Commercial Districts in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1A District shall apply unless otherwise noted below:

a) Drinking Establishment

Maximum seating capacity of the drinking establishment shall be determined by the Approving Authority in relation to the actual parking provisions of the development.

b) Car Wash

The parking and stacking areas for the car wash shall not impede the on-site traffic circulation required for other uses and should not detrimentally impact the abutting residential area.

c) 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.

Site 2

1) Land Use

The Permitted and Discretionary Uses of the R-2A District of By-law 2P80 shall be the permitted and discretionary uses respectively.

2) Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the R-2A District shall apply unless otherwise noted below:

a) Density

The maximum density shall be 10.7 u.p.a.

b) Side Yards

A minimum 5 M side yard shall be provided for the units flanking 68 Street and Catalina Boulevard N.E.

c) Landscaping

Landscaping shall be provided in accordance with By-law 2P80. In addition, trees to the minimum size and caliper required by the by-law shall be provided along Catalina Boulevard and 68 Street N.E. at a minimum spacing of 7.5 M, with special attention to the type of trees. Landscaping and fencing shall endeavour to screen the units from Catalina Boulevard and 68 Street N.E.

d) Design

The facade of the units adjacent to 68 Street and Catalina Boulevard shall compliment the building designs of the adjacent residential areas. Building orientation and facade articulation shall reduce the visual impact of these units.

e) 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.