

Amendment No. 92/063
Bylaw No. 2Z93
Council Approval: 04 January 1993

SCHEDULE B

See Original Bylaw for Map

SITE 1

1. LAND USE

- a) The permitted and discretionary uses of the RM-4/100 Residential Medium Density Multi-Dwelling District shall be the permitted and discretionary uses respectively. In addition up to 3000 sq.ft. of commercial development may be provided within one building, the use of which shall be limited to retail stores, a grocery store and personal service businesses.
- b) The light industrial/warehousing uses located within the building existing on the site on the date of approval of this By-law shall be deemed to be conforming.

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 RM-4/100 District shall apply unless otherwise noted below.

a) 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

The permitted and discretionary uses shall be the permitted and discretionary uses of the RM-2 (Residential Low Density Multi-Dwelling) District 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 RM-2 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

a) Density

A maximum of 44 units per hectare (18 units per acre).

b) 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 3

1. LAND USE

The permitted and discretionary uses of the C-2(12) General Commercial District shall be the permitted and discretionary uses respectively with the addition of warehousing and light manufacturing as discretionary uses.

Notwithstanding the above, the uses existing on the site of the date of passage of this By-law shall be deemed to conform with the rules of this District.

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-2 (12) District shall apply unless otherwise noted below:

a) Outside Storage

Outside storage shall be screened from all residential development.

b) 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 4

1. LAND USES

The permitted and discretionary uses of the C-2(12) General Commercial District shall be the permitted and discretionary uses respectively.

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-2(12) General Commercial District shall apply unless otherwise noted below:

a) Building Height

i) Maximum building height shall be 2 storeys, not exceeding 8 m at any eaveline (not including any mechanical penthouse).

b) 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 5

1. LAND USES

The permitted and discretionary uses of the I-2 General Light Industrial District shall be the permitted and discretionary uses respectively within the building existing on the site at the time of passage of this by-law excluding the following:

- amusement arcades
- automotive, sales and rentals
- automotive services
- automotive specialties
- third party advertising signs

2. DEVELOPMENT GUIDELINES

The General Rules for Industrial Districts contained in Section 43 of By-law 2P80 and the Permitted and Discretionary Rule of the I-2 District shall apply except as noted below:

a) Outside Storage and Loading

Outside storage and loading areas should be screened from adjacent public thoroughfares and residential areas.

b) 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.