

Amendment No. 92/063
Bylaw No. 4Z93
Council Approval: 04 January 1993

SCHEDULE B

See Original Bylaw for Map

SITE 1 SITE 3 SITE 5 SITE 6

1. LAND USE

The permitted and discretionary uses of the C-2(20) General Commercial District shall be the permitted and discretionary uses respectively excluding the following:

- Automotive sales and rentals
- Autobody and paint shops
- Automotive services
- Automotive specialties

an including the following where they include a minimum retail component of 10% of the ground floor area:

- cleaning, servicing, testing or repairing
- manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products

In addition, uses existing on the site on the date of passage of these by-laws shall be deemed to be discretionary as long as such uses are not interrupted or discontinued for longer than six months.

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 (20) District shall apply.

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 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 SITE 7

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.