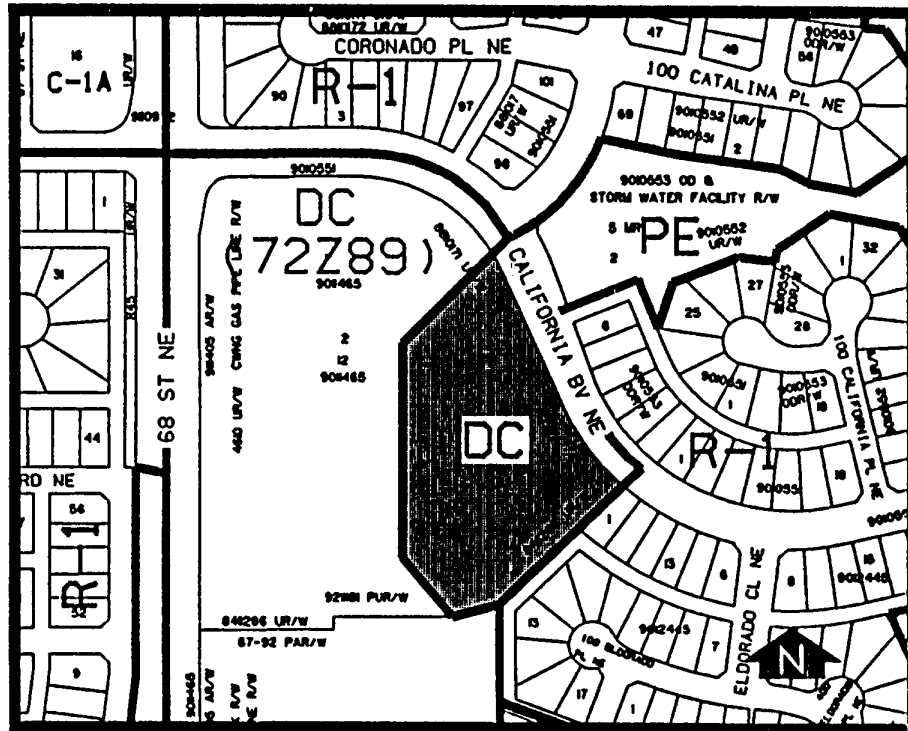


Amendment No. 93/018
Bylaw No. 54Z93
Council Approval: 21 June 1993

SCHEDULE B



1. Land Use

The land use shall be for a public and quasi-public building which includes a church and associated community, social and educational activities.

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-1 District shall apply unless otherwise noted below.

a) Height

Maximum building height shall not exceed 12 metres excluding the steeple.

b) Building Setbacks

The church building shall be setback a minimum of 6 metres from the north easterly property line adjacent to California Blvd. and 6 metres from the south easterly property line.

c) Landscaping

A 6 metre continuous landscaped strip plus the adjoining City boulevard shall be provided adjacent to California Blvd. N.E. with the exception of approved driveways only.

There shall be a 3 metre landscaped and fenced strip along the south easterly property line adjacent to residential development.

There shall be a minimum 3 metre landscaped strip along the property line adjacent to the shopping centre site.

d) Access

Access shall be off California Blvd. N.E. There shall be no inter-connection between the shopping centre site and the church site.

e) Parking

Parking shall exceed the minimum requirements of By-law 2P80, to the satisfaction of the Approving Authority.

f) 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.