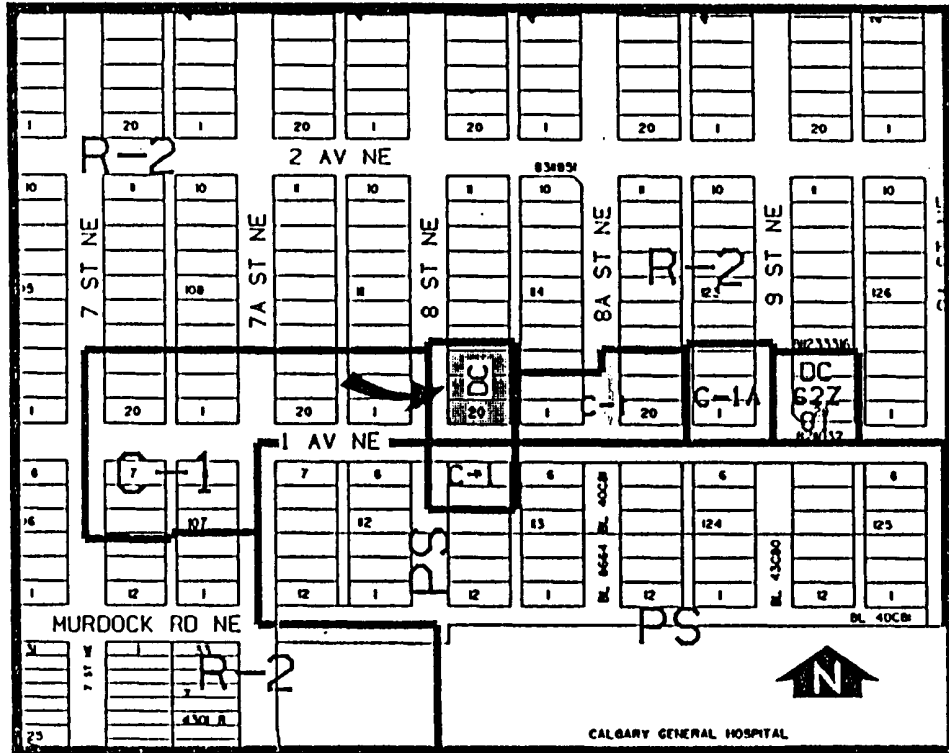


Amendment No. 92/090
Bylaw No. 55Z93
Council Approval: 21 June 1993

SCHEDULE B



1. Land Use

The Land Use shall be for a commercial bakery with wholesale and retail distribution components only.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 22 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1 Local Commercial District shall apply unless otherwise noted below.

a. Front Yard

No minimum front yard required.

b. Side Yard

A minimum of 1.1 metres adjacent to 8 Street N.E.

- c. Rear Yard
A minimum of 3 metres adjacent to a residential district.
- d. Building Height
The building height shall be a maximum of 2 storeys. The second storey shall be set back at least 10.6 metres from the north property line. The north elevation of the first storey shall have a maximum eaveline height of 3.3 metres above grade.
- e. Landscaped Areas
The minimum required north and west yards, plus any adjacent boulevards, shall be intensively landscaped to effectively soften the visual impact of the commercial building as seen from the adjacent residential areas to the satisfaction of the Approving Authority, and that the landscaped material be maintained on an ongoing basis.
- f. Parking
A minimum of 7 parking stalls shall be provided on site.
- g. Building Coverage
Maximum building coverage shall be 70% of the development site.
- h. Building Design
The building shall be designed to reflect the "European Village" theme demonstrated to the satisfaction of the Approving Authority.
- i. Development Plans
Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted as part of a development permit application.