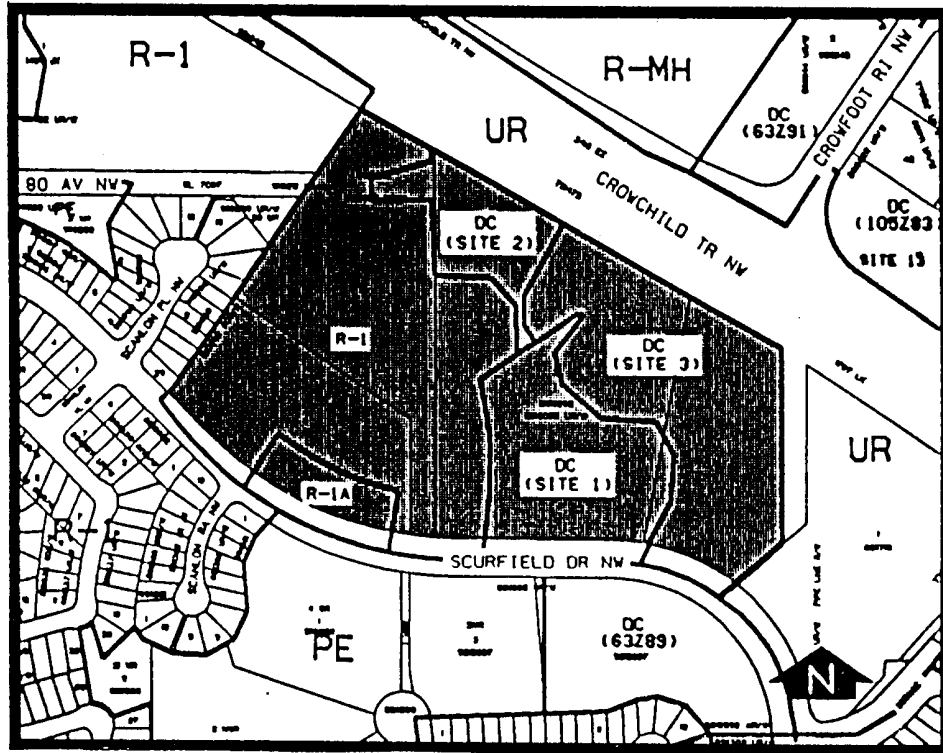


Amendment No. 93/002
Bylaw No. 82Z93
Council Approval: 13 September 1993

SCHEDULE B



Site 1, 1.82 ha± (4.50 ac±)

1. Land Use

The land use shall be for a comprehensively designed church complex including related ancillary uses and facilities that serve the religious, social and cultural needs of the congregation, such as meeting rooms, offices, gymnasium, child care, parking areas and playgrounds. Medical and dental clinics, general offices, gaming establishment - bingo or other such uses normally associated with commercial districts are not related ancillary uses.

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of By-law 2P80 and the Permitted and Discretionary Use Rules of the PS Public Service District shall apply unless otherwise noted below:

a) Church Capacity

The maximum capacity for the church shall be 675 persons.

b) Parking

Parking, based on the capacity of the church and at a ratio of 1 stall per 4 persons, shall be provided on-site.

c) Parking Area

The design, location and treatment of parking areas shall be such that surrounding residential uses are not adversely affected. The area shall also be made visually discontinuous through the use of landscaping which includes berms, terraces, planters, vegetation and window treatments all to the satisfaction of the Approving Authority.

d) Vehicular Access and Egress

Access and egress to Scurfield Drive shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority.

e) Lighting

Illumination of the church or parking lot shall not negatively impact the surrounding residences and shall be substantially reduced or eliminated by the use of low level shielded lighting to the satisfaction of the Approving Authority.

f) 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 Authority as part of a development permit application.

Site 2, 0.89 ha± (2.20 ac±)

1. Land Use

The land use shall be non-commercial private open space uses only in association with Site 1, and a Public Utility Lot.

2. Development Guidelines

The General Rules for Special Districts in Section 48 of By-law 2P80 and the Permitted and Discretionary Use Rules of the PE Public Park School and Recreation 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 3, 3.33 ha± (8.23 ac±)

1. Land Use

The land use shall be for a comprehensively designed townhouse project that may include one and two unit buildings.

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 RM-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

a) Density

The density for the site shall be up to a maximum of 10 units per acre.

b) Parking

A minimum of 200 percent on-site parking, as well as visitor and recreational vehicle parking, shall be provided to the satisfaction of the Approving Authority.

c) 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 Authority as part of a development permit application.