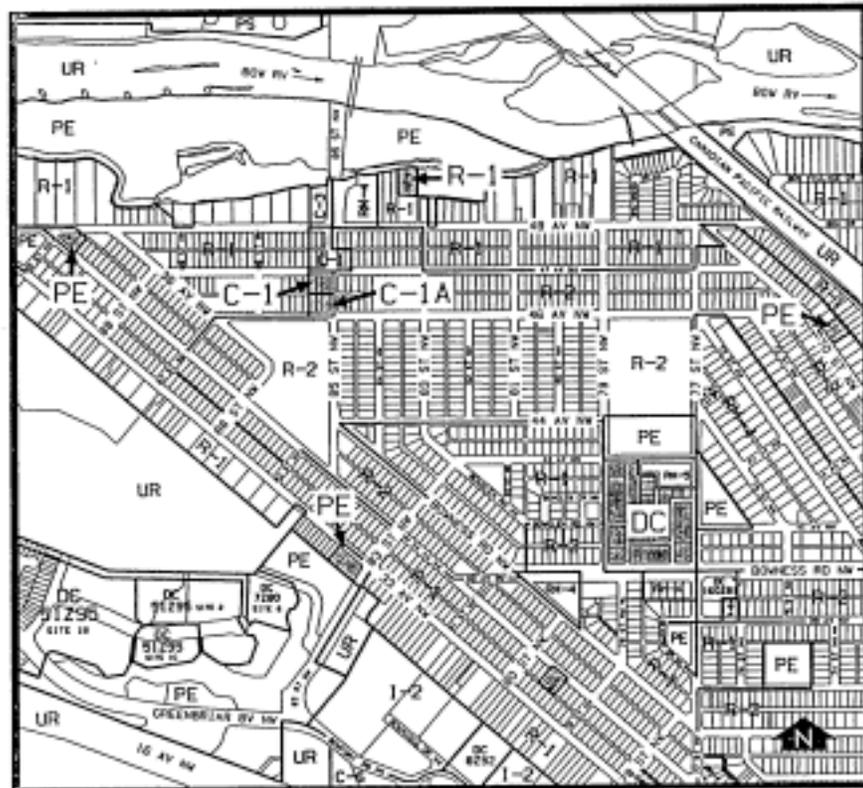


Amendment No. 95/079
Bylaw No. 93Z95
Council Approval: 11 December 1995

SCHEDULE B



1. Land Use

The permitted and discretionary uses contained in Section 36 C-2 (16) General Commercial Districts shall be the permitted and discretionary uses respectively, except for the deletion of:

- auto body and paint shops;
- automotive sales and rentals;
- automotive services;
- automotive specialities;
- entertainment establishments;
- liquor stores;

For the purposes of this bylaw the following shall be discretionary uses:

- manufacturing in the form of low impact light fabrication, assembly, or craft production in existing buildings;
- automotive services existing at the date of approval of this bylaw.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-2 (16) District shall apply unless otherwise noted below:

a. Commercial Component in a Residential Building

A minimum of 10 percent of the gross floor area shall be used for commercial purposes and it shall be at grade.

b. Manufacturing in Existing Buildings

A minimum of 10 percent of the gross floor space shall be dedicated to retail use.

c. Site Development

Any proposed redevelopment, more than two acres in size, shall demonstrate to the satisfaction of the Approving Authority how the proposal will contribute positively to the evolution of the Mall, and will not create off-site negative impacts for the adjacent residential areas.

d. 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.

e. Signs

i. Third Party Advertising signs may be allowed provided that:

- A. no sign exceeds 2.8 metres in height, and
- B. no sign exceeds 3.4 square metres in area.

ii. 133 Bowness Road N.W. - one sign may be allowed provided that:

- A. it identifies mall tenants, and
- B. it may have an interchangeable message component, and
- C. the sign does not exceed 9. metres in height, and
- D. the sign does not exceed 14 square metres in area.