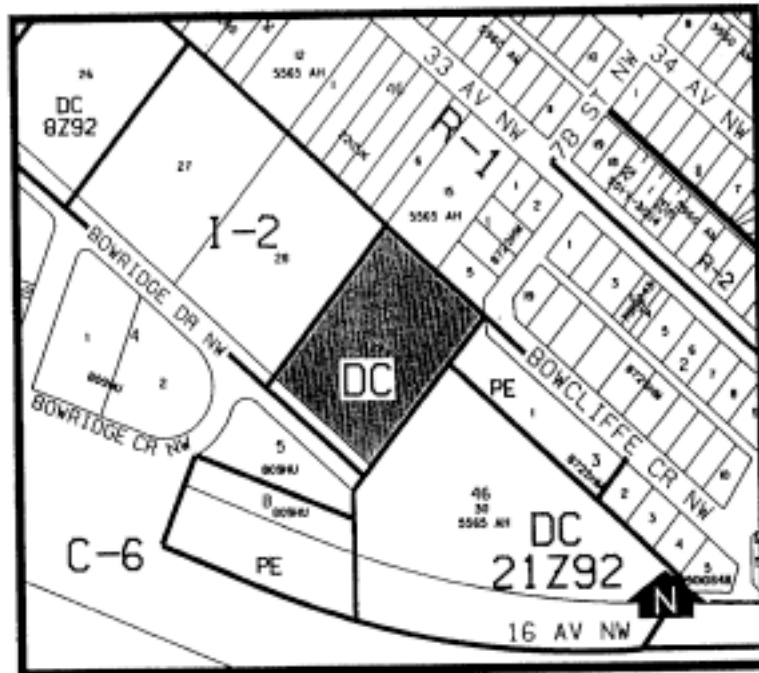


Amendment No. 95/080
Bylaw No. 19Z96
Council Approval: 17 June 1996

SCHEDULE B



1. Land Use

- a. The permitted and the discretionary uses contained in Section 40, C-6 Highway Commercial District, shall be the permitted and discretionary uses respectively, with the deletion of:

auto body and paint shops,
automotive sales and rentals,
automotive services,
automotive specialities,
entertainment establishments,
gaming establishments,
public and quasi-public buildings;

and

with the additional discretionary use of a church, within the building that existed on the site at the date of approval of this bylaw.

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

restaurants,
single-detached dwellings that existed 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-6 District shall apply unless otherwise noted below:

a. Church Capacity

The church specified in 1(a) may have up to a maximum capacity of 500 seats subject to the provision of 1 parking stall per 5 seats.

b. Setback

New development, including parking and outside storage, shall be set back a minimum of 60 feet from the top of the escarpment.

c. 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.

d. Parking

i. The church specified in 1.a. shall provide a minimum of 38 off-site parking stalls, for the purpose of Sunday worship between the hours of 8:00 a.m. and 2:00 p.m., on a site or sites adjacent to either Bowridge Drive N.W. or Bowridge Crescent N.W., subject to the satisfaction of the Development Authority.

ii. Should any of the approved off-site parking stalls cease to be available, the Development Authority shall be notified in writing immediately.

iii. If required off-site parking stalls cease to be available or prove to be functionally unsatisfactory to the Development Authority, then replacement stalls that are satisfactory to the Development Authority shall be secured immediately.

e. Signage

The church specified in 1.a. shall be restricted to:

i. One cross on-site to be located in the southwest corner with a maximum height of 7.7 metres from the existing grade.

ii. A fascia sign on the easterly wall.