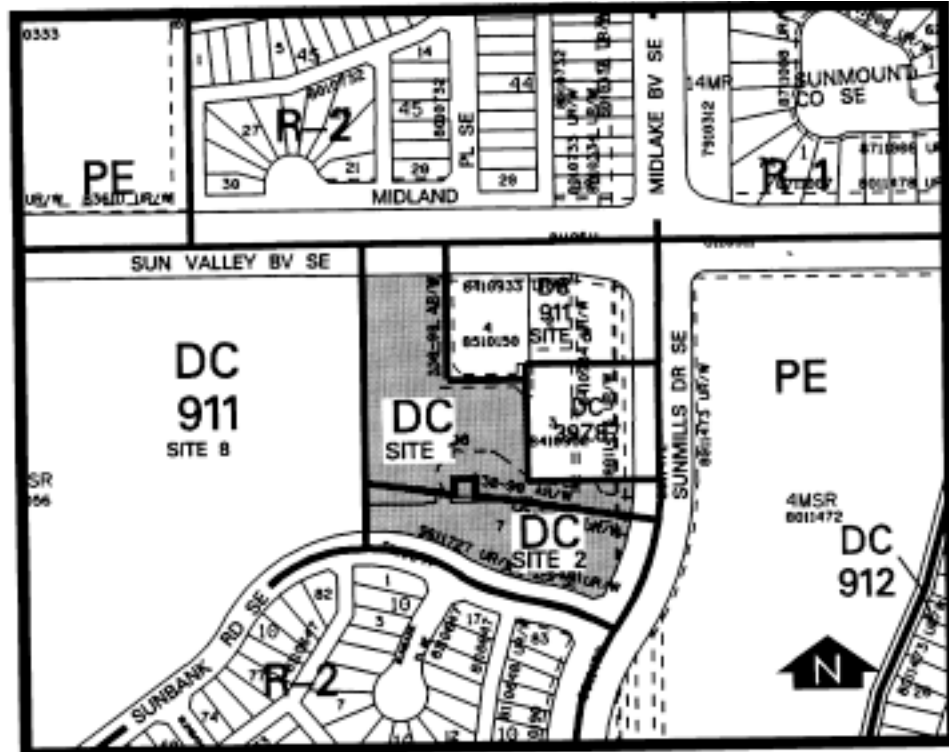


Amendment No. 97/076
Bylaw No. 3Z98
Council Approval: 19 January 1998

SCHEDULE B



SITE 1 0.95 ha± (2.34 ac±)

1. Land Use

- a. The permitted uses shall be an apartment building, including ancillary recreation facilities and kitchen and dining facilities, and Class 1 - home occupations.
- b. The discretionary uses shall be Class 2 - home occupations.

2. Development Guidelines

The General Rules for residential districts contained in Section 20 of the Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

- a. Density

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SCHEDULE B

CONTINUED

A maximum of 99 dwelling units.

b. Building Height

- i. The building height shall be a maximum of four stores not exceeding 12.5 metres at any eaveline or 18.5 metres to the roof peak.
- ii. For the purpose of this district, height shall be measured from grade at all points adjacent to a building and from an approved landscaped deck where such a deck is adjacent to the rear wall of a building.

c. Yards

- i. A minimum depth of 5.5 metres from the north boundary of the site.
- ii. In all other cases, yards shall be the same as or substantially similar to the plans presented to City Council during their consideration of this bylaw.

d. Development Plans

Approval of this application does not constitute approval of a development permit. An application for a development permit shall subsequently be submitted to the Development Authority in accordance with Section 10 of Land Use Bylaw 2P80. In considering such an application, the Development Authority shall ensure that, in addition to complying with the development guidelines contained in this bylaw, the building design and site layout are the same as or substantially similar to the plans and renderings presented to Council during their consideration of this bylaw.

SITE 2 0.46 ha± (1.15 acres)

1. Land Use

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SCHEDULE B

CONTINUED

The discretionary uses shall be a church (C.U.) and ancillary uses located within the church.

NOTE: C.U. Certainty of Land Use only is afforded applications that meet the requirements of Section 11(2)(b).

2. Development Guidelines

The General Rules for Special Districts of Section 48 and the Permitted and Discretionary Use Rules of the PS Public Service District shall apply unless otherwise noted below:

a. Building Height

- i. The maximum building height shall be 5 metres at any eaveline and 13.5 metres to the roof peak.
- ii. For the purpose of this district, height shall be measured from grade at all points adjacent to a building.

b. Building Setbacks

- i. A minimum depth of 3.0 metres from the south boundary of the site.
- ii. In all other cases, yards shall be the same as or substantially similar to the plans presented to City Council during their consideration of this bylaw.

c. Seating Capacity

A maximum of 400 seats in the sanctuary.

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SCHEDULE B

CONTINUED

d. Parking

One parking stall per 4 seating spaces shall be provided.

e. Development Plans

Approval of this application does not constitute approval of a development permit. An application for a development permit shall subsequently be submitted to the Development Authority in accordance with Section 10 of Land Use Bylaw 2P80. In considering such an application, the Development Authority shall ensure that, in addition to complying with the development guidelines contained in this bylaw, the building design and site layout are the same as or substantially similar to the plans and renderings presented to Council during their consideration of this bylaw.