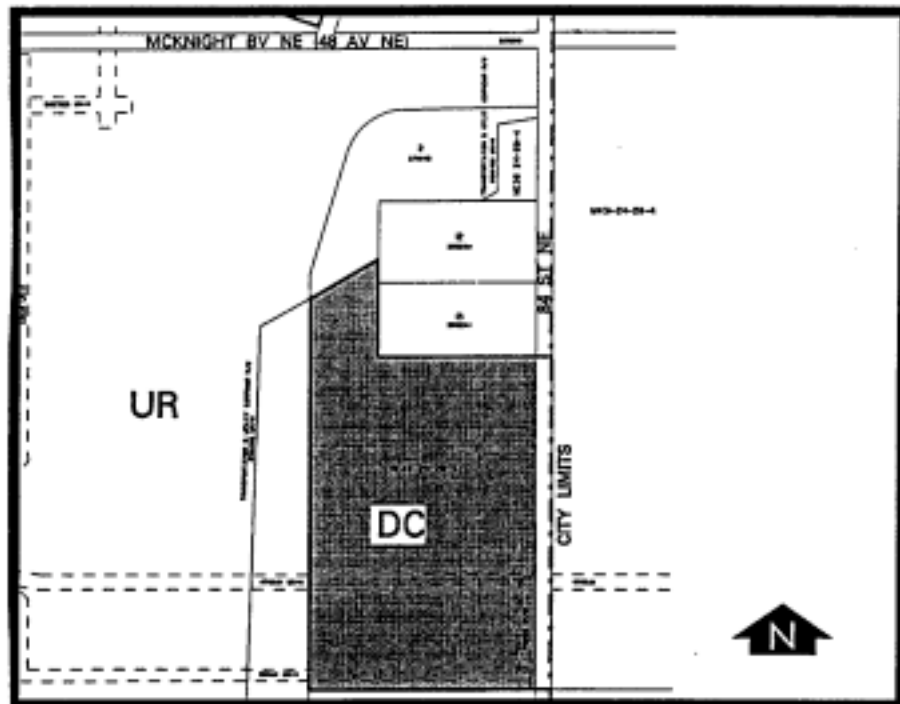


Amendment No. 97/097
Bylaw No. 7Z98
Council Approval: 26 January 1998

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of the UR Urban Reserve District shall be the Permitted and Discretionary Uses respectively, with the addition of the following as discretionary uses:

custodial quarters within the building existing on the site on the date of passage of this bylaw,
an auction hall, outdoor auction mart and related ancillary offices, buildings and outside storage areas.

2. Development Guidelines

Amendment No. 97/097

Bylaw No. 7Z98

SCHEDULE B

CONTINUED

The General Rules for Special Districts contained in Section 48 of By-law 2P80 and the Permitted and Discretionary Use Rules of the UR Urban Reserve District shall apply unless otherwise noted below.

a. Auction Hall and Outdoor Auctions

The following guidelines shall apply to an auction hall and outdoor auction:

i. Development Permit

A development permit shall be issued for a maximum of five years only.

ii. Visual Screening

a) A minimum 2.4 metre high landscaped berm and a continuous row of trees shall be constructed along the north side of the site to the satisfaction of the Development Authority to provide visual screening between the buildings and outdoor storage areas on the site and the adjacent properties to the north.

b) Visual screening along 84 Street N.W. shall be to the satisfaction of the Development Authority.

iii. Outside Storage

The location and extent of outside storage on the site shall be defined at the development permit stage to the satisfaction of the Development Authority.

**Amendment No. 97/097
Bylaw No. 7Z98**

SCHEDULE B

CONTINUED

- iv. **Building Coverage**
Building coverage on the site shall be a maximum of 1,600 square metres of gross floor area.

2. **Stormwater Management**

The developer shall employ on-site stormwater management techniques which regulate stormwater leaving the site in a manner and at a rate and quality to the satisfaction of the City Engineer.

c. **Development Plans**

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.