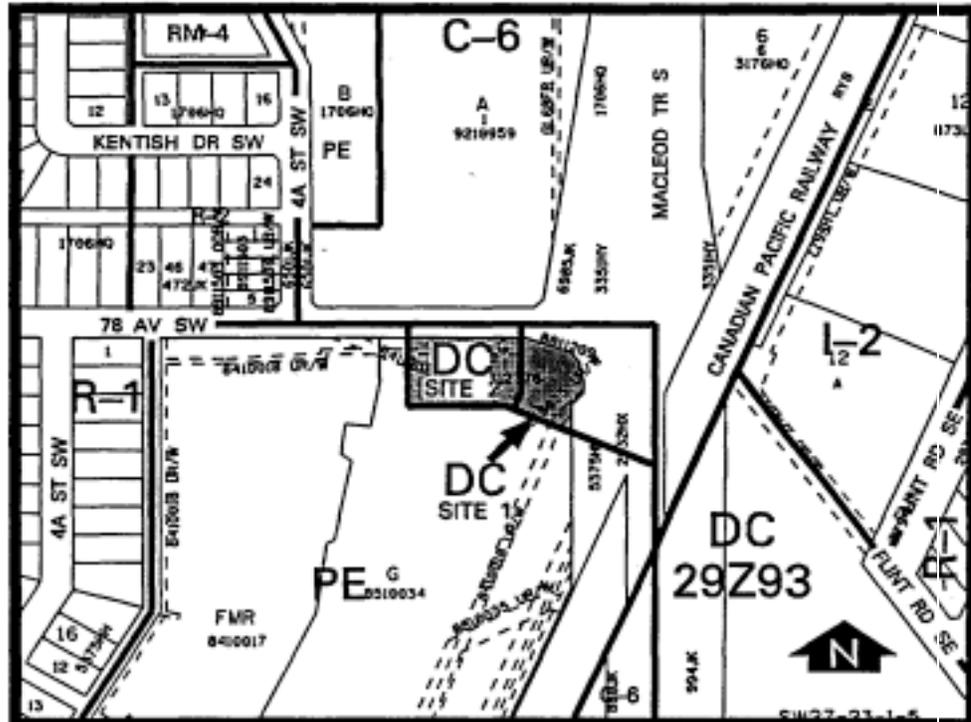


Amendment No. 98/125
Bylaw No. 15Z99
Council Approval: 12 February 1999



SCHEDULE B

Site 1

1. Land Use

The land use shall be offices, as a permitted use, in the building existing on the site at the time of approval of this bylaw.

2. Development Guidelines

The General Rules for the Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted Use Rules of Section 36 of Bylaw 2P80 shall apply unless otherwise noted below:

- a. Office uses shall be allowed on the main floor of the existing building on this site. The basement of the existing building shall be for uses ancillary to the office uses approved for the main floor.

- b. Parking - All Bylaw required parking for office use shall be provided on Site 1.
 - i. Seven parking stalls on the site shall be for visitor parking. At the time of development permit application, details shall be provided on the development permit plans clearly indicating that the visitor parking stalls shall be available for visitors only and that such stalls shall be appropriately signed and are to be available at all times for use by visitors to both Site 1 and Site 2.
 - ii. A minimum of four stalls on the site shall be provided for the staff of the office use (non-visitor stalls).
 - iii. Notwithstanding i. and ii. above, prior to the provision of the alternate parking stalls on Site 2, Site 1 shall provide for all its required parking stalls on site.

c. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit. In considering such an application, the Approving Authority shall ensure that the site layout conforms with the plans submitted to Council during their consideration of this bylaw.

Site 2

1. Land Use

The land use shall be for an apartment building, home occupations, and signage.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of Section 30 of Bylaw 2P80, shall apply unless otherwise noted below:

a. Density

A maximum of 46 dwelling units on the site.

b. Parking - All Bylaw required parking for apartment use shall be provided on Site 2.

Six parking stalls in the parkade of the apartment building on Site 2 shall be for use of the offices on Site 1.

c. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit. In considering such an application, the Approving Authority shall ensure that the building design and site layout conforms substantially with the plans submitted to City Council during their consideration of this bylaw.