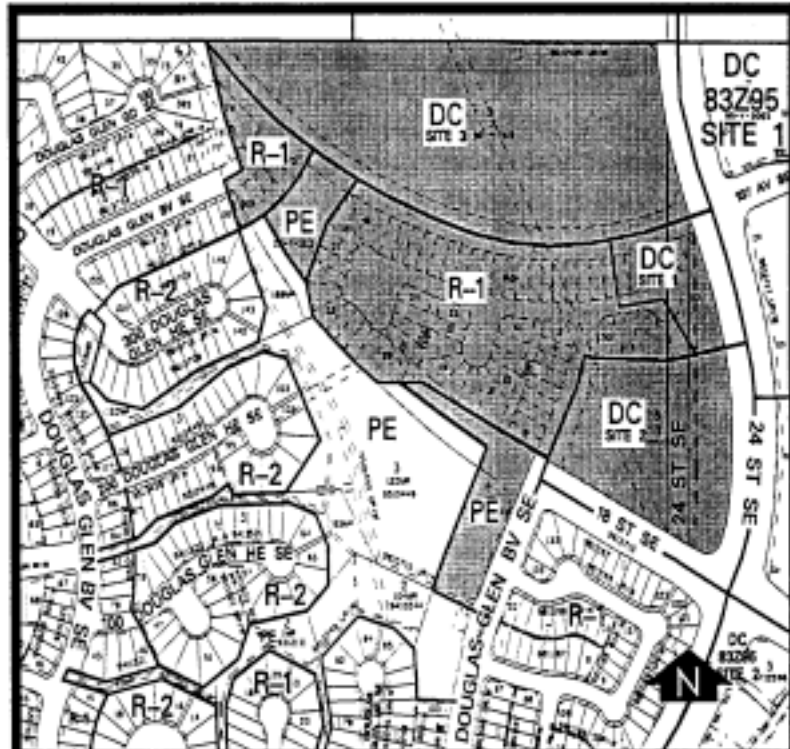


**Amendment No. 98/027**  
**Bylaw No. 104Z2000**  
**Council Approval: 24 July 2000**

**SCHEDULE B**



**Site 1 0.51 ha± (1.27 ac±)**

- (1) Land Use
  - (a) The Permitted and Discretionary Uses of the R-1 Residential Single-Detached District shall be the Permitted and Discretionary Uses respectively.
  - (b) Notwithstanding (a), a single-detached dwelling shall be a Discretionary Use in this district.
- (2) Development Guidelines

The General Rules for Residential Districts of Section 20 and the Permitted and Discretionary Use Rules of the R-1 Residential Single-Detached District shall apply unless otherwise noted below:

  - (a) Development Restrictions

- (i) A single-detached dwelling shall not locate within the 450 metre setback distance from the adjacent dry waste site required in the Subdivision and Development Regulation.
  - (ii) As part of a subdivision application or a development permit application, information shall be submitted confirming the location of the 450 metre setback distance and the 300 metre setback distance from the adjacent dry waste site required by the Subdivision and Development Regulation.
  - (iii) Prior to subdivision approval, the developer shall demonstrate to the satisfaction of the Subdivision Authority that a proposed parcel contains a suitable building site which is not located within the 450 metre setback distance from the adjacent dry waste site required by the Subdivision and Development Regulation.
- (b) Development Plans
- (i) Approval of this application does not constitute approval of a development permit.
  - (ii) Comprehensive plans demonstrating compliance with the Subdivision and Development Regulation, and containing such other information determined necessary, shall subsequently be submitted to the satisfaction of the Development Authority.

**Site 2 2.09 ha± (5.17 ac±)**

(1) Land Use

The Permitted and Discretionary uses of the RM-1 Residential Low Density Multi-Dwelling District shall be the Permitted and Discretionary Uses respectively with the addition of semi-detached dwellings as a Discretionary Use.

(2) Development Guidelines

The General Rules for Residential Districts of Section 20 and the Permitted and Discretionary Use Rules of the RM-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Development Plans

- (i) Approval of this application does not constitute approval of a development permit.
- (ii) Comprehensive plans shall subsequently be submitted as part of a development permit application to the satisfaction of the Development Authority.

**Site 3 5.17 ha± (12.8 ac±)**

(1) Land Use

- (a) The Permitted and Discretionary Uses of the I-2 General Light Industrial District shall be Discretionary Uses.

- (b) Notwithstanding (a), private schools, custodial quarters and child care facilities shall not be allowed as a use in this district.

(2) Development Guidelines

The General Rules for Industrial Districts of Section 43 and the Permitted and Discretionary Uses Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

(a) Development Restrictions

- (i) A food establishment shall not locate within the 450 metre setback from the adjacent dry waste site required in the Subdivision and Development Regulation.
- (ii) As part of a subdivision application or development permit application, information shall be submitted confirming the location of the 450 metre setback distance and the 300 metre setback distance from the adjacent dry waste site required by the Subdivision and Development Regulation.

(b) Landscaped Berm

- (i) A minimum 0.5 metre high permanent landscaped berm together with a row of trees shall be developed and maintained within the northeast corner of the site adjacent to 18 Street SE and along the north boundary of the site adjacent to the UR Urban Reserve District to the satisfaction of the Development Authority.
- (ii) A 3.0 metre high temporary landscaped berm shall be developed and maintained along the north boundary of the site adjacent to the I-3 Heavy Industrial District to the satisfaction of the Development Authority.
- (iii) The temporary berm may be removed upon the development of the lands immediately adjacent to the berm within the site with buildings to the satisfaction of the Development Authority.

(c) Development Plans

- (i) Approval of this application does not constitute approval of a development permit.
- (ii) Comprehensive plans demonstrating compliance with the Subdivision and Development Regulation, and containing such other information as determined necessary, shall subsequently be submitted to the satisfaction of the Development Authority.