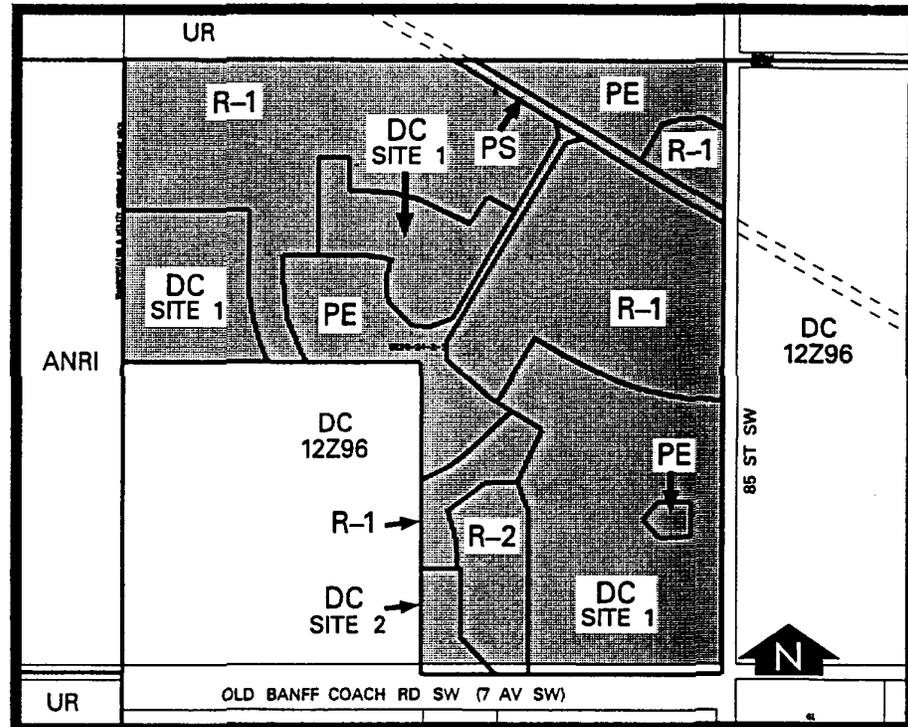


Amendment No. 99/070
Bylaw No. 21Z2000
Council Approval: 13 March 2000

SCHEDULE B



Site 1 16.42 ha± (40.57 ac±)

1. Land Use

The Permitted and Discretionary Uses of the R-1A Residential Narrow Lot Single-Detached District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the R-1A Residential Narrow Lot Single-Detached District shall apply unless otherwise noted below.

a. Lot Width

Notwithstanding the provisions of Section 22.2(3)(e)(i) of Bylaw 2P80, the minimum lot width shall be 11 metres, except that a minimum of 10.4 metres may be provided

where a minimum of 11 metres averaged over all the Site 1 lots within a tentative plan is maintained.

b. Building Height

A maximum of 10 metres.

Site 2 0.44 ha± (1.1 ac±)

1. Land Use

The Permitted and Discretionary Uses of the C-1 and C-1A Local Commercial Districts shall be the Permitted and Discretionary Uses respectively.

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-1 and C-1A Local Commercial Districts shall apply unless otherwise noted below:

a. Concept Plan

In conjunction with the approval of the first development permit on the site, a comprehensive concept plan shall be submitted, satisfactory to the Development Authority which addresses massing, architectural treatments, vehicular access, landscaping and screening, pedestrian connections and amenity space. The concept plan shall be reviewed and updated in conjunction with any subsequent development permit submissions.

b. Building Design

The design, character and appearance of the buildings shall be compatible with and complementary to the surrounding residential area.

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.