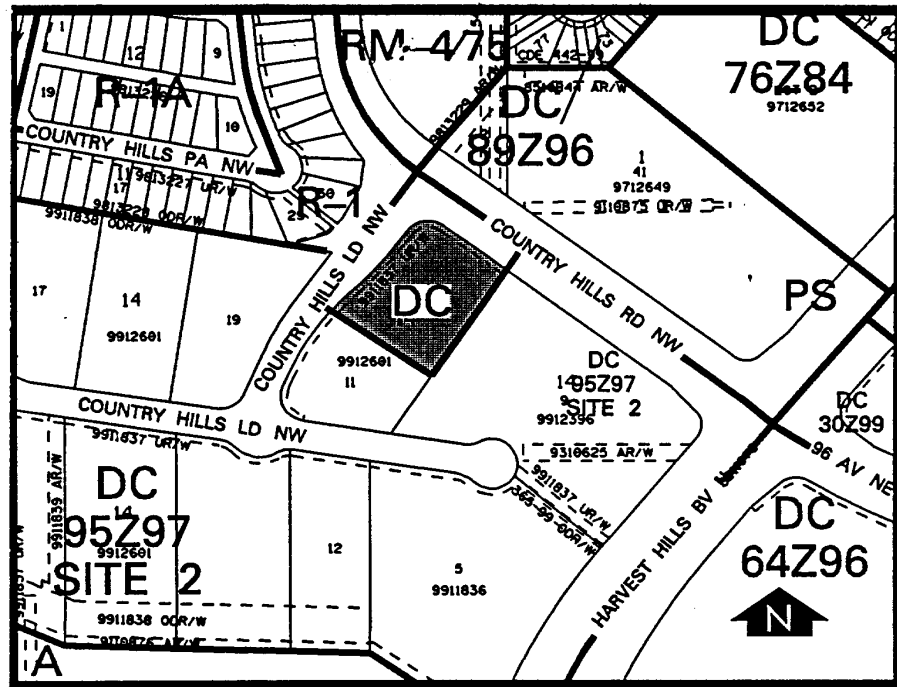


Amendment No. 99/103
Bylaw No. 78Z2000
Council Approval: 24 July 2000

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the exception of the following:

- Auto body and paint shops
- Automotive specialties
- Crematoriums and columbariums
- Grocery stores
- Recreational and commercial vehicle repair, service, sales and rental
- Veterinary hospitals
- Amusement arcades
- Custodial quarters
- Gaming establishments – bingo
- Intensive agricultural uses
- Kennels
- Warehouse stores

and with the addition of the following as Discretionary Uses:

Funeral homes
Personal service business
Automotive Specialties (car wash only)

2. Development Guidelines

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted and Discretionary Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

a. Yards

All yards shall be a minimum of 6 metres.

b. Interface Treatment

Where a site abuts a residential district, the treatment of the interface in terms of distance, visual screening and landscaping shall be to the satisfaction of the Approving Authority.

c. Building Height

A maximum of 10 metres.

d. Building Design

The design, character and appearance of all buildings shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.

e. Landscaping

The landscaping standards which are to be applied to any portion of the site and adjacent City boulevards will be determined at the development permit stage to the satisfaction of the Approving Authority.

f. Car Wash

i) A car wash can only be developed in conjunction with an office building.

ii) A maximum of 5 car wash bays may be provided on site.

iii) All bays shall be oriented in a northeast/southwest direction.

iv) Vacuum systems associated with the car wash will be located within a building so as to minimize the noise to the adjacent residential area.

g. Outdoor Storage

No outdoor storage will be allowed on the site.

h. Garbage Enclosures

Garbage enclosure(s) shall be architecturally similar in design with the principal building.

j. 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. In considering an application for a car wash in conjunction with an office development, the Approving Authority shall ensure the site layout is generally consistent with the Development Concept Site Plan presented to City Council during their consideration of this Bylaw.