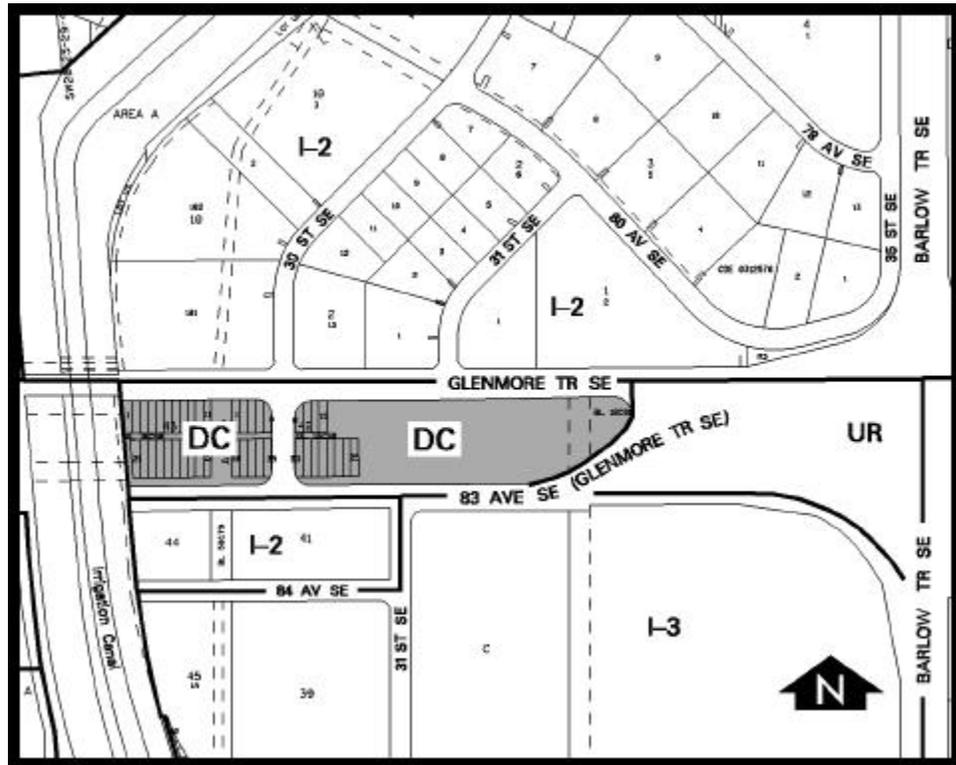


Amendment # LOC2003-0146
Bylaw # 43Z2004
Council Approval: 2004 June 29

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be Discretionary Uses with the additional Discretionary Uses of medical clinics, personal service businesses and retail stores.

2. Development Guidelines

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

(a) Traffic Impact

- (i) Prior to approval of a development permit, a traffic impact analysis shall be submitted to and approved by, the Manager of Transportation Planning; and
- (ii) Traffic generated by development on the site shall not exceed 700 vehicle trips during the PM peak hour period.

(b) Net Floor Area

For the entire Direct Control site area a maximum of 780 square metres for drinking establishment, restaurant-licensed and restaurant – food service only, and a maximum of 743 square metres for financial institutions.