

**Attachment 'B'**  
**Section 2.14**

**Bylaw 02-2021, Section 2.14.5, states:**

*"In approving a Discretionary Use, the Development Officer may prescribe such conditions as they deem appropriate, having regard to the regulations of this Bylaw and the provisions of any statutory plan including, but not limited to the following:*

- i. The nature of the proposed Site, including its size and shape and the proposed size, shape and arrangement of Buildings;*
- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic and the adequacy of proposed Off-street Parking and loading;*
- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odour;*
- iv. Treatment given to aspects such as Landscaping, Screening, open spaces, parking and loading areas, lighting and Signs, and the colour, materials and architectural detail;*
- v. The hours of operation;*
- vi. A limit to the number of patrons;*
- vii. The grading of a site;*
- viii. Establishing a period of time during which a development may continue;*
- ix. Ensuring the development is compatible with surrounding development; and*
- x. Ensuring the development complies and is compatible with the general development regulations or the land use district regulations of this Bylaw."*