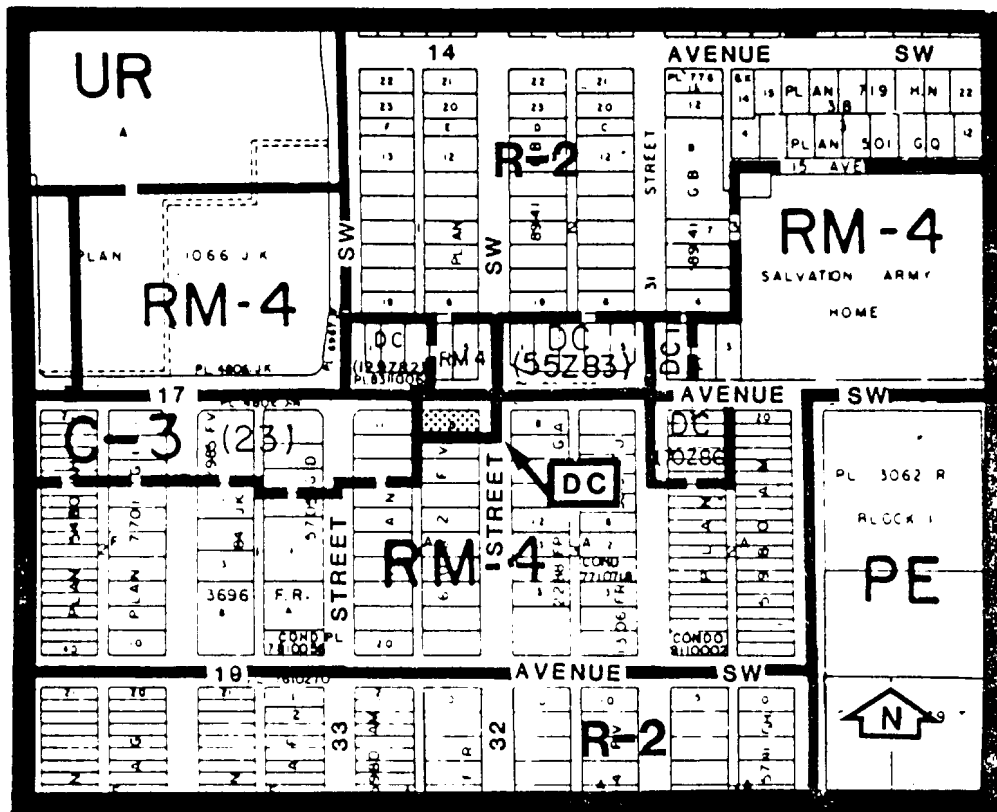


Amendment No. 86/104
Bylaw No. 145Z86
Council Approval: 08 December 1986

SCHEDULE B



1. Land Use

The land use shall be for offices (excluding medical or dental clinic offices) on the main floor only located within the structure existing at the date of approval of this by-law.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1 District shall apply unless otherwise noted below.

a) Access

Access shall be right turns only to/from 17 Avenue. Future access to/from 32 Street shall be right turns only.

b) Alterations

Any alterations to the exterior of the structure shall require the approval of detailed plans, showing all proposed alterations by the Approving Authority.

c) Signage

That the signs be in accordance with established City policy.

d) Landscaping

Landscaping and fencing of the entire site shall be of a character typical for a residential area to the satisfaction of the Approving Authority.

e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and access shall subsequently be submitted to the Approving Authorities as part of a development permit application.