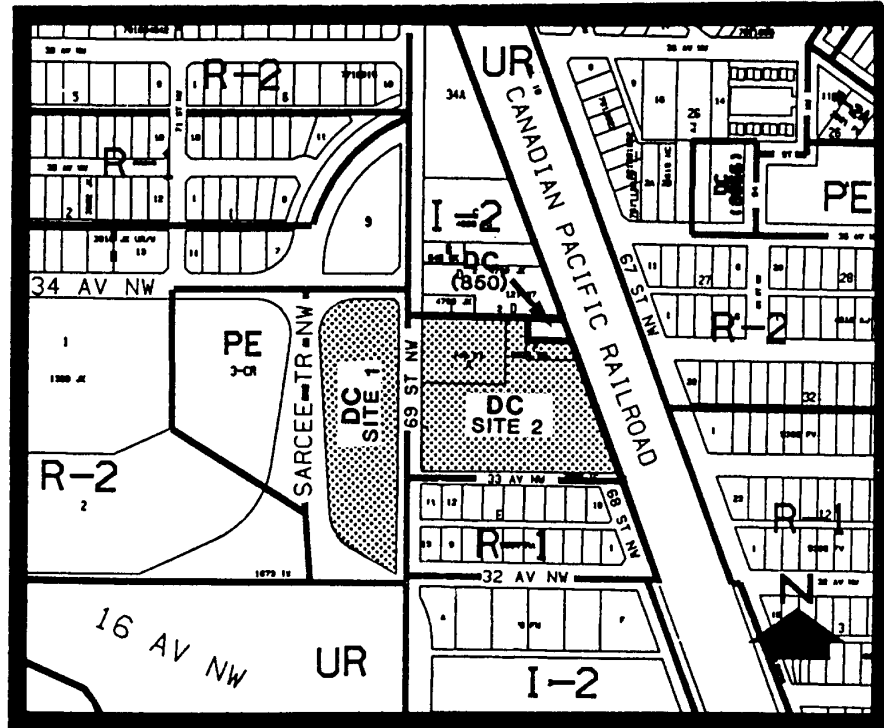


Amendment No. 84/067
Bylaw No. 144Z90
Council Approval: 14 May 1991

SCHEDULE B



1. Land Use

The land use shall be for greenhouses, a horticultural nursery and a garden centre for the cultivation and sale of plants and for the sale of gardening equipment, products and supplies associated with domestic horticultural activities and related indoor and outdoor storage areas, maintenance areas, parking areas, signs and office facilities. The garden centre may also include the sale of outdoor furniture, cut flowers, pets and pet supplies, Christmas trees and similar seasonal products, and craft supplies. In addition, the existing single detached dwelling on Plan 1339 JK, Block 4, shall continue to be used for residential purposes.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 shall apply unless otherwise noted below.

- a. Building Height
A maximum of 10 metres.

- b. Yards
 - Site 1. A minimum of 5 metres except for existing or approved buildings as of the date of approval of this by-law.

 - Site 2. A minimum of 5 metres along the western and southern property lines except for buildings existing or approved as of the date of approval of this by-law. No yards are required along the northern and eastern property lines.

- c. Fencing

The southern and western property lines of Site 1 and all of Site 2 shall be fenced with a minimum 1.8 metre (6 foot) chain link fence.

- d. Parking
 - i. A minimum of 90 parking stalls shall be provided on land leased from the City of Calgary on the east side of 69 Street N.W. opposite 32 Avenue for the uses existing on the site on the date of passage of this by-law.

 - ii. Angle parking only shall be allowed on the west side of 69 Street N.W. between 32 and 34 Avenues, the design and construction of which shall be to the satisfaction of the Director of Transportation.

 - iii. Should additional parking be required, it may be provided on Site 2 subject to the design, construction, and access being satisfactory to the Approving Authority.

 - iv. A minimum of 150 parking stalls shall be constructed on land leased from the City of Calgary on the east side of 69 Street N.W. opposite 34 Avenue.

- e. Access

No pedestrian or vehicular access shall be allowed to or from Site 1 to 34 Avenue N.W. or Sarcee Trail.

- f. Right-of-way Setbacks

As per Section 17 of By-law 2P80.

- g. Parking and Loading Standards and Dimensions

As per Section 18 of By-law 2P80.

- h. Signage

Signage shall be limited in size, design and location to the satisfaction of the Approving Authority.

i. 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 accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.