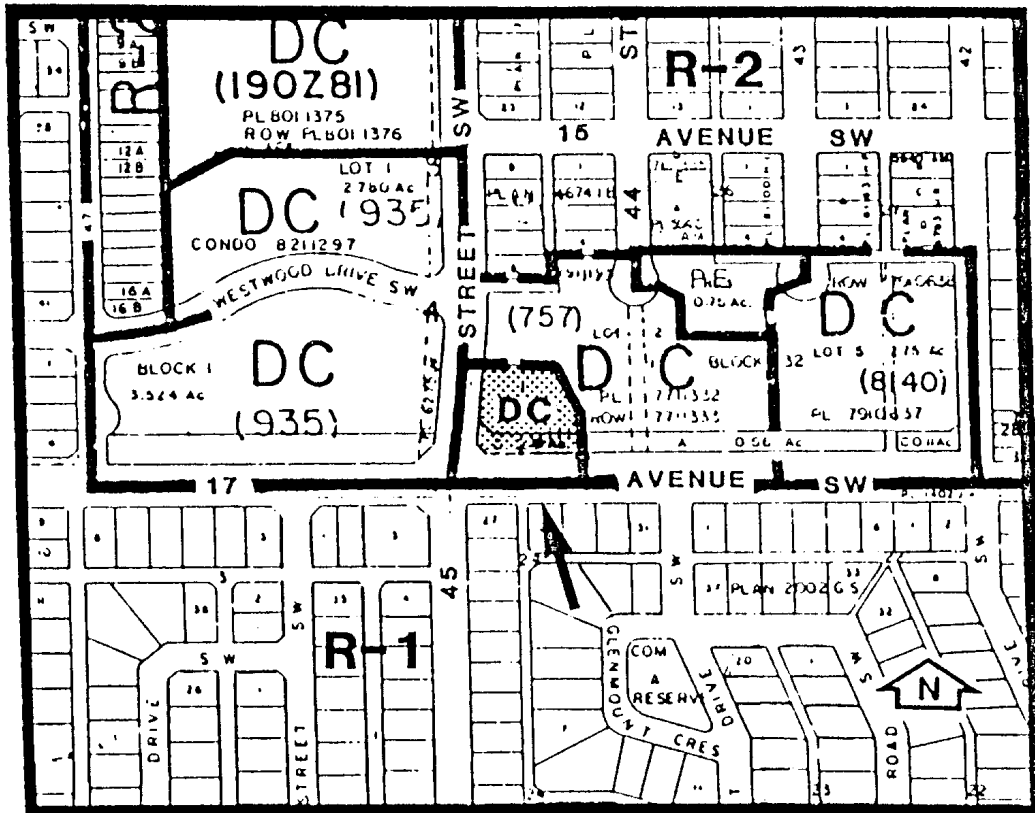


Amendment No. 86/099
Bylaw No. 134Z86
Council Approval: 10 November 1986

SCHEDULE B



1. Land Use

The land use shall be for essential public services, financial institutions, medial clinics, offices, personal service business, restaurant, retail stores, drugstore and veterinary clinic.

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

Temporary right turns only access shall be permitted to/from 17 Avenue S.W.

b) By-lawed Setback

No permanent building or structure shall be permitted within the 17.374 metre by-lawed setback on north side of 17 Avenue S.W.

The owner will be requested to dedicate the setback at the time of application for a Development Permit.

c) 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.

In considering such an application, the Approving Authorities shall ensure all building appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during its consideration of By-law 134Z86.