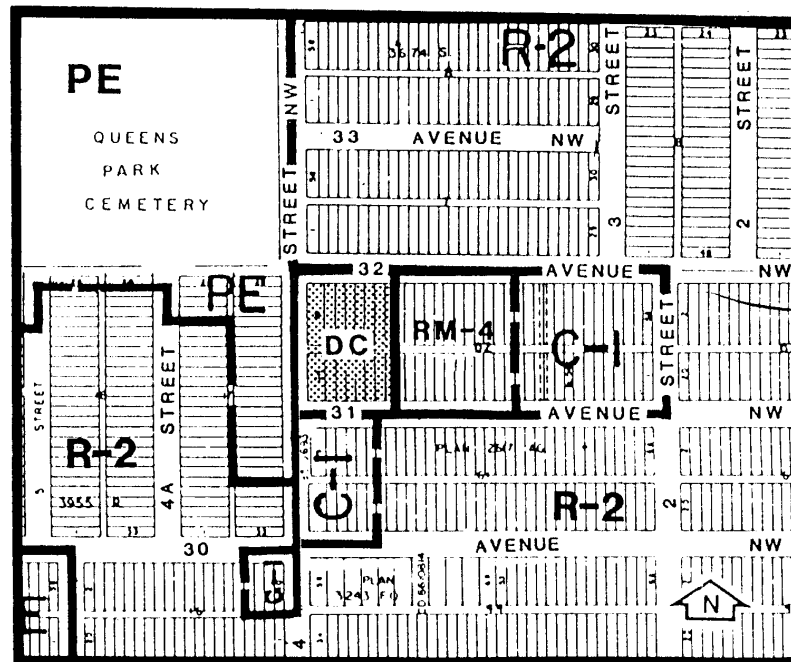


Amendment No. 87/100
Bylaw No. 14Z88
Council Approval: 01 February 1988

SCHEDULE B



1. Land Use

The land use shall be for a funeral home only.

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 (Local Commercial District) shall apply unless otherwise noted below.

a) Height

The maximum building height shall be one storey.

b) Access

Primary access and egress shall be from 4 Street and 31 Avenue N.W.

c) Parking

A parking area capable of accommodating a minimum of 60 stalls on site shall be provided adjoining the east and south perimeters.

d) Lighting

The extent of parking area lighting shall be to the satisfaction of the Approving Authority and such that surrounding residential development is not adversely affected.

e) Landscaping

A detailed landscaping plan, including the extensive existing vegetation, shall be submitted to the satisfaction of the Approving Authority as part of a development permit application.

f) By-lawed Setback

No building or structure shall be permitted within the by-lawed setback and corner cuts on 4 Street. The owner will be required to dedicate the setback at the time of application for a development permit.

g) Signage

Signage shall be limited in size, design, and location and shall be compatible with the character of the surrounding residential development.

h) 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 the building and site layout generally conform to the plans and renderings submitted as part of this application.