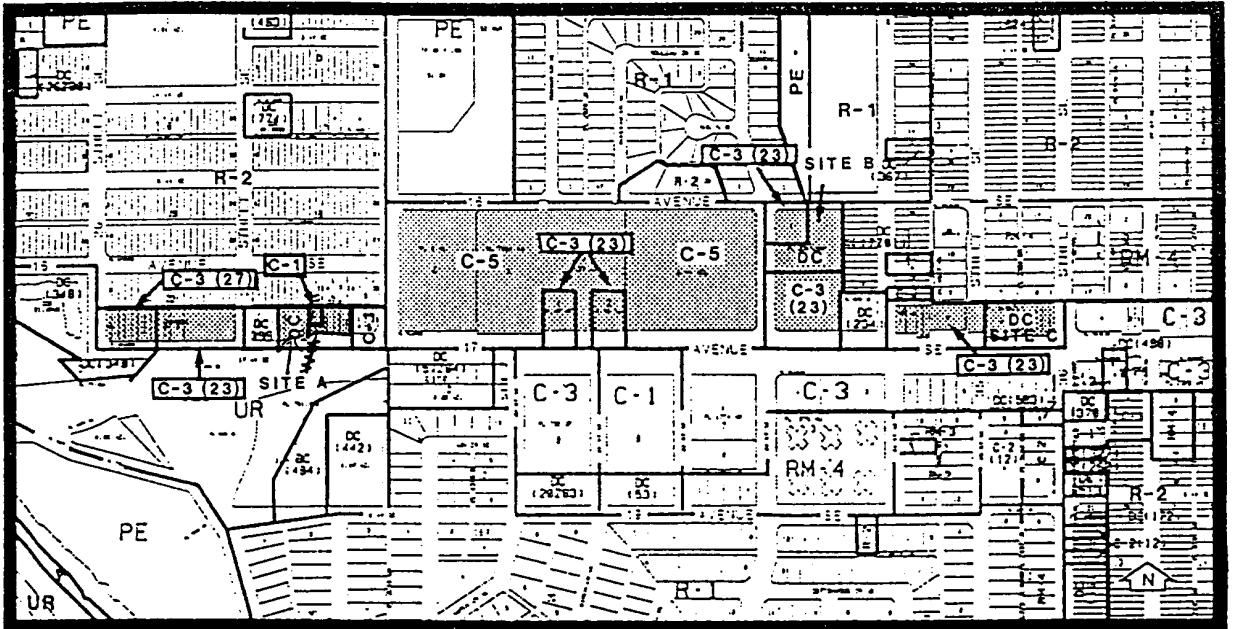


Amendment No. 89/005
Bylaw No. 49Z89
Council Approval: 08 May 1989

SCHEDULE B



Site A

1. Land Use

The following uses shall be discretionary: office, personal service businesses, specialty retail stores, veterinary clinics, hardware and paint stores, restaurants and car wash uses.

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 contained in Section 35 shall apply unless otherwise noted below:

a) Lane Access

No commercial access to the residential lane along the north boundary line of the sites shall be permitted.

b) Access

Vehicular access to the site shall be restricted to right turns in and out only along 17 Avenue S.E.

c) **Development Plans**

Approval of this land use amendment 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 Authority as part of a development permit application.

Site B

1. Land Use

The Permitted and Discretionary uses of the C-3 (General Commercial District) shall be permitted and discretionary uses respectively.

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-3 District shall apply unless otherwise noted below:

a) **Height**

The maximum height shall be 33 metres (108 feet).

b) **Development Plans**

Approval of this land use amendment 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 Authority as part of a development permit application.

Site C

1. Land Use

The Permitted and Discretionary uses of the C-3(23) General Commercial District contained in Section 37 of By-law 2P80 shall be the permitted and discretionary uses respectively.

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 C-3(23) General Commercial District shall apply unless otherwise noted below:

a) **Height**

The maximum height for hotels uses shall be 33 metres (108 feet). Where the total height is greater than 23 metres the facade to be set back in the following manner:

1. The setback from the north property line shall be 5 metres (16 feet) for the first three storeys (approximately 10 metres/33 feet);

2. Between three and six storeys, the setback shall be 12 metres (39 feet) from the north property line;
3. and above six storeys (approximately 20 metres/66 feet) the setback shall be 20 metres (66 feet) from the north property line.

c) Development Plans

Approval of this land use amendment 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 Authority as part of a development permit application.