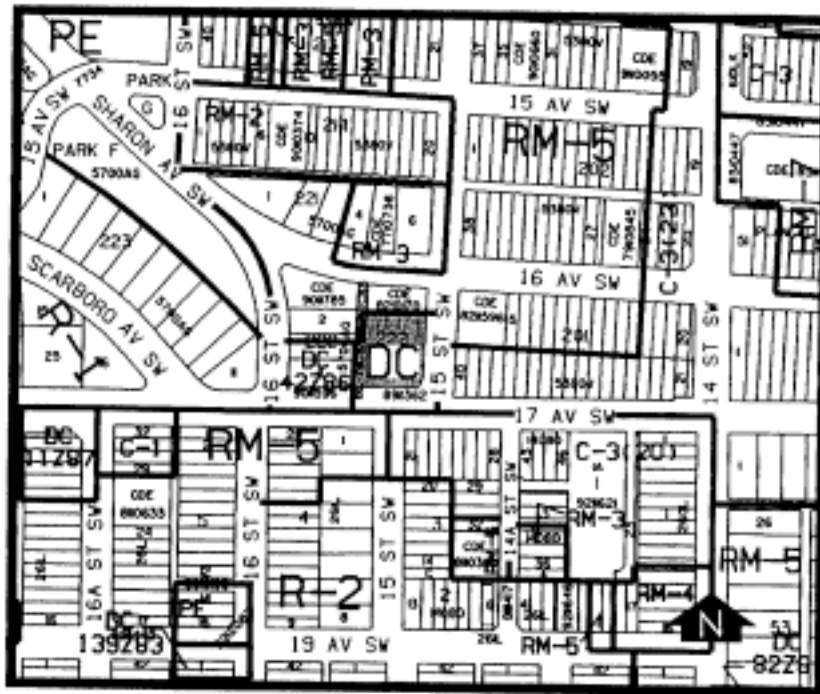


**Amendment No. 95/082**  
**Bylaw No. 1Z96**  
**Council Approval: 08 January 1996**

**SCHEDULE B**



1. Land Use

The land use shall be for retail, personal service business, financial institution, general office and medical clinic only.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the permitted and discretionary rules of the C-3 General Commercial District shall apply unless otherwise noted below:

a) Gross Floor Area

The maximum gross floor area shall not exceed 1880 m<sup>2</sup>. Not more than 799 m<sup>2</sup> of the gross floor area may be dedicated to accommodate medical clinic uses.

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### SCHEDULE B

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b) Height

Maximum building height shall be three storeys (17 Ave. elevation) plus one level of under-drive parking accessible from 15 St. S.W. Existing roof lines shall be maintained to protect adequate daylight access to amenity areas of the adjacent to the north residential property.

c) Parking

All surface parking (27 stalls) shall be made available for visitors and patients exclusively. None of the parking spaces on site shall be utilized for off-site developments.

d) Landscaping

The existing originally approved landscaping and parking screens shall be maintained in good condition in perpetuity.

e) Development Plans

Approval of this application does not constitute an approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a Development Permit application.