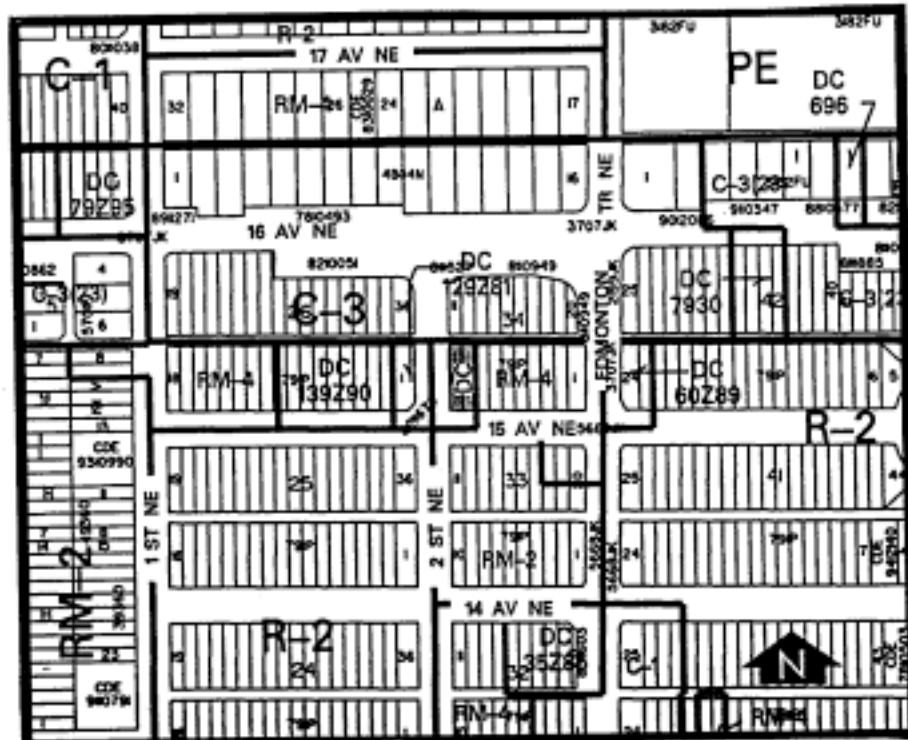


Amendment No. 97/027
Bylaw No. 40Z97
Council Approval: 12 May 97

SCHEDULE B



DIRECT CONTROL DISTRICT - 302 - 15 Avenue N.E.

1. Land Use

The permitted and discretionary uses of the RM-4 Residential Medium Density Multi-Dwelling District shall be the permitted and discretionary uses respectively with the additional discretionary uses of offices, personal service businesses or retail stores within the building existing on the site on the date of passage of this bylaw.

2. Development Guidelines

(a) The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the permitted and discretionary use rules of the RM-4 District shall apply unless otherwise noted below.

(b) Commercial Uses

Amendment No. 97/027 Bylaw No. 40Z97

SCHEDULE B

CONTINUED

Commercial uses shall be contained within the building located on the site on the date of passage of this bylaw. Any alteration to the exterior of the structure shall require approval of detailed plans showing that the structure retains a residential character to the satisfaction of the Development Authority.

(c) **Parking**

All parking, with no relaxations to the requirements of Bylaw 2P80, shall be provided on site with parking access from the lane to the satisfaction of the Development Authority. Off-site parking will be considered.

(d) **Signage**

Signage shall be limited in size, design and location and must be compatible with the residential neighbourhood to the satisfaction of the Development Authority.

(e) **Development Plans**

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