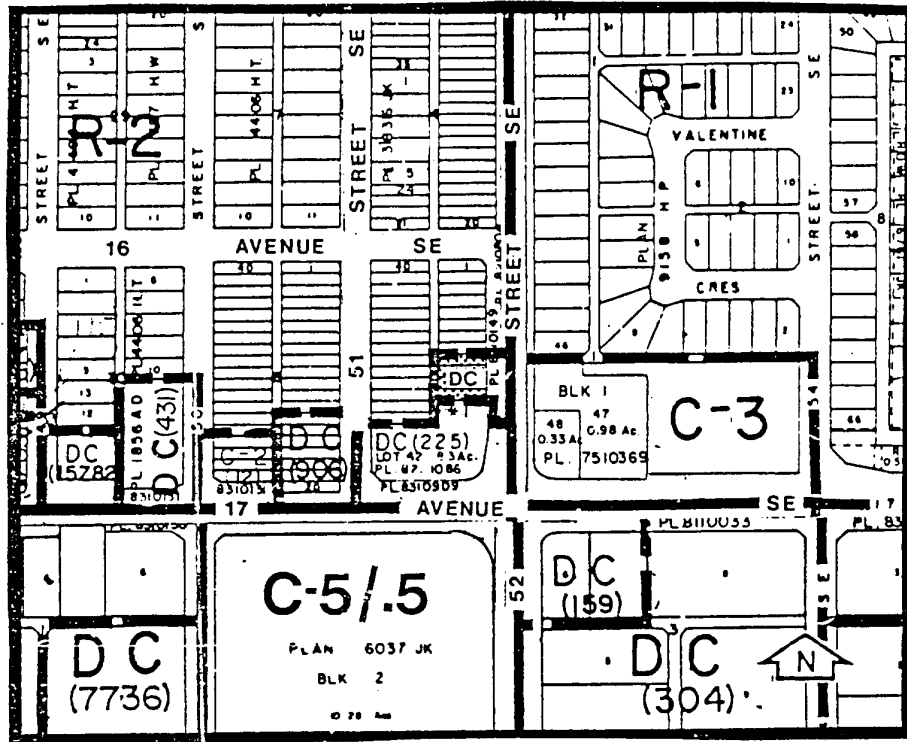


**Amendment No. 83/118
Bylaw No. 20Z84
Council Approval: 12 March 1984**

SCHEDULE B



1. Land Use

The land uses shall be retail stores, personal service businesses, offices (excluding offices for medical or dental practitioners), financial institutions, signs, essential public services and utilities.

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. Vehicular Access

Where vehicular access from 52nd Street S.E. is provided to the rear yard of the site, it shall be situated between the proposed building and the side property line to the south.

b. Loading

Loading areas and doorways shall not be located on the north side of the building.

c. Garbage

The garbage area shall be located so as to minimize the impact on nearby residential properties, to the satisfaction of the Development Officer.

d. Landscaping

A landscaped area of a least 5 metres in width shall be provided on the site alongside the side property line to the north and shall include fencing, berming, shrubs and trees, to the satisfaction of the Development Officer.

e. 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 a part of a development permit application. In considering such an application, the Approving Authorities shall ensure that the building appearance conforms substantially to the renderings submitted to City Council during their consideration of By-law 20Z84.