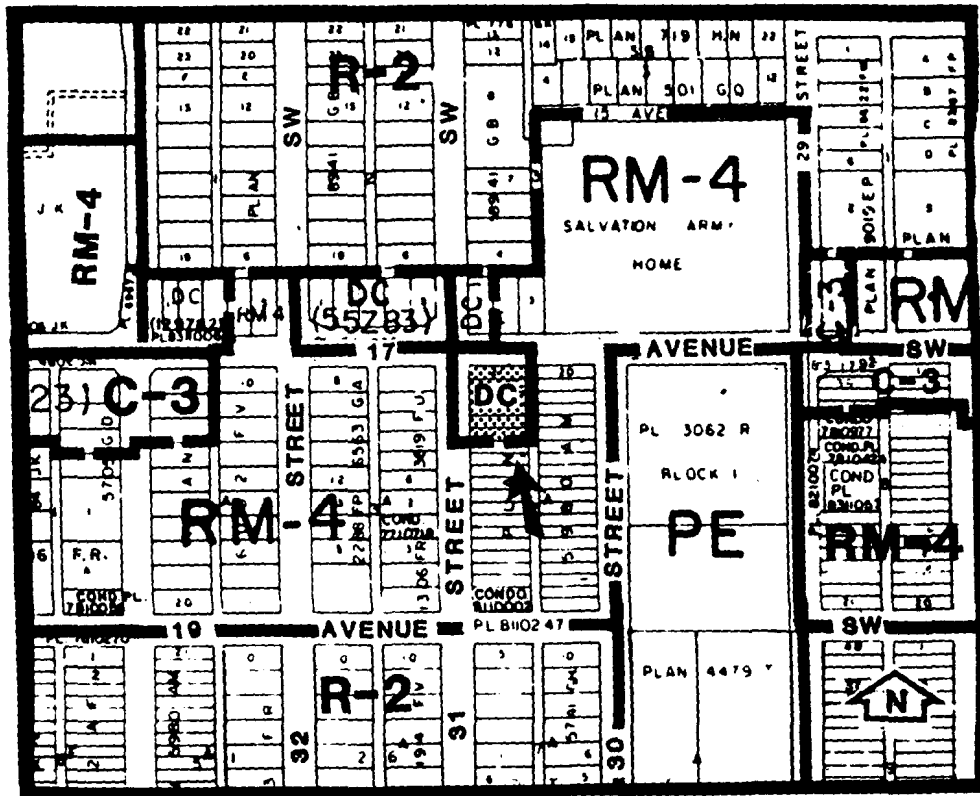


Amendment No. 86/040
Bylaw No. 70Z86
Council Approval: 16 June 1986

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of the C-3 (23) district 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 the C-3 (23) General Commercial District shall apply unless otherwise noted below.

a. Access

No direct vehicular access or egress shall be permitted from or to 31 Street S.W.

b. By-lawed Setback

No building or structure shall be permitted within the 5.182 metre by-lawed setback on 17 Avenue S.W. The owner will be requested to dedicate the setback at the time of application for a development permit.

c. 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.