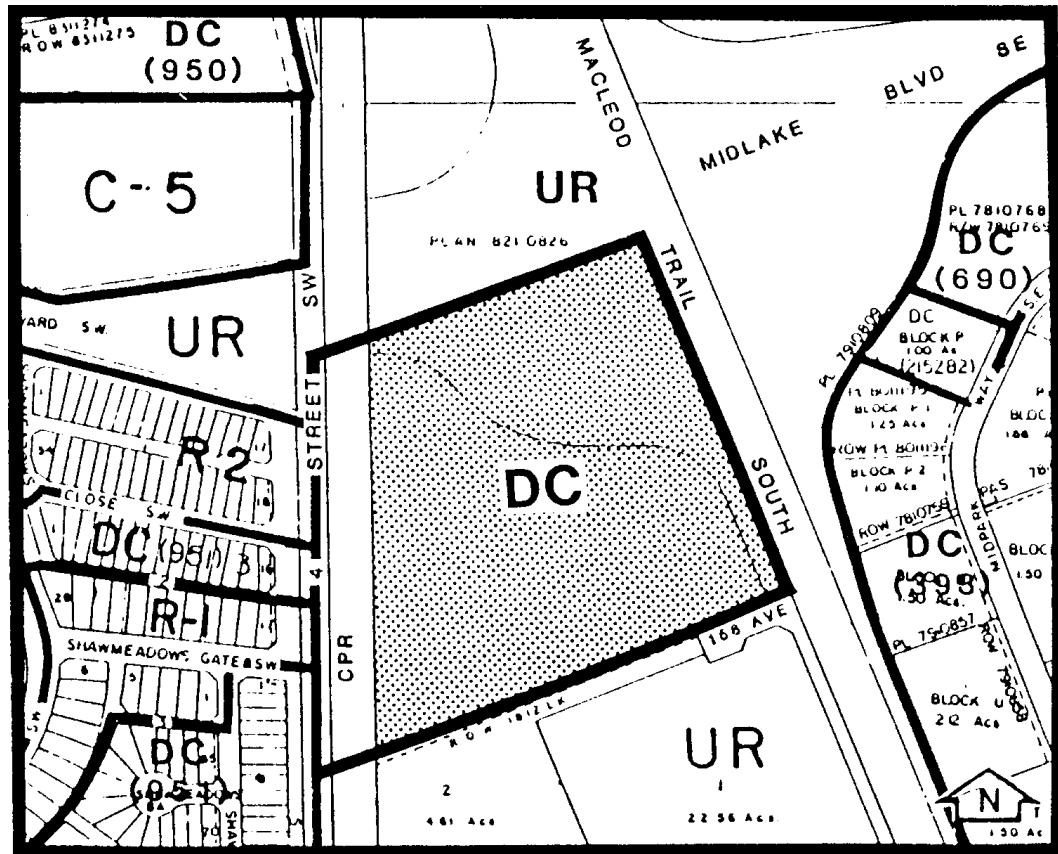


Amendment No. 86/113
Bylaw No. 16Z87
Council Approval: 09 February 1987

SCHEDULE B



1. Land Use

The land use shall be for only low intensity commercial uses which do not require utility services.

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-6 (Highway Commercial District) shall apply unless otherwise noted below.

a) Landscaping and Fencing:

A detailed landscaping and fencing plan shall be submitted to the Approving Authority as part of a development permit application.

b) Access:

No direct access shall be permitted to/from Macleod Trail. All access shall be to/from Shawnessy Boulevard. Access to Lot 1, Lot 2 and 158 Avenue S.E. shall be via a roadway from Shawnessy Boulevard through the subject site.

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.

d) Macleod Trail Interface

In recognition of the interim nature of any uses which may be allowed on this site, special consideration shall be given to the appearance of any development from Macleod Trail which is a major entranceway to the City. The size, design, building materials, colouring and location of all buildings, structures and signs shall be such that a positive visual impact results along the Macleod Trail interface.