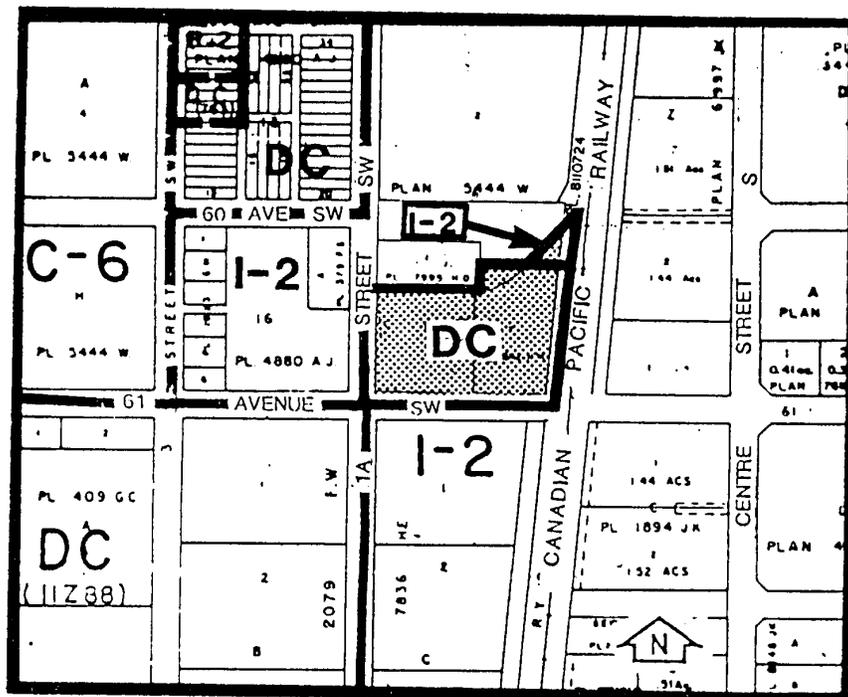


**Amendment No. 88/034
Bylaw No. 64Z88
Council Approval: 18 July 1988**

SCHEDULE B



1. Land Use

The land use shall be for a local commercial shopping centre with the permitted and discretionary uses of the C-1A District being permitted and discretionary 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-1A (Local Commercial District) shall apply unless otherwise noted below.

a. By-lawed Setback

No building or structure shall be permitted within the 2.134 m by-lawed setback on 61 Avenue S.W. The owner will be requested to dedicate the setback and a 4.5 m x 4.5 m corner cut at 1A Street at the time of application for a development permit.

b. Access

All vehicular access to and from 61 Avenue S.W. will ultimately be right turns only.

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. In considering such an application, the Approving Authorities shall ensure the building appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 64Z88.