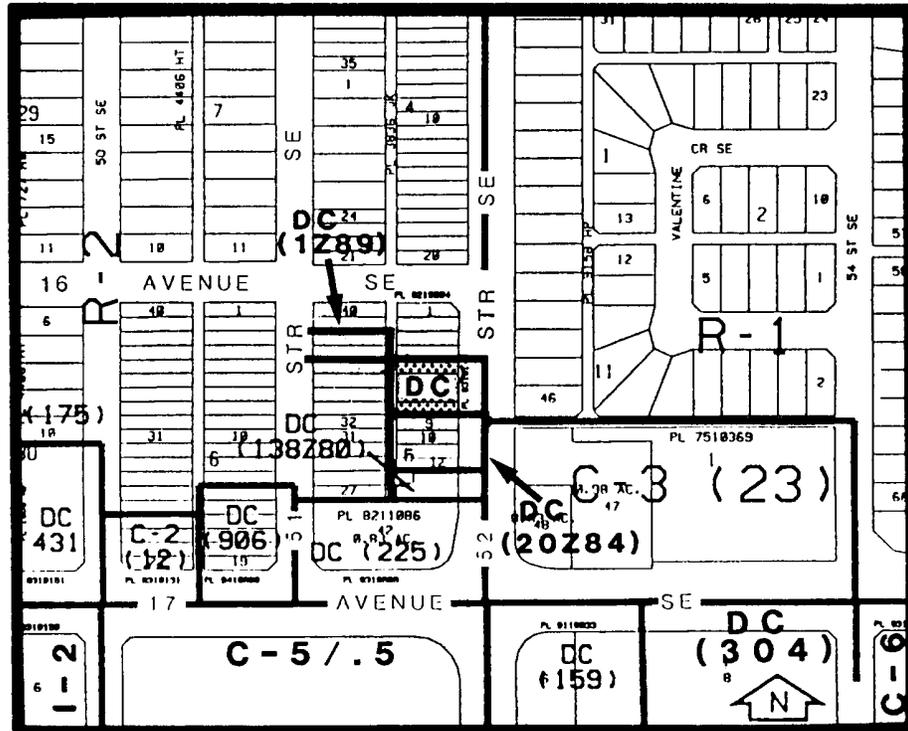


Amendment No. 89/006
Bylaw No. 25Z89
Council Approval: 10 April 1989

SCHEDULE B



1. Land Use

The permitted and discretionary uses of the C-1 Local Commercial District shall be discretionary uses. The following uses shall be prohibited: retail food stores; medical clinics; financial institutions; automotive services; liquor stores.

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) Access

Access shall be right turns in and out only to 52 Street S.E. No access shall be allowed to the lane.

b) Building Design

The design, character and appearance of the approved building shall be compatible with and complimentary to the surrounding areas.

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 this By-law.