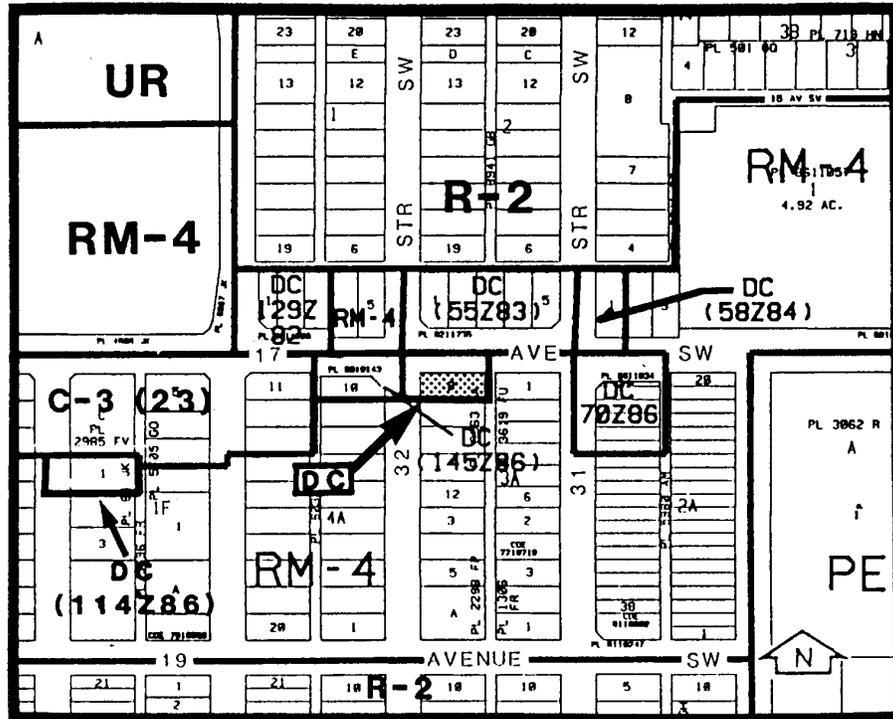


**Amendment No. 89/007**  
**Bylaw No. 39Z89**  
**Council Approval: 08 May 1989**

**SCHEDULE B**



1. Land Use

The land use shall be for a Horticultural Consulting Business and accessory sales contained within the building existing on site as of the date of approval of this By-law.

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) Parking

A minimum of 5 parking stalls shall be provided on-site to the satisfaction of the Approving Authority.

b) Access

All vehicular access and egress shall be from the lane with future restriction of right turns only from 32 Street and the lane to 17 Avenue S.W.

c) By-Lawed Setback

No new structure, except for glass conservatory extensions, shall be permitted within the by-lawed setback along 17 Avenue. The owner will be requested to dedicate the setback at the time of application for a development permit.

d) Alterations

Any alteration to the exterior of the structure shall require the approval of detailed plans, showing all proposed alterations, by the Approving Authority.

e) Signage

Signage shall be limited in size, and the design and location shall be compatible with the existing structure and surrounding area to the satisfaction of the Approving Authority.

f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior furnishes and colour, landscaping, parking and access shall subsequently be submitted to the Approving Authority as part of a development permit application.