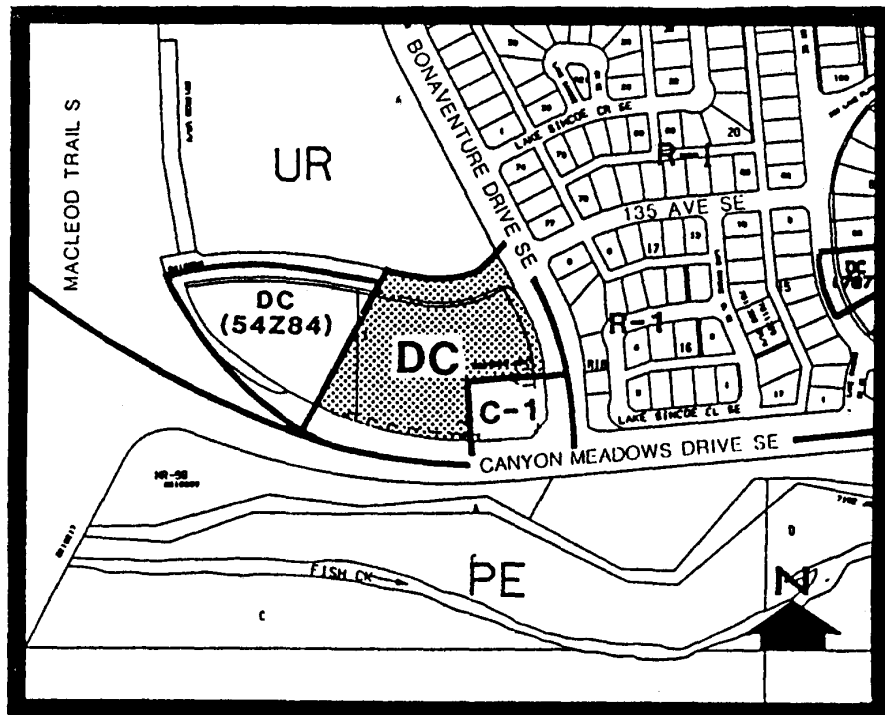


Amendment No. 90/040
Bylaw No. 121Z90
Council Approval: 17 September 1990

SCHEDULE B



1. Land Use

The land use shall be a comprehensively designed neighbourhood shopping centre within which the Permitted and Discretionary Uses of the C-1 Local Commercial District shall be permitted and discretionary uses respectively, with the additional discretionary use of "drinking establishments" to a maximum of 70 seats in association with restaurants.

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. Landscaping

A landscaped berm shall be provided along the eastern boundary adjacent to Bonaventure Drive S.E. to the satisfaction of the Approving Authority.

b. Access

Access to and from Bonaventure Drive S.E. shall be limited to right turns in and out only. The number, type and location of accesses shall be to the satisfaction of the Approving Authority.

c. Parking

Parking shall be provided in accordance with Section 18. Large parking areas must be visually discontinuous through the use of berms, planters, natural vegetation, terraces, and the like, to the satisfaction of the Approving Authority.

d. 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.