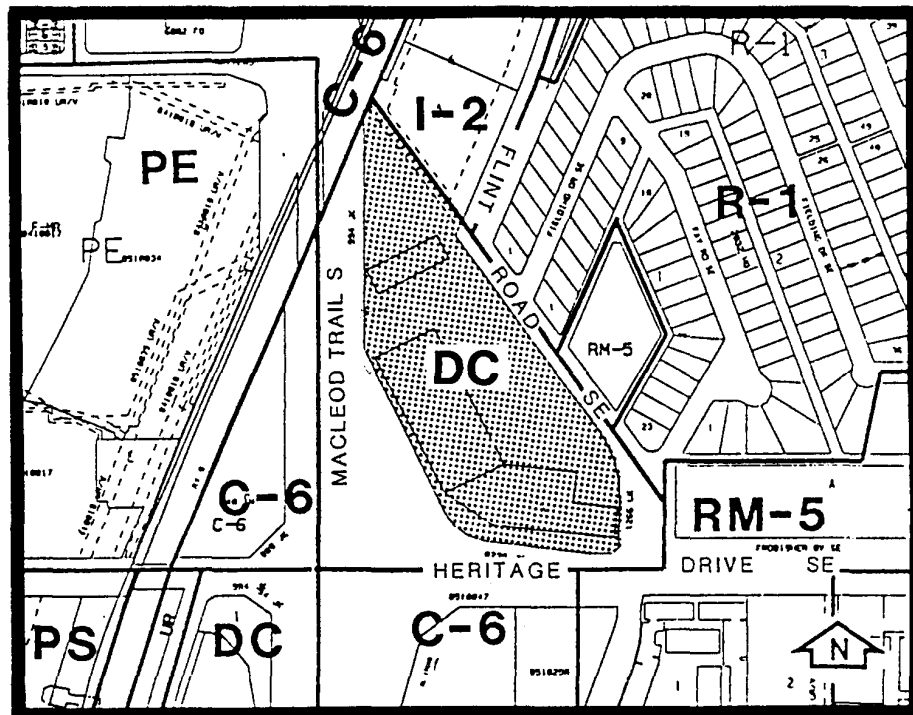


Amendment No. 89/117
Bylaw No. 40Z90
Council Approval: 09 April 1990

SCHEDULE B



1. Land Use

The Permitted and Discretionary uses of the C-5/.5 Shopping Centre Commercial District, excluding automotive service, automotive specialty, gaming establishment - bingo and bottle return depots, shall be the Permitted and Discretionary uses respectively with office, medical/veterinary clinic and financial institution uses only being allowed in the four storey office building.

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-5/.5 Shopping Centre Commercial District shall apply unless otherwise noted below.

a) Gross Floor Area

The maximum gross floor areas shall be:

- Retail Building - 11,400 m² (122,712 sq.ft.);
- Office Building - 4,440 m² (47,793 sq.ft.).

Within the office building the following maximum gross floor areas shall apply:

- Medical/Veterinary Clinic - 809 m² (9,350 sq.ft.);
- Financial Institutions - 558 m² (6,000 sq.ft.).

b) Parking

A minimum of 675 on-site parking stalls shall be provided. Any use that increases the demand for parking beyond that which is available, shall not be permitted until commensurate parking facilities have been provided on-site.

c) Access

Access and egress to the site, including the location of entrances, aisles, stall and aisle dimensions, shall be to the satisfaction of the Approving Authority.

d) Off-Site Access Improvements

Prior to release of any Development Permit on this site subsequent to this redesignation, the developer is to enter into an agreement to the satisfaction of the City to provide for the following:

- i) Construction and the ultimate removal at the developer's expense of a temporary right in/right out access from Macleod Trail to the site.
- ii) Modifications of the Flint Road/Heritage Drive/Bonaventure Drive intersections to include, but not be limited to, the provision of a dedicated southbound to westbound right turn lane (including the provision of any land) or its functional equivalent, such modifications to be at the developer's expense, as and when required, and to the satisfaction of the Director of Transportation.

e) Landscaping

Improvements to the existing landscaping shall be made 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 finishes and

colour, landscaping, screening, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.