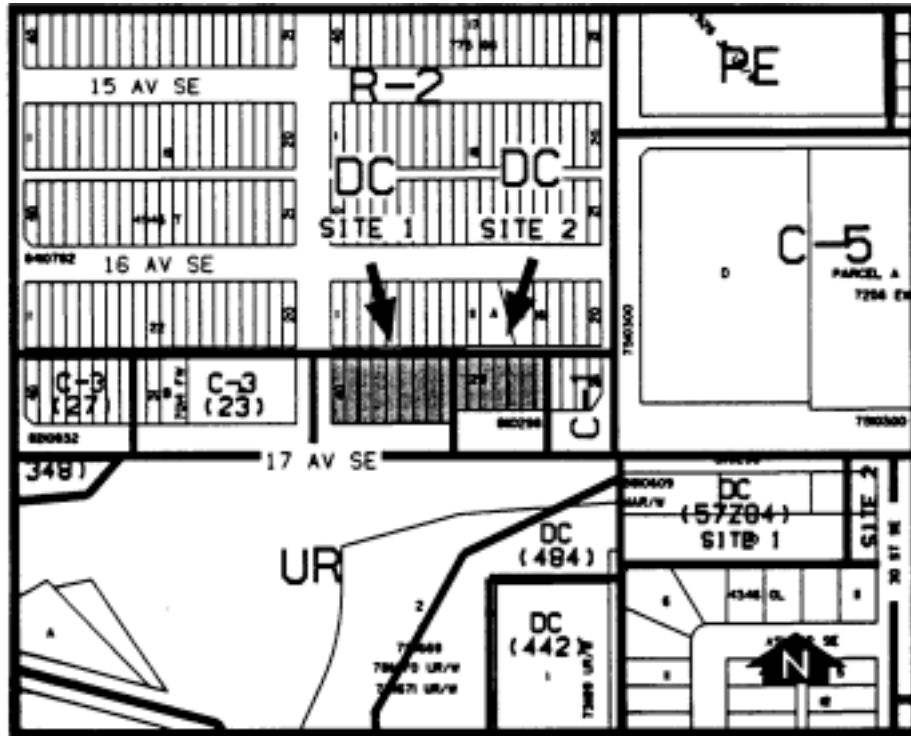


Amendment No. 92/072
Bylaw No. 108Z92
Council Approval: 14 December 1992

SCHEDULE B



1. Land Use
 - a) For 2806, 2814 and 2818 - 17 Avenue S.E. (Site 1)

The following uses shall be discretionary uses: essential public services, parks and playgrounds, personal service, businesses, retail stores, offices, veterinary clinics and child care facilities, commercial schools, dwelling units (on the second floor only), home occupations, parking areas, public and quasi-public buildings, signs, a grocery store, and meat market.
 - b) For 2820R, 2826 and 2828 - 17 Avenue S.E. (Site 2)

The uses outlined in 1.a) are discretionary uses with the exclusion of the meat market.

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 District of By-law 2P80 shall apply unless otherwise noted below:

a) Lane Access

Vehicular access to/from the commercial properties to the lane shall be prohibited.

b) Access

Vehicular access to the site will be restricted to right turns in and out only along 17 Avenue S.E.

If Sites 1 and 2 are developed jointly, a mutual access agreement should be encouraged. This common driveway should be located in the vicinity of Lots 36 and 37, Block 23, Plan 4946T.

If Sites 1 and 2 are developed independently, access to Site 2 is restricted to right turns in and out only, and the access must be located at the easterly boundary of Lot 26, Block 23, Plan 4946T.

c) Parking

Joint common use of parking areas is to be encouraged, however, the total number of parking stalls in accordance with the By-law should not be relaxed.

In addition, off-site parking relaxations are not encouraged as there is a lack of on-street parking in the area.

d) Building Design

The design, character and appearance of a building shall be compatible with and complementary to the surrounding area.

e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.