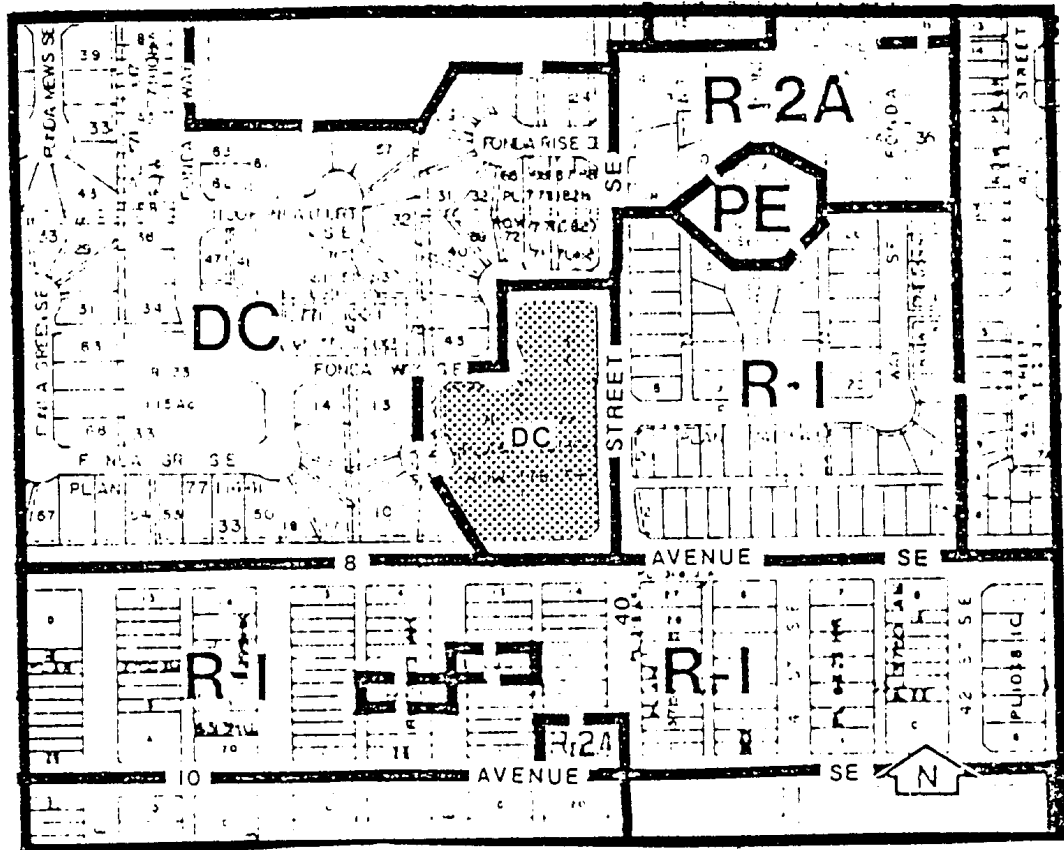


**Amendment No. 81/64**  
**Bylaw No. 131Z81**  
Council Approval: 22 July 1981

**SCHEDULE B**



1. Land Use

The land use shall be for a private club only.

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-2 (General Commercial District) shall apply unless otherwise noted below.

3. Building Size

In addition to those buildings and structures which were in existence on the first day of November 1977, there may be an addition in the order of 277.2 m<sup>2</sup> (3,080 sq. ft.)

4. Height

Maximum building height shall be two storeys not exceeding 10.44 metres at any eaveline (not including mechanical penthouse).

5. Landscaping

A detailed landscaping plan indicating existing and new vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit. This plan shall ensure adequate buffering along 8 Avenue S.E., 40th Street S.E., and the western and northern property edges flanking the existing residential properties and Fonda Court/Way S.E.

6. Parking

A minimum of 136 off-street parking stalls shall be provided. The design and treatment of this parking area shall be to the satisfaction of the Development Officer.

7. Access

Primary access/egress shall be provided from 8 Avenue S.E. with emergency access/egress via 40 Street S.E., to the satisfaction of the Development Officer in consultation with the Transportation Department.

8. Finishing and Scale

The finishing and scale of the development shall be consistent and compatible with the existing structure and the surrounding uses.

9. Alteration

The plan for any alteration to the exterior of the existing structure shall be submitted to and approved by the Development Officer.

10. Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall be subsequently submitted and approved prior to the release of a development permit.