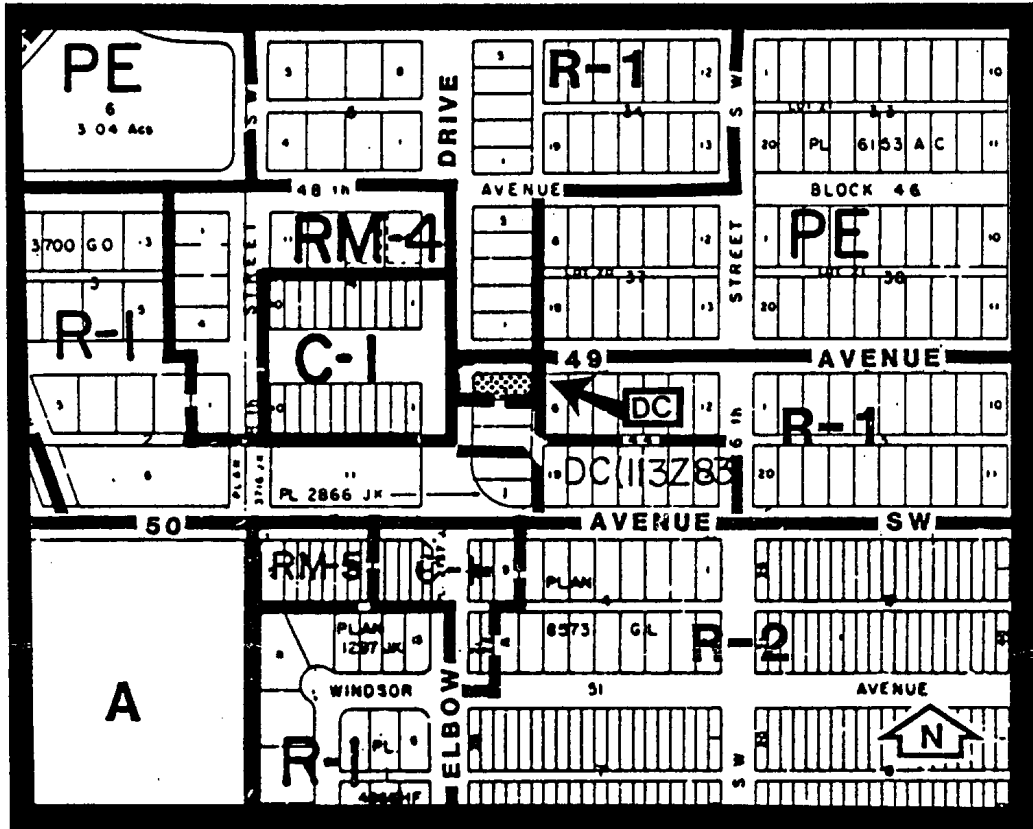


Amendment No. 83/065
Bylaw No. 85Z84
Council Approval: 09 September 1984

SCHEDULE B



1. Land Use

The land use shall be for professional offices, including medical or dental clinics, in the building existing on the site on the date of passage of this by-law.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the R-1 (Residential Single-Detached District) shall apply unless otherwise noted below.

a) Parking

Parking shall be provided in accordance with Section 18 of By-law 2P80. A minimum of 5 off-street parking stalls shall be provided on site. Additional required parking shall be provided off-site within 250 feet of the site to the satisfaction of the Approving authority.

b) Building Conversion

The permitted uses shall be contained within the existing structure located on-site, on the date of approval of this by-law.

c) Alteration

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

d) Signage

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

e) 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.

f) Development Agreement

That prior to the release of a development permit the Developer shall enter into a development agreement with the City in a form satisfactory to the City Solicitor which shall provide, amongst other things, that if the City receives any complaints related to parking the City may investigate such complaints and implement any parking control measures or studies that the City deems necessary, all at the cost of the Developer.