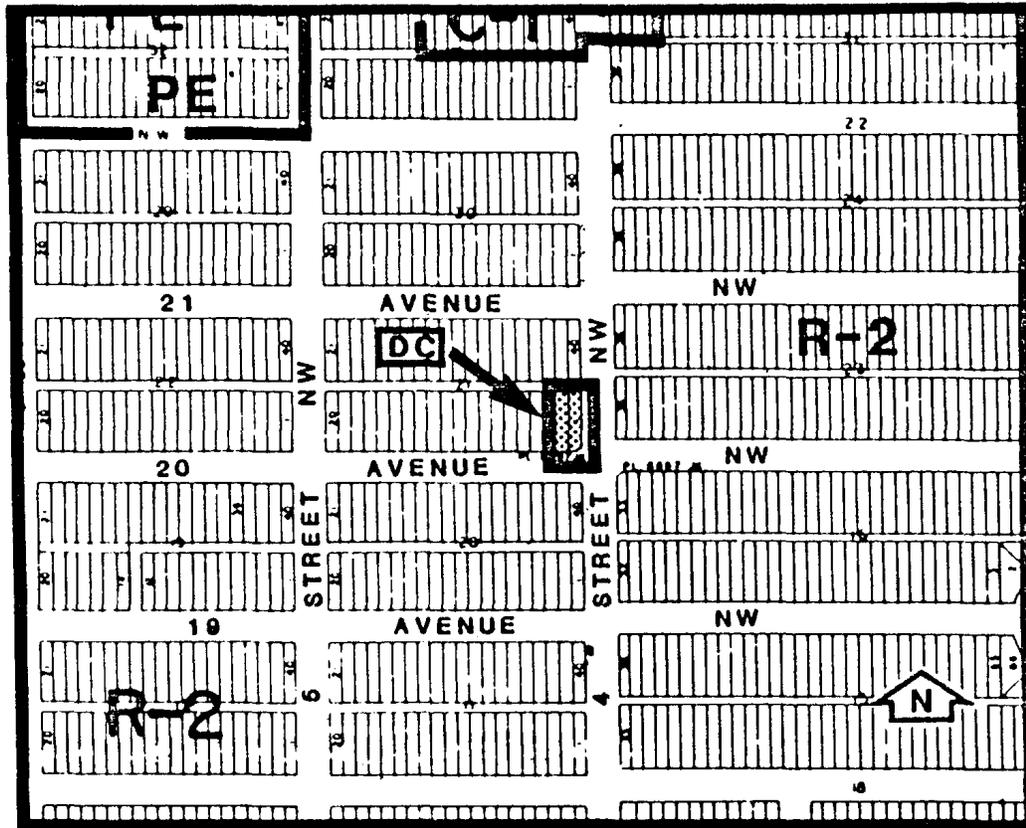


Amendment No. 86/091
Bylaw No. 139Z86
Council Approval: 10 November 1986

SCHEDULE B



1. Land Use

The permitted and discretionary uses of the R-2 District shall be permitted and discretionary uses respectively, with the additional discretionary use of a single practitioner medical office (acupuncturist), which may include the sale of health supplements, only within 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-2 (Residential Low Density District) shall apply unless otherwise noted below.

a) Parking

Parking for a medical office shall be a minimum of 1 stall per 25 m² of gross floor area, and in no case shall be less than 4 parking stalls; and further, that the garage existing at the date of passage of this By-law, shall be removed.

b) Access

No direct vehicular access or egress shall be permitted from or to the residential lane to the north of the property.

c) By-lawed Setback

No building or structure shall be permitted within the 2.134 m by-lawed setback on 4 Street N.W, or the 4.5 x 4.5 m corner cut at 4 Street and 20 Avenue N.W. The owner will be requested to dedicate the setback at the time of application for a development permit.

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) Fencing

The north and east property lines shall be newly fenced to control access and screen the parking area 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, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.