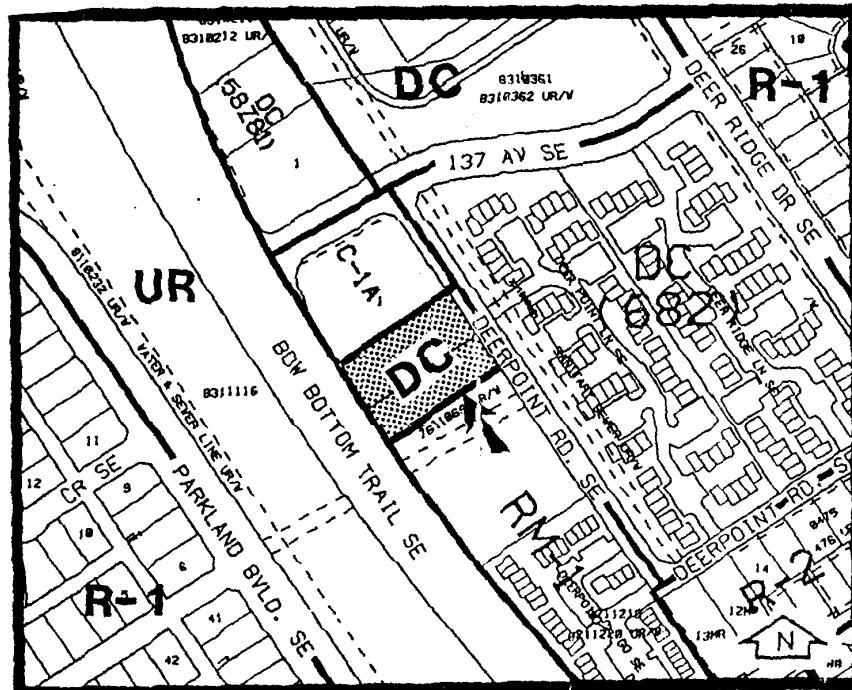


Amendment No. 89/078
Bylaw No. 1Z90
Council Approval: 15 January 1990

SCHEDULE B



1. Land Use

The land use shall be for a medical clinic and associated accessory uses.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-1 District shall apply unless otherwise noted below:

a) Density

The maximum gross floor area shall be 1,120 m² (12,000 sq. ft.).

b) Access

Access and egress shall be right turns in and out only at the most southerly point of the westerly boundary and an all turns access at the most northerly point of the easterly boundary, all to the satisfaction of the Approving Authority.

c) Parking

Parking shall be provided in accordance with the requirements for medical clinics in Bylaw 2P80.

d) Landscaping

Landscaped areas along property lines shall complement existing landscaping on adjoining sites to the satisfaction of the Approving Authority.

e) Building Design

The building design and layout shall ensure that primary access for accessory uses shall be from a common interior area.

f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, extensive facilities and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building and site layout generally reflects the plans and renderings submitted as part of this application.