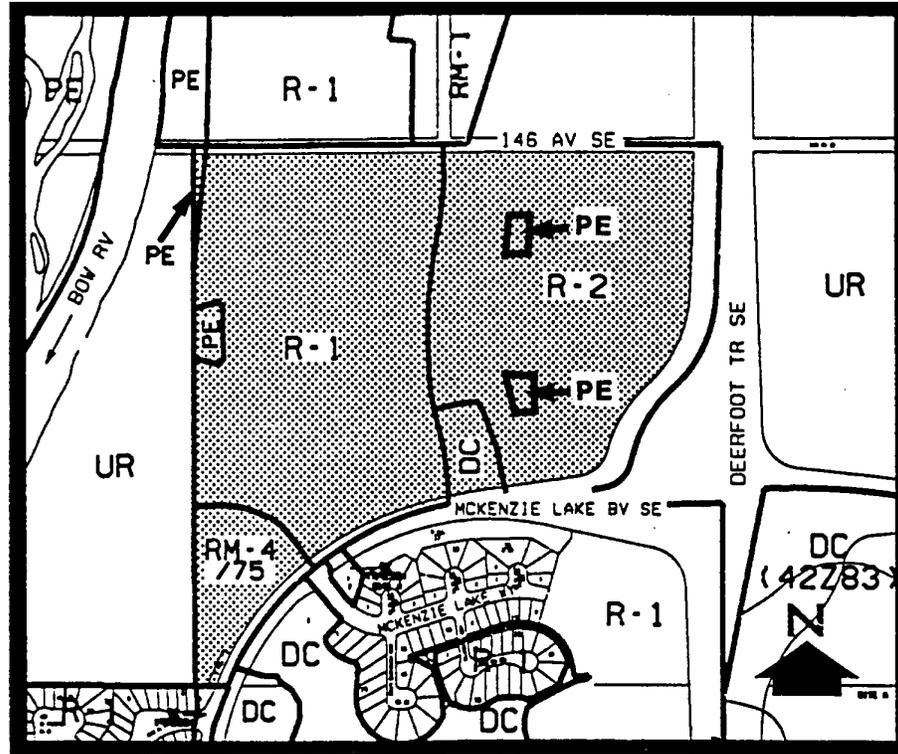


Amendment No. 91/030
Bylaw No. 53Z91
Council Approval: 09 September 1991

SCHEDULE B



Land Use and Development Guidelines for the DC Site:

1. Land Use

The Permitted and Discretionary Uses of the C-1A Local Commercial District of By-law 2P80 shall be the Permitted and Discretionary Uses respectively. The additional Discretionary Use of a drinking establishment (licensed lounge), one only on a site, shall be allowed ancillary to a restaurant.

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-1A Local Commercial District shall apply unless otherwise noted below.

(a) Parking

Parking shall be provided at least as per the requirements of By-law 2P80 to the satisfaction of the Approving Authority.

(b) Vehicular Access and Egress

- (i) Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority.
- (ii) Access and egress to and from McKenzie Lake Boulevard S.E. shall be temporary only until such time as the Deerfoot Trail/McKenzie Lake Boulevard S.E. interchange is constructed at which time no access shall be allowed.
- (iii) Access and egress to and from Mount McKenzie Drive S.E. shall be right in and right out only.
- (iv) No direct vehicular access or egress shall be permitted from or to the adjacent residential lane.
- (v) At the time of the development permit application, the applicant shall address how the site will function under the following scenarios:
 - a. when only temporary access to McKenzie Lake Boulevard S.E. is allowed; and
 - b. when no access to McKenzie Lake Boulevard S.E. is allowed.

(c) 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.

(d) Certainty of Use

That the neighbourhood shopping centre on this DC site only, shall be afforded certainty of use on parcels of less than one acre to a minimum of .7 acres.