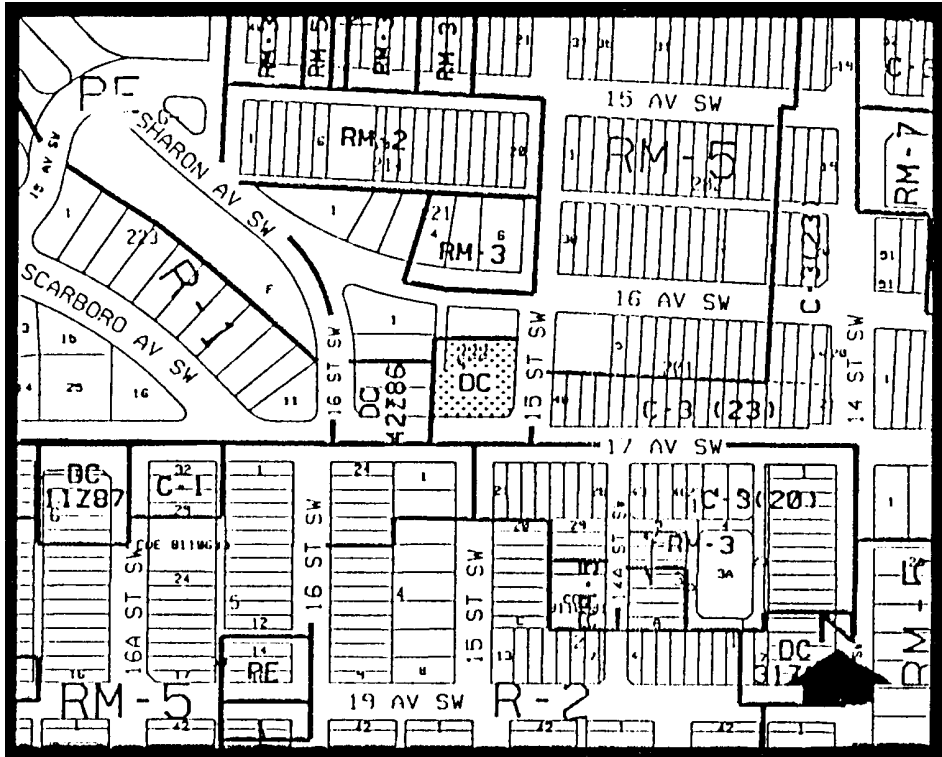


Amendment No. 91/055
Bylaw No. 77Z91
Council Approval: 04 November 1991

SCHEDULE B



1. Land Use

The land use shall be for retail, office, personal service business, financial institution and medical clinic for the use of a plastic surgeon 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-3 General Commercial District shall apply unless otherwise noted below.

(a) Gross Floor Area

The maximum gross floor area shall be 1790 square metres.

(b) Height

Maximum building height shall be 3 storeys (when viewed from 17th Avenue) plus one level of covered parking and shall not alter the existing roof eave and ridge lines to maintain adequate daylight access to amenity areas of the adjacent residential property.

(c) Access/Parking

Access to the covered and rear parking area shall be from 15 Street S.W. The parking spaces on site shall not be utilized by off-site developments. All surface parking with access from 15 Street S.W. shall be made available for visitors and patients exclusively.

(d) Landscaping

The existing landscaping and parking screens shall be maintained in good condition in perpetuity.

(f) 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.