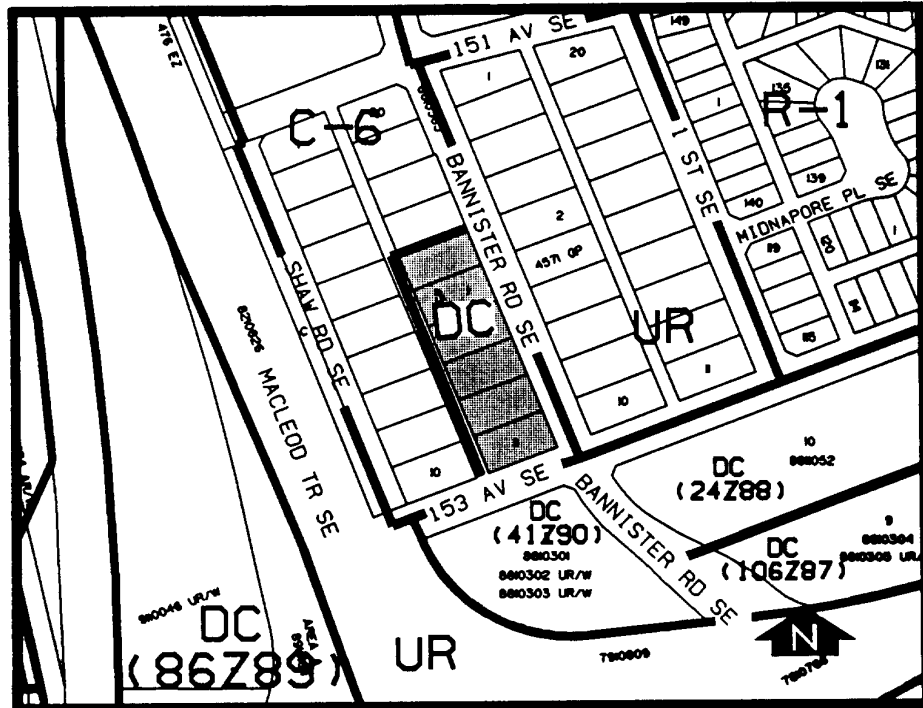


Amendment No. 92/065
Bylaw No. 112Z92
Council Approval: 07 December 1992

SCHEDULE B



1. Land Use

The Permitted and Discretionary uses of the C-1A Local Commercial District shall be the Permitted and Discretionary uses respectively. In addition, the discretionary use of surface parking may be allowed only in conjunction with a Gaming Establishment - Bingo development on the adjacent lands.

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) Pedestrian Walkway and Access/Egress

A designated pedestrian walkway from the bingo development to Bannister Road through the parking area and the intervening lane shall be provided to the satisfaction

of the Approving Authority. The design of the walkway shall be enhanced by landscaping and by use of suitable hard surface treatment to differentiate it from the parking area. Vehicular access to and from Bannister Road S.E. shall be limited to two (2) only to the satisfaction of the Director of Transportation.

(b) Lighting

On-site lighting shall be located, oriented and shielded so as not to adversely affect any adjacent residential properties. Special attention should be made to ensure lighting on the pathway is sufficient for public safety.

(c) Signage

A comprehensive signage proposal shall be submitted to the satisfaction of the Approving Authority in conjunction with the Development Permit application for the Bingo development on the adjacent land with all copy being restricted to directional information only.

(d) 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 the development permit application. In considering such an application, the Approving Authority shall ensure the site layout plans and the landscaping details are consistent with those submitted to City Council during their consideration of this By-law.