

**Amendment No. 98/081**  
**Bylaw No. 5Z92**  
**Council Approval: 06 January 1992**

**SCHEDULE B**



1. Land Use

The land use shall be for a medical clinic, pharmacy and accessory storage.

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

(a) Floor Areas

The maximum floor areas shall be:

- Medical Clinic - 255 square metres
- Pharmacy - 186 square metres
- Accessory Storage - 441 square metres

\*Storage area (basement) shall not be used for any ancillary uses such as laboratories, X-Ray/treatment rooms, offices, etc.

(b) Parking

A minimum of 16 parking stalls shall be provided on site.

(c) Access

No vehicular parking or access shall be permitted to/from the rear lane.

Access/egress from 20 Avenue N.W. shall not prevent continued usage of the existing bus stop zone.

(d) Landscaping

A 2.5 metre wide landscaped area and fencing shall be provided along the west boundary to the satisfaction of the Approving Authority.

(e) 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. In considering such an application, the Approving Authorities shall ensure the building and site layout are consistent with the plans and renderings submitted to City Council during their consideration of this by-law.