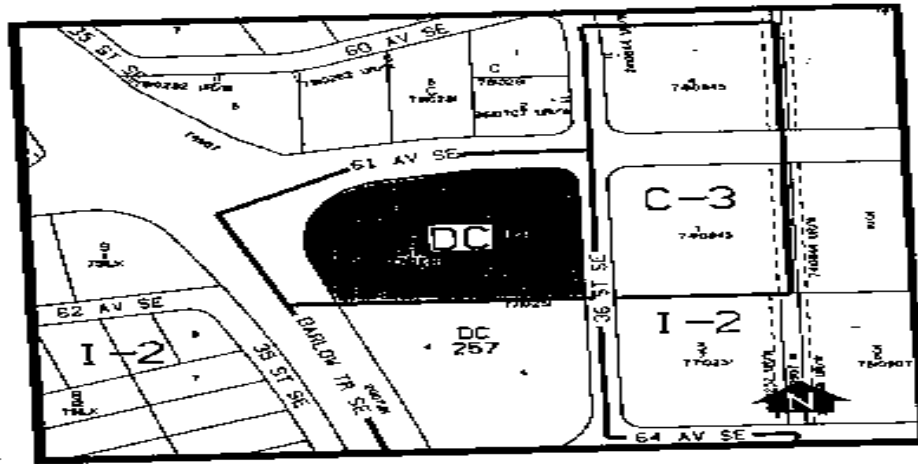


Amendment No. 96/108
Bylaw No. 36Z97
Council Approval: 06 October 1997

SCHEDULE B



1. Land Use

The land use shall be a comprehensively designed neighbourhood shopping centre within which the Permitted and Discretionary Uses of the C-1A Local Commercial District shall be the permitted and discretionary uses respectively, with the additional discretionary uses of "automotive specialty" and "drinking establishment".

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

a. Vehicle Access

Access to and from the site shall be restricted to 36 Street and 61 Avenue S.E., and the latter access shall be right turns in and out only.

b. Pedestrian Access

A sidewalk shall be provided which connects the centre to the intersection of Barlow Trail and 61 Avenue S.E.

c. Landscaping

Large surface parking areas shall be separated into smaller areas through the use of hard and soft landscaping, subject to the satisfaction of the Approving Authority.

**Amendment No. 96/108
Bylaw No. 36Z97**

SCHEDULE B

CONTINUED

d. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, exterior finishes and colour, site layout, pedestrian circulation, and vehicle access, circulation and parking shall subsequently be submitted to the Approving Authority as part of a development permit application.