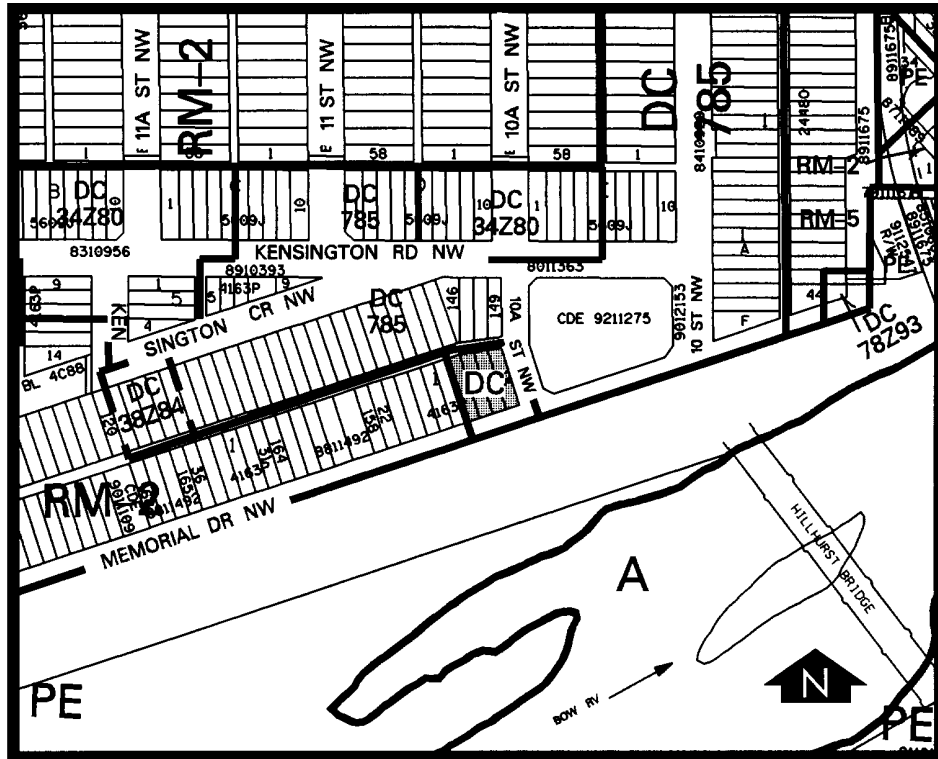


Amendment No. 98/043
Bylaw No. 63Z98
Council Approval: 15 June 1998

SCHEDULE B



1. Land Use
The permitted land use shall be a hotel.
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-2 Local Commercial District shall apply unless otherwise noted below:
 - a. Density
A maximum of 19 rooms.
 - b. Side Yard
A minimum of 4.5 metres where the side of the site abuts a residential district.
 - c. Building Height

A maximum of 10 metres.

d. Gross Floor Area

A maximum of 1.18 times the site area.

e. Landscaped Area

i. The front and side yards shall be landscaped, in accordance with the plans submitted in consideration of this bylaw.

ii. The 10A Street N.W. frontage shall be landscaped with shrubs or other suitable vertical planting scheme along the length of the building, to the satisfaction of the Development Authority.

f. Parking

A minimum of 18 stalls and a loading stall.

7. 10A Street N.W. Frontage

No fence or wall shall be allowed in the yard adjoining 10A Street N.W.

h. Development Plans

Approval of this application does not constitute approval of a development permit. An application for a development permit shall subsequently be submitted to the Approving Authority in accordance with Section 10 of Land Use Bylaw 2P80. In considering such an application, the Approving Authority shall ensure that, in addition to complying with all the development guidelines contained in this bylaw, the building design and site layout are the same or substantially similar to the plans and renderings presented to Council during their consideration of this bylaw.