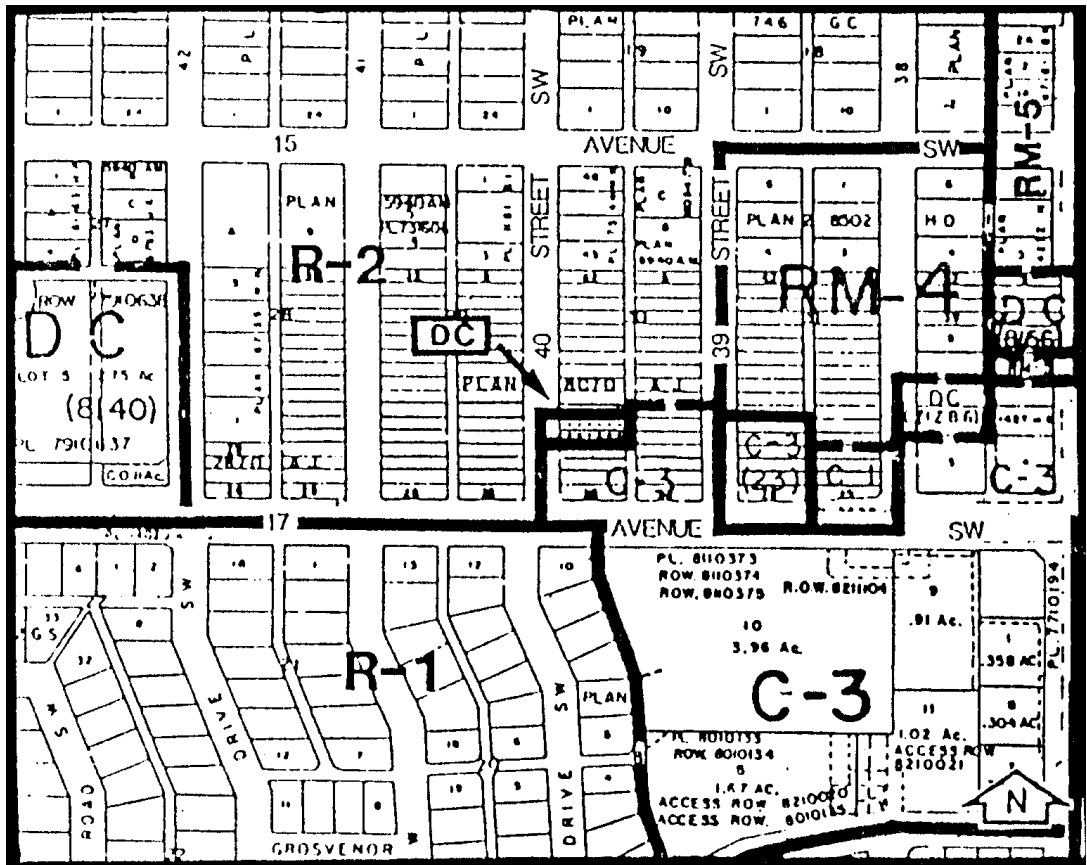


**Amendment No. 87/023
Bylaw No. 73Z87
Council Approval: 20 July 1987**

SCHEDULE B



1. Land Use

The land use shall be for a parking lot for the adjacent building, and may accommodate an expansion of the adjacent commercial building.

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) Front Yard

A minimum front yard of 3 metres shall be provided on 40 Street S.W.

b) Landscaping

The front yard shall be landscaped to reduce the intrusion of the parking area on 40 Street, which is a residential street, to the satisfaction of the Approving Authority.

c) Fencing

A minimum of 1.2 metre high screening fence shall be erected and maintained parallel to 40 Street and to the east of the landscaped front yard. Along the north boundary of the site, a four feet high concrete retaining wall, with brocket supports every eight feet for a two feet six inch high wood fence on top.

d) Lane Paving

The lane shall be paved from the northern property line of the site southwards to 17 Avenue S.W.

e) Access/Egress Control

The parking lot shall be closed off with chain closures whenever the clinic is closed. The exit to the lane shall be constructed so as to prevent left turns and shall be so signed.

f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application. In considering such an application, the Approving Authorities shall ensure the building and site layout conform substantially to the plans and renderings submitted to City Council during their consideration of By-law No. 73Z87.