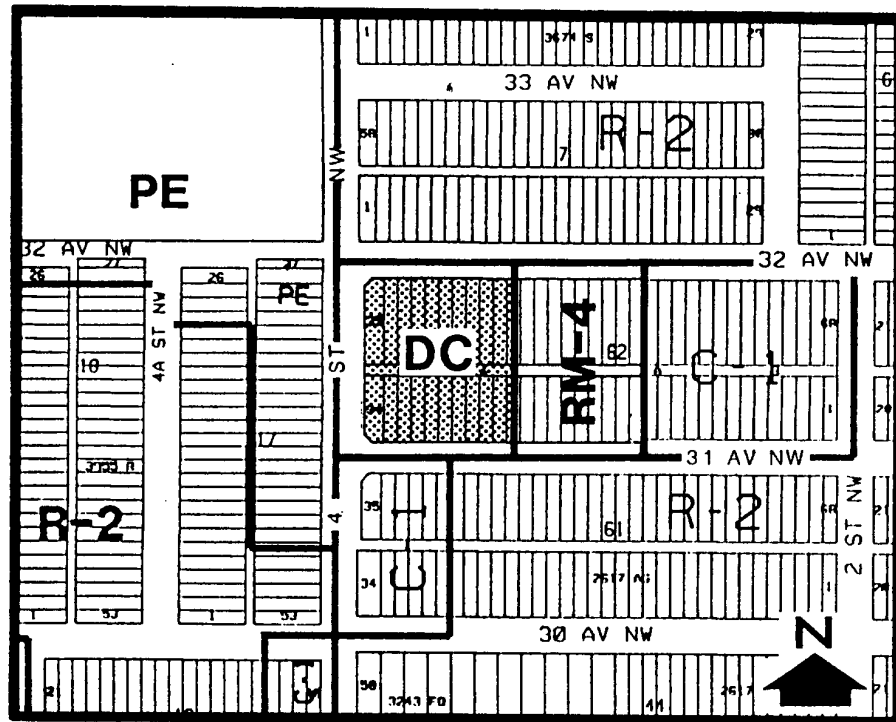


**Amendment No. 89/134**  
**Bylaw No. 35Z90**  
Council Approval: 09 April 1990

**SCHEDULE B**



1. Land Use

The land use shall be for a funeral home within the structures existing on-site as of the date of approval of this Direct Control designation.

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) Height

The maximum building height shall be one storey.

b) Access

Primary access and egress shall be from 4 Street and 31 Avenue N.W. with only one access point being allowed on 31 Avenue N.W. and 32 Avenue N.W.

c) Parking

A parking area capable of accommodating a minimum of 80 stalls on site shall be provided adjoining the east and south perimeters.

d) Lighting

The extent of parking area lighting shall be to the satisfaction of the Approving Authority and such that surrounding residential development is not adversely affected.

e) Landscaping

A detailed landscaping plan shall be submitted to the satisfaction of the Approving Authority as part of a development permit application. A 5 metre buffer shall be provided along the easterly boundary.

f) By-lawed Setback

No building on structure shall be permitted within the by-lawed setback and corner cuts on 4 Street. The owner will be requested to dedicate the setback at the time of application for a development permit.

g) Signage

Signage shall be limited in size, design and location and shall be compatible with the character of the surrounding residential development.

h) 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 generally conform to the plans and renderings submitted as part of this application and Bylaw 14Z88.