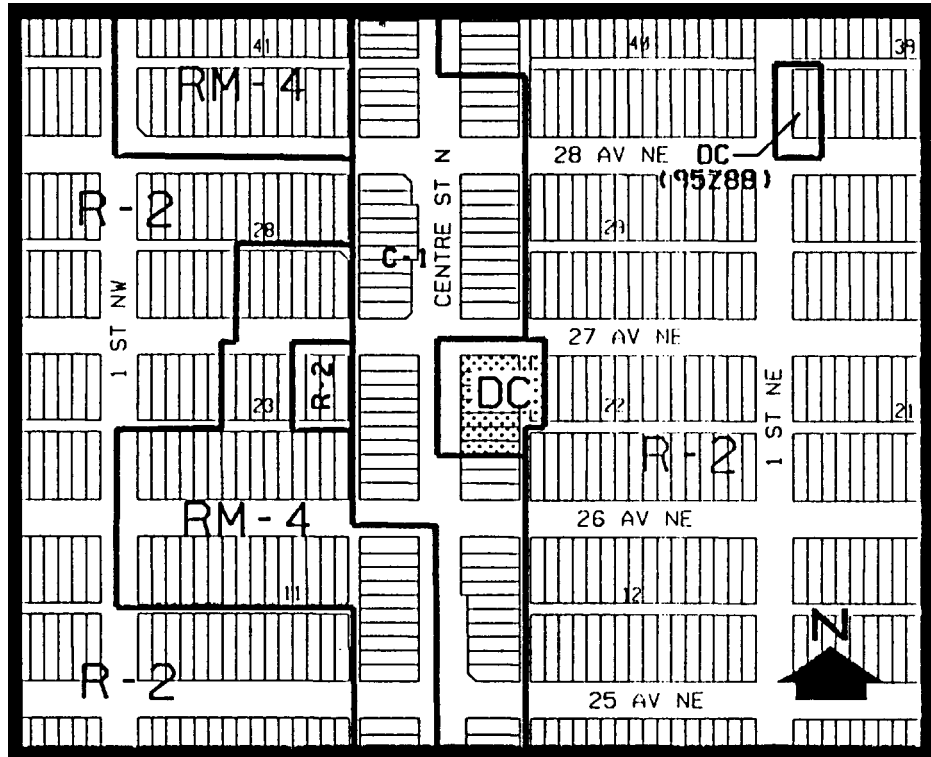


Amendment No. 91/033
Bylaw No. 79Z91
Council Approval: 04 November 1991

SCHEDULE B



1. Land Use

The land use shall be for a funeral home and accessory parking only.

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-2 General Commercial District shall apply unless otherwise noted below.

a. Building Height

The maximum building height shall be 3 storeys not exceeding 9 metres at the eaveline.

b. Yards

All yard requirements of the C-2 General Commercial District shall be adhered to except for the east sideyard adjacent to the residential land uses along 27 Avenue N.E. which may be reduced to 1.5 m (5.0 feet) with appropriate intensified landscaping and screening to the satisfaction of the Approving Authority.

c. Parking

The design, location and treatment of parking areas shall be such that surrounding residential uses are not adversely affected, to the satisfaction of the Approving Authority.

d. 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 Authority shall ensure the building design and site layout are consistent with the plans and renderings submitted to City Council during their consideration of this By-law.