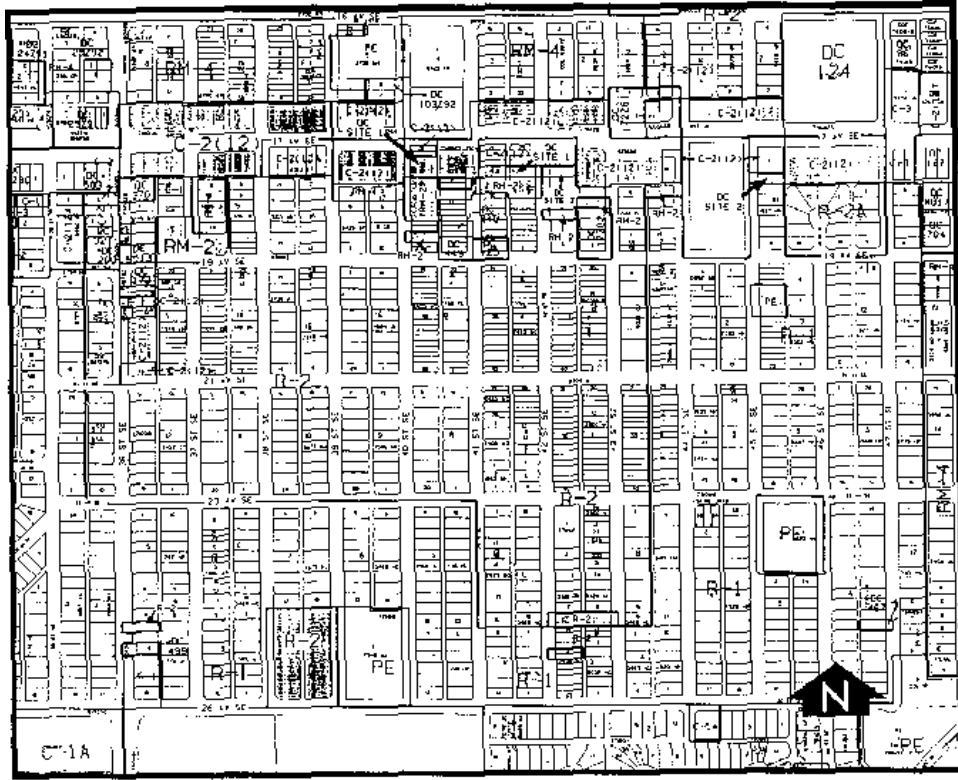


**Amendment No. 94/099**  
**Bylaw No. 13Z95**  
**Council Approval: 13 March 1995**

**SCHEDULE B**



Site 1

1. Land Use

The permitted and discretionary uses contained in Section 36, C-2(12) General Commercial District, shall be the permitted and discretionary uses respectively with the addition of a four-plex dwelling.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80, the permitted and discretionary use rules of Section 36, C-2(12) General Commercial District and the permitted and discretionary use rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

- a) Commercial development fronting on 17 Avenue only

Commercial development of this site shall be consolidated with commercial development located on 17 Avenue and only allowed to front on 17 Avenue SE.

- b) Access

Commercial access and egress shall be restricted to 17 Avenue SE.

- c) 5 metre landscaped buffer

A 5 metre landscaped buffer shall be provided between the proposed commercial expansion and the existing residential development.

- d) Height of residential units

The maximum height of the residential units shall be the height of the adjoining four-plex dwelling units.

- e) 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 be submitted to the Approving Authorities as part of a development permit application.

## Site 2

### 1. Land Use

The permitted and discretionary uses contained in Section 36, C-2(12) General Commercial District, shall be the permitted and discretionary uses respectively with the addition of a single detached dwelling.

### 2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80, the permitted and discretionary use rules of Section 36, C-2(12) General Commercial District and the permitted and discretionary use rules of the R-1 Residential Single Detached District shall apply unless otherwise noted below:

- a) Commercial development

Commercial development of this property shall be consolidated with the existing commercial development located on 17 Avenue and only allowed to front on 17 Avenue SE.

- b) Access

No new access and egress shall be allowed on 45 Street SE. Access from 45 Street could be considered provided a full or partial street closure or other suitable device is installed to reduce the impact of the commercial traffic on the residential portion of the street. The adjoining residential community shall be consulted on these proposed measures.

- c) 5 metre landscaped buffer

A 5 metre landscaped buffer shall be provided between the proposed commercial expansion and the existing residential development.

d) 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 be submitted to the Approving Authorities as part of a development permit application.