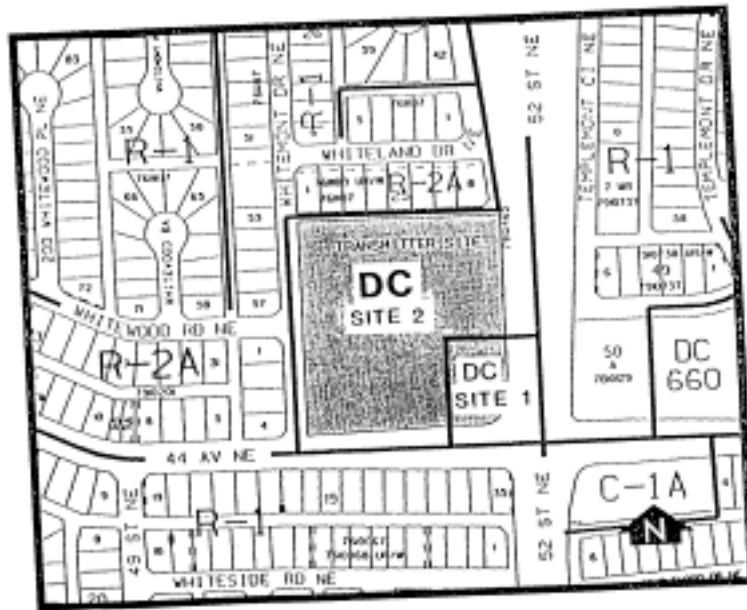


**Amendment No. 95/007**  
**Bylaw No. 67Z95**  
**Council Approval: 24 July 1995**

**SCHEDULE B**



Site 1 (0.384 ha (0.95 ac))

1. Land Use

The Permitted and Discretionary uses of the C-1 Local Commercial District shall be the Permitted and Discretionary uses respectively except for the following uses which are deleted:

- retail food stores
- automotive services
- billiard parlours
- commercial schools
- dwelling units

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-1 District shall apply unless otherwise noted below.

- a. Access/Egress  
Commercial access/egress shall be right turns only on 52 Street NE and an all turns commercial/residential access on 44 Avenue NE. The locations and design of all access points shall be to the satisfaction of the Approving Authority.
- b. 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.

Site 2 (1.76 ha (4.34 ac))

1. Land Use

The land use shall be a comprehensively designed and developed medium density multi-dwelling residential complex.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4/75 District shall apply unless otherwise noted below:

a. Density

The maximum density shall be up to 120 dwelling units.

b. Site Layout

Development adjacent to Whitemont Drive and 44 Avenue N.E. shall be semi-detached dwellings only. Residential development on the remainder of the site may be in the form of semi-detached and/or apartment buildings.

c. Parking

All parking requirements shall be provided on-site in accordance with Bylaw 2P80 and to the satisfaction of the Approving Authority.

d. Access/Egress

Residential access/egress shall be from a single, combined residential/commercial access point on 44 Avenue N.E. No direct access to the lane on the north boundary or Whitemont Drive N.E. shall be permitted. The location and design of the access point shall be to the satisfaction of the Approving Authority.

e. Landscaping

A minimum of 40 percent of the site shall be landscaped to the satisfaction of the Approving Authority.

f. 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.