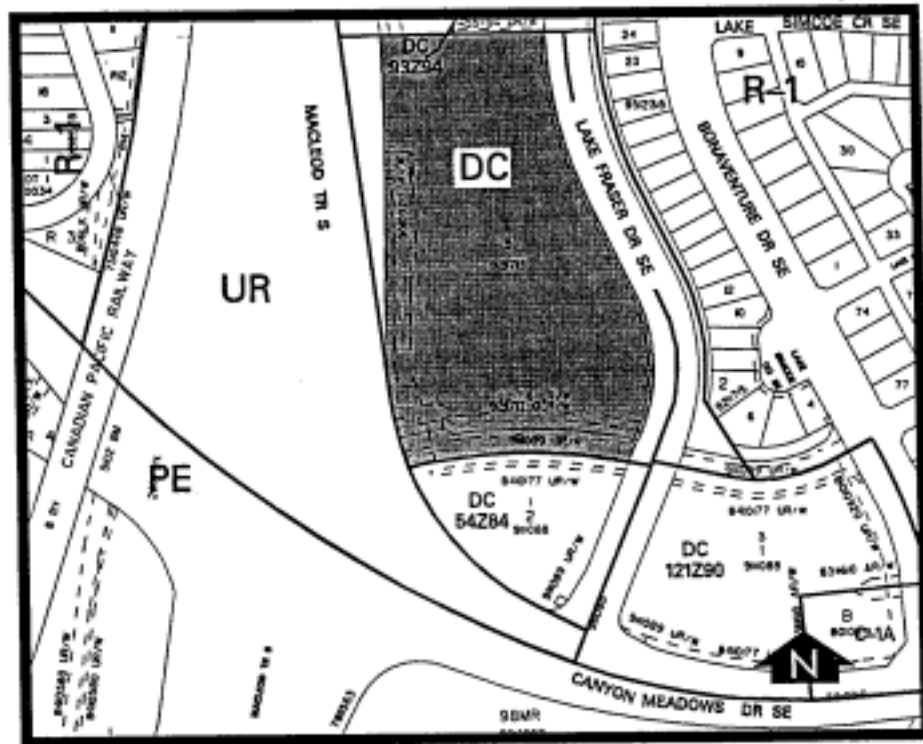


Amendment No. 97/063
Bylaw No. 102Z97
Council Approval: 15 September 1997

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed sector shopping centre, development of which may be phased, within which the Permitted and Discretionary Uses of the C-5 Shopping Centre Commercial District shall be Permitted and Discretionary Uses respectively except for amusement arcades which shall be accessory uses only and bottle return depots which are deleted.

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-5/5 Shopping Centre Commercial District unless otherwise noted below:

- a. Comprehensive Development

Amendment No. 97/063

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SCHEDULE B

CONTINUED

The entire site shall be designed and function as a single, sector shopping centre. Notwithstanding, development of the centre may be phased providing that the development proposal for each phase of development includes plans showing any existing development and how the balance of the site can develop as part of the overall comprehensive shopping centre project.

b. Density

The net floor area of commercial development on this site and Site 1 of Bylaw 134Z90, when combined, shall not exceed 32,515 m² (350,000 sq. ft.). At the time of application for a development permit, the proponent shall provide calculations showing the net floor area used to date and that still available for development.

c. Access

No direct vehicular access or egress shall be permitted to or from Macleod Trail SE.

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

5. Amusement Arcades

No amusement arcades, other than the one contained in the cinema complex, will have more than six games machines.

6. Parking

No parking relaxations will be permitted based on uses.

**Amendment No. 97/063
Bylaw No. 102Z97**

SCHEDULE B

CONTINUED