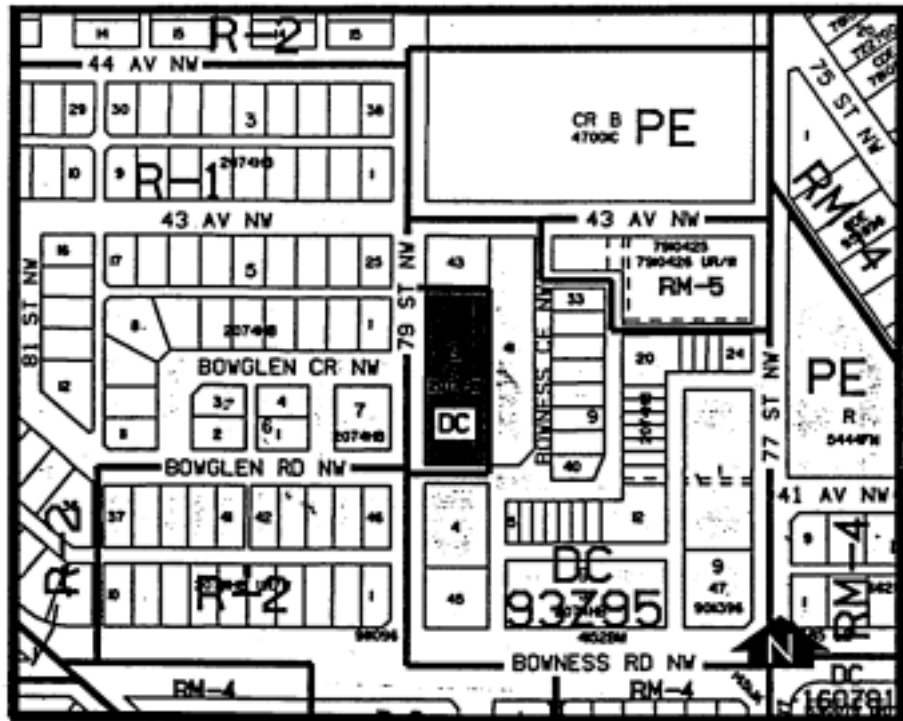


Amendment No. 96/114
Bylaw No. 30Z97
Council Approval: 14 April 1997

SCHEDULE B



1. Land Use

The permitted and discretionary uses of the C-2(16) General commercial District shall be the permitted and discretionary uses respectively except for the deletion of:

- auto body and paint shops
- automotive sales and rentals
- automotive services
- automotive specialties
- entertainment establishments
- liquor stores

and with the additional discretionary use of manufacturing in the form of low impact light fabrication, assembly, or craft production in the existing building.

2. Development Guidelines

Amendment No. 96/114 Bylaw No. 30Z97

SCHEDULE B

CONTINUED

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-2(16) District shall apply unless otherwise noted below:

a. Landscaping

Peripheral landscaping shall be provided to the satisfaction of the Development Authority with a minimum 2 metre depth adjacent to 79 Street NW.

b. Signs

Comprehensive plans submitted in conjunction with a development permit shall include details respecting the number and location of signs on the site, to the satisfaction of the Development Authority.

c. Noise

Any development involving manufacturing or light fabrication and assembly shall provide evidence, satisfactory to the Development Authority, that exterior noise levels are in accordance with City guidelines.

d. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.

e. Outside Storage

There shall be no outside storage on the site.