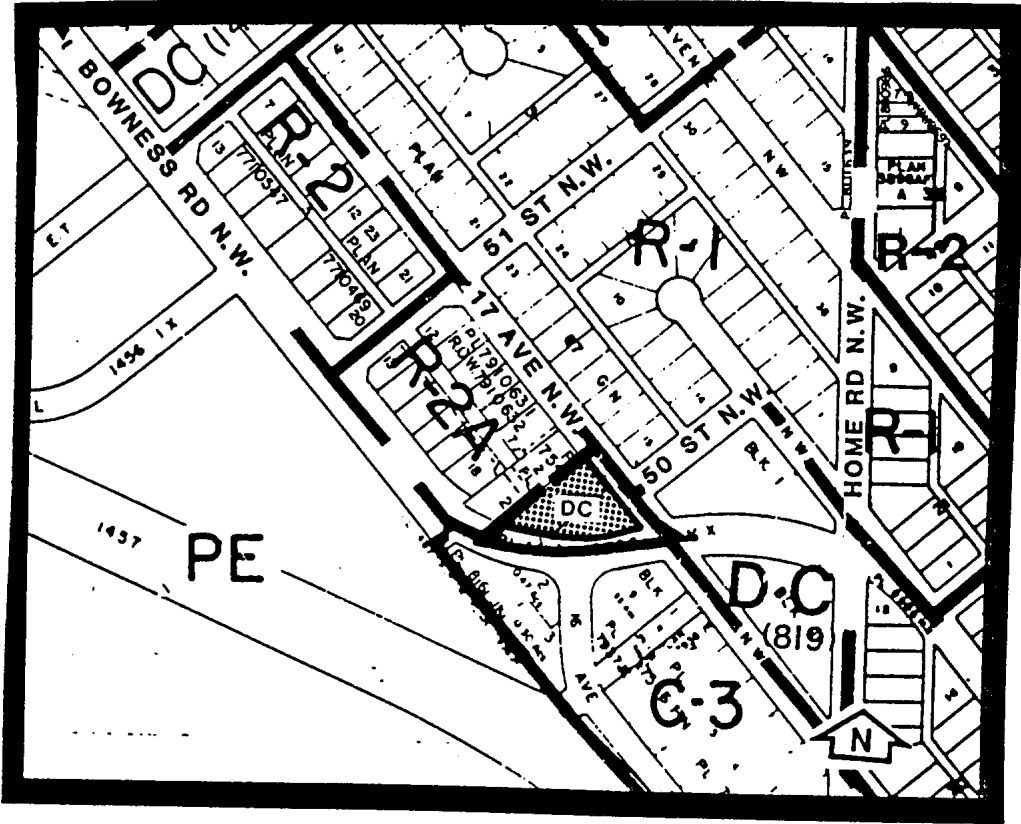


Amendment No. 84/048
Bylaw No. 89Z84
Council Approval: 10 December 1984

SCHEDULE B



1. Land Use

The land use shall be for a gas bar and a grocery 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-1A (Local Commercial District) shall apply unless otherwise noted below:

a) Access

Access shall be restricted to right turns and from Bowness Road N.W. No vehicular access shall be permitted to or from 17 Avenue N.W.

b) Fencing

A 6 foot cedar screening fence shall be provided along the northerly and westerly property lines to the satisfaction of the Development Officer.

c) 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. In considering such an application, the Approving Authorities shall ensure the building appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 89Z84.