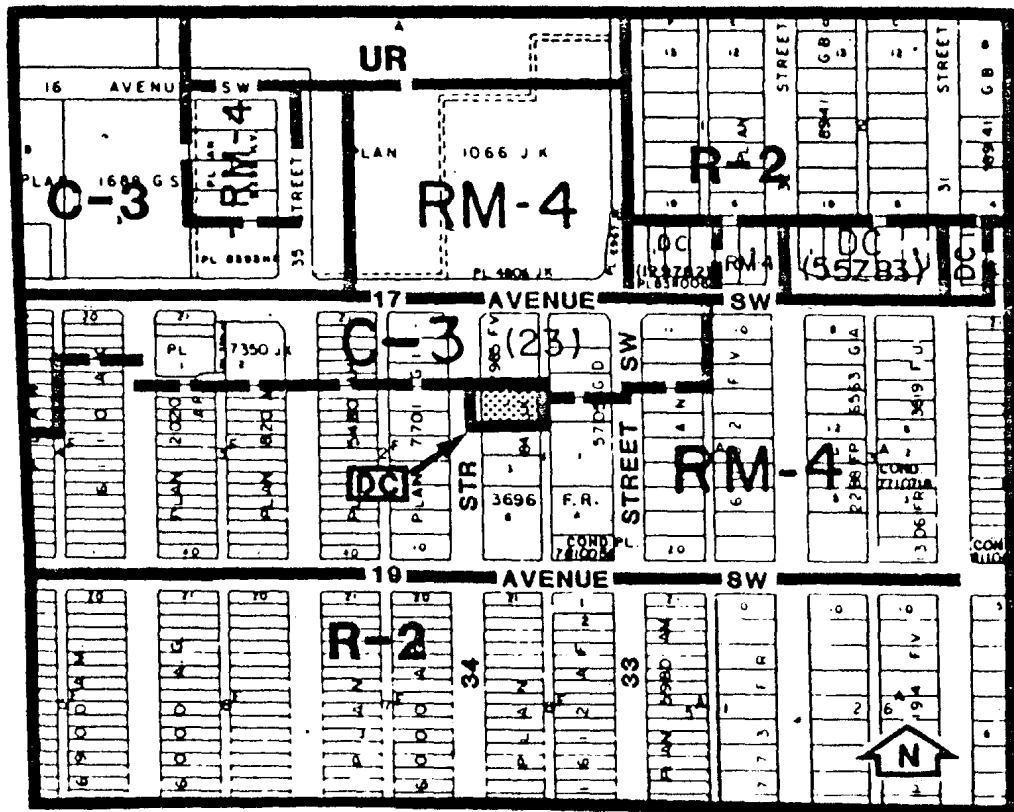


Amendment No. 86/058  
Bylaw No. 114Z86  
Council Approval: 10 November 1986

SCHEDULE B



1. Land Use

The land use shall be for a car wash only to be developed in conjunction with the abutting C-3 (23) lands to the north.

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-3 (23) General Commercial District shall apply unless otherwise noted below.

a) Height

Maximum building height shall be 1 storey not exceeding 9 metres at any eaveline (not including mechanical penthouse).

b) Front Yard

A minimum of 2 metres along 34th Street S.W.

c) Landscaping and Fencing

The front and side yards shall be landscaped and fenced to provide visual screening and sound attenuation to the satisfaction of the Approving Authority. The rear yard shall also be fenced adjacent to the lane.

d) Hours of Operation

The car wash shall not be operated during the hours from 11 p.m. to 7 a.m. inclusive.

e) Access

No direct vehicular access or egress shall be permitted from or to 34th Street S.W. or the abutting lane.

f) Signage

Signage shall be limited in size, design and location and must be compatible with the structure to the satisfaction of the Approving Authority.

g) 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.