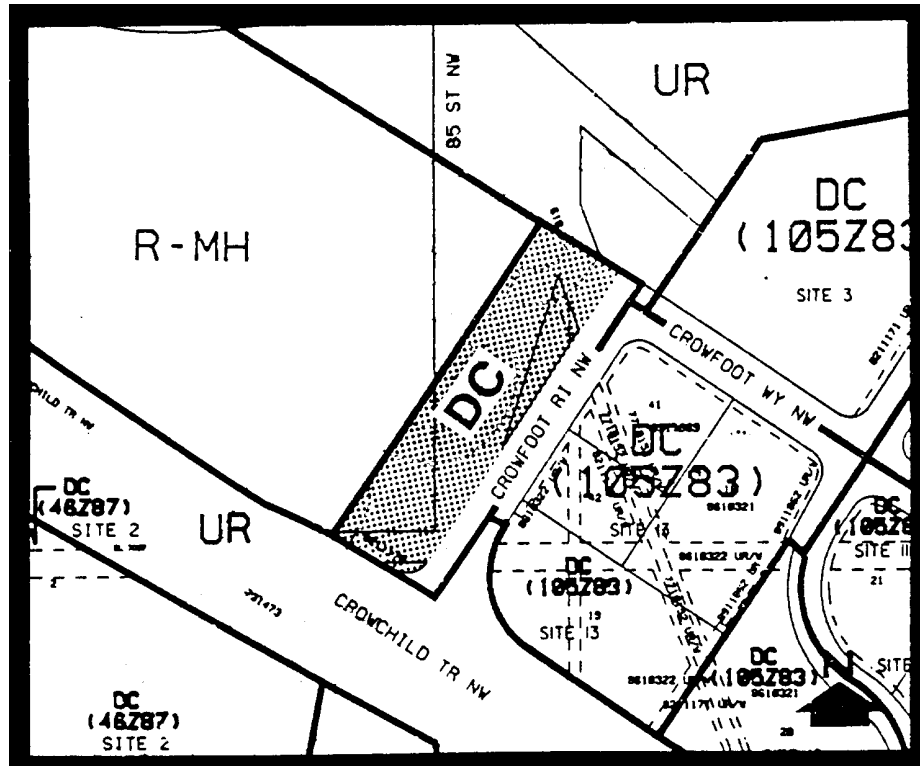


Amendment No. 90/011
Bylaw No. 63Z91
Council Approval: 07 October 1991

SCHEDULE B



1. Land Use

The Permitted and Discretionary Use of the C-1A Local Commercial District of By-law 2P80 shall be the permitted and discretionary uses respectively, with the additional Discretionary use of automotive specialties. The Discretionary Use of a drinking establishment (licensed lounge), one only on the site, shall be allowed ancillary to a restaurant.

2. Development Guidelines

The General Rules for Commercial Districts and the Permitted and Discretionary Use Rules of the C-1A Local Commercial District of By-law 2P80 shall apply unless otherwise noted below.

a. Gross Floor Area

The maximum gross floor area is limited by the capacity of the left turn bay on Crowfoot Rise N.W. and shall be determined at the time of application for development permits to the satisfaction of the Approving Authority.

b. Landscaping

A minimum of 10 percent of the site plus all adjoining City boulevards shall be landscaped. A detailed landscaping plan including an inventory of all existing trees and vegetation on site shall be submitted to the Approving Authority as part of a development permit application.

c. Yards

All yards shall be a minimum depth of 6 metres.

d. Parking Areas

Parking areas shall be such that surrounding residential uses are not adversely affected to the satisfaction of the Approving Authority. Employee and patron parking shall be clearly distinguishable from vehicular storage areas. All employee vehicles and vehicles associated with the uses shall be parked on site. No vehicles shall be parked in required yards and landscaped areas. Parking areas shall be separated from landscaped areas by a concrete curb and a post and cable fence or alternative treatments to the satisfaction of the Approving Authority.

e. Drinking Establishment/Restaurant

The maximum capacity of the drinking establishment/restaurant shall not be more than 125 persons.

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.

g. Lighting

All on-site lighting shall be located, oriented and shielded so as not to adversely affect the adjacent residential properties.

h. Access

If at any time the northbound left turn access from Crowfoot Rise to the site causes safety or operational problems in the opinion of the Director of Transportation, this access may be closed and all costs to be born by applicant.