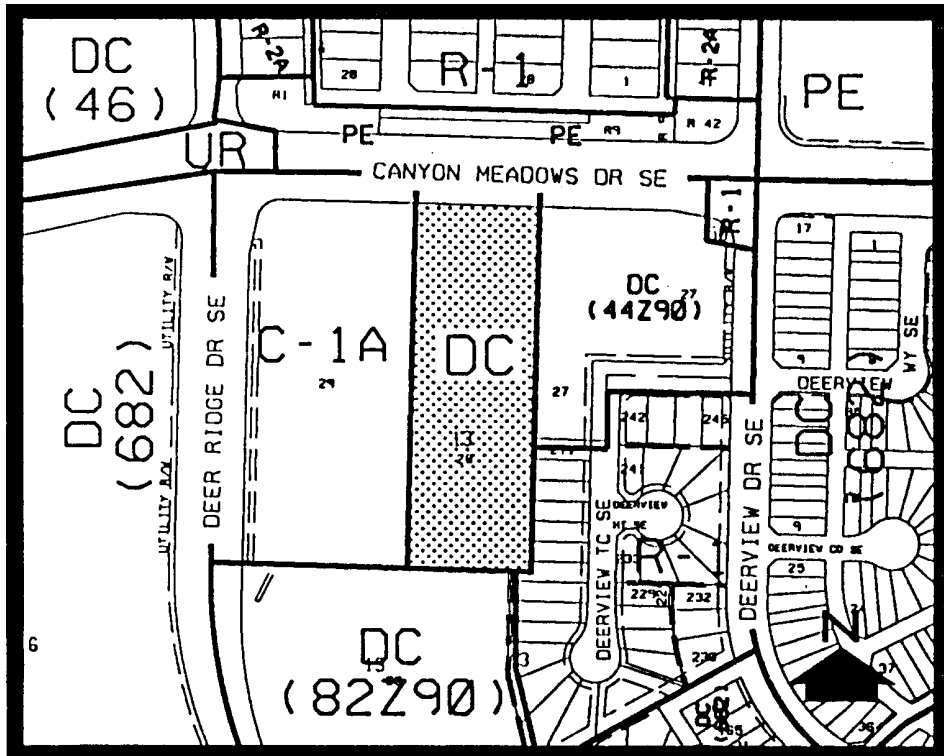


**Amendment No. 91/042**  
**Bylaw No. 93Z91**  
**Council Approval: 19 April 1993**

**SCHEDULE B**



1. Land Use

The Permitted and Discretionary Uses 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 specialities. In addition the Discretionary Use of a drinking establishment (licensed lounge), one only on the site and up to a maximum capacity of 60 seats, shall be allowed ancillary to a restaurant.

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) Gross Floor Area

The maximum gross floor area for the subject site, in combination with development on the immediately adjacent lot 29, shall be 8,000 square metres.

(b) Parking

Parking provided shall not be less than the minimum requirements of By-law 2P80, to the satisfaction of the Approving Authority. Additional staff and customer parking shall be provided for automotive speciality uses in a manner and to such extent satisfactory to the Approving Authority at the time of application for a development permit.

(c) Vehicular Access and Egress

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority.

(d) Site Design

The parking layout, access and vehicular movement for the automotive speciality uses shall be to the satisfaction of the Approving Authority.

(e) Automotive Use Impacts

No use or operation shall cause or create noise, odorous matter, airborne contaminants or other such similar elements that will adversely impact surrounding residential development. Additional sound reduction equipment shall be incorporated into a car wash facility in order to reduce noise to levels acceptable to the Approving Authority.

(f) Outside Storage

No outside storage shall be permitted for any automotive speciality.

(g) Garbage Storage

Garbage enclosures shall be integrated with the building and visually screened from all adjacent sites and public thoroughfares.

(h) Building Design

The appearance of any automotive speciality building shall conform to the existing comprehensive design concept in terms of roof lines, colour, materials, signage and other such similar elements. Rear access to buildings containing automotive speciality uses shall not be allowed other than for compliance with the Alberta Building Code or Fire Prevention By-law.

(i) 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. In considering such an application, the Approving Authority shall ensure the building design and site layout are consistent with the revised plans and renderings submitted to City Council on 1993 April 19 during their consideration of the By-law.