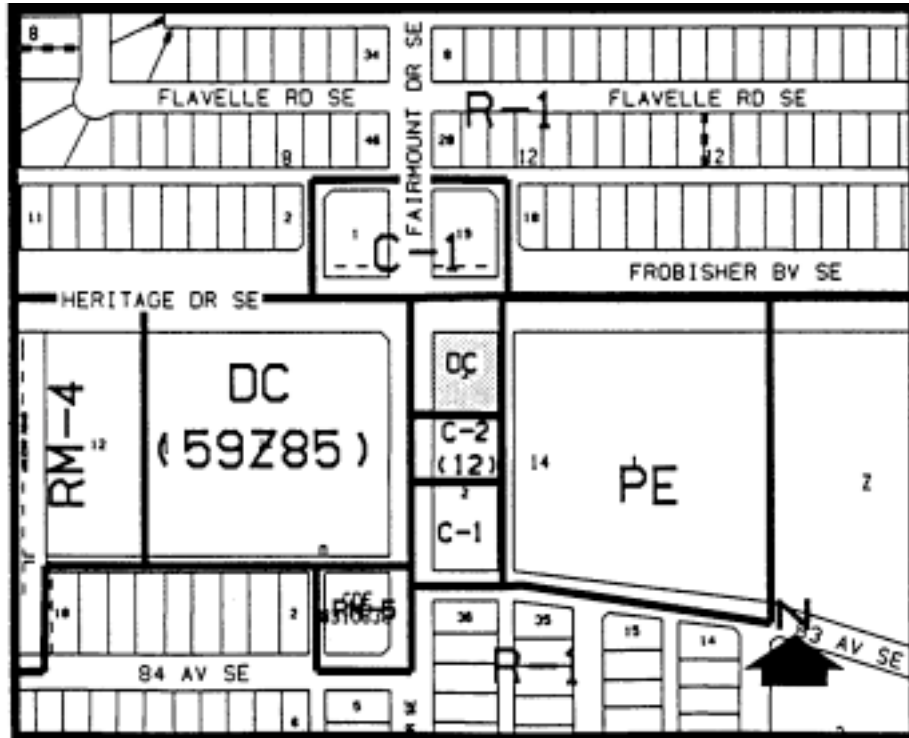


Amendment No. 92/019
Bylaw No. 54Z92
Council Approval: 15 June 1992

SCHEDULE B



1. Land Use

The permitted and discretionary uses of the C-1 Local Commercial District of By-law 2P80 shall be the permitted and discretionary uses respectively. In addition, the discretionary use of an automotive speciality, one only, may be allowed.

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-1 local commercial district shall apply unless otherwise noted below.

a) Parking

A minimum of 26 stalls shall be provided on the site of which 5 stalls off the service lane shall be designated for staff parking only.

b) Access/Egress

No vehicular access/egress to the site shall be permitted to or from the service lane. Access to Heritage Drive (82 Avenue S.E.) shall be restricted to right turns in and out only.

c) Landscaping

Existing mature trees and shrubs as indicated on the site plan shall be protected during construction and retained to the satisfaction of the Approving Authority.

d) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes, colour, parking layout, fence, signage and accesses shall subsequently be submitted to the Approving Authorities in fulfilment of the requirement of a development permit application. In considering such an application, the Approving Authorities shall ensure the building and site layout conform substantially to the plans and renderings submitted to City Council during consideration of this By-law.