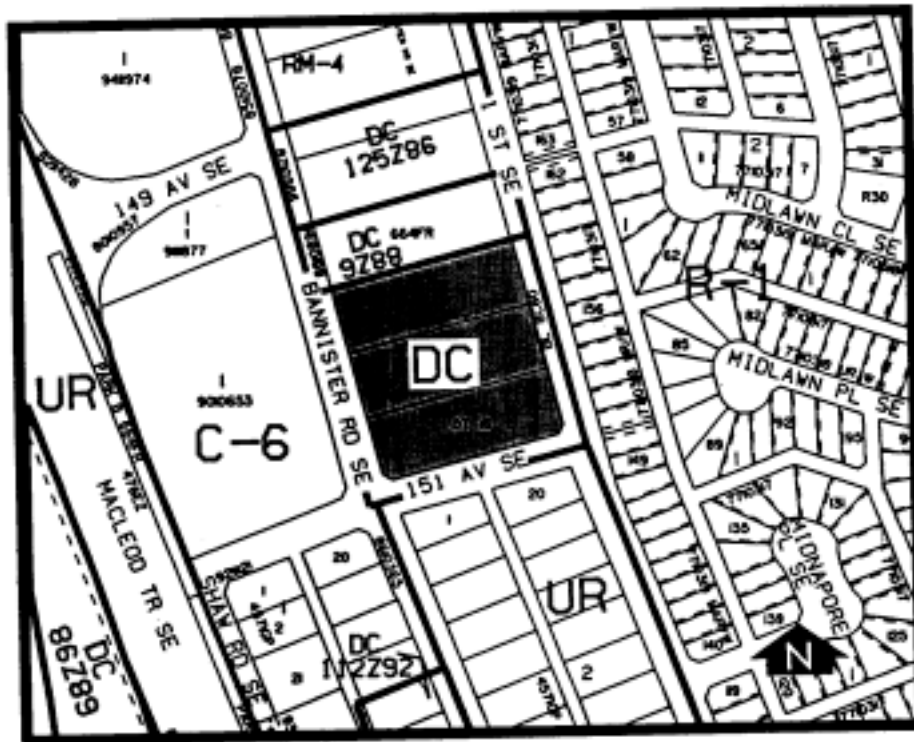


**Amendment No. 95/100  
Bylaw No. 26Z96  
Council Approval: 1996 April 16**

**SCHEDULE B**



1. Land Use

The permitted and discretionary uses of the C-1 Local Commercial District shall be the permitted and discretionary uses respectively, except:

(a) the following shall be added as permitted uses:

automotive sales and rentals,  
automotive specialties,  
outside storage as an ancillary use;

and

(b) the following uses shall be excluded:

dwelling units,

home occupations,  
special care facility.

2. Development Guidelines

(a) The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-1 Local Commercial District shall apply unless otherwise noted below.

(b) Landscaped Area

(i) The landscaped area that existed in the yards on the south and east boundaries of the site at the date of the approval of this bylaw shall be the minimum landscaped area requirement for these yards respectively.

(ii) The landscaping buffer that existed on the south and east boundaries of the site at the date of the approval of this bylaw shall be retained as the minimum requirement.

(c) Outside Storage

Outside storage shall be visually screened to a minimum of 1.8 metres and contained within the storage yard that existed at the rear of the site at the date of approval of this bylaw.

(d) Outdoor Display

An outdoor display shall be limited to the display of vehicles for automotive sales and rental only.

(e) Site Access and Egress

Vehicular access and egress to and from the site shall be from Bannister Road S.E. only.

(f) Outdoor Public Address or Paging System

No outdoor, amplified public address or paging system shall be permitted.

(g) Signs

Freestanding signs shall not be permitted adjacent or oriented to 1 Street S.E. or 151 Avenue S.E.

(h) Development Plans

Approval of this application does not constitute an approval of a development permit. Comprehensive plans, including the building design, site layout, exterior finishes and colour, landscaping, and parking and access shall be subsequently submitted to the Development Authority as part of a development permit application.