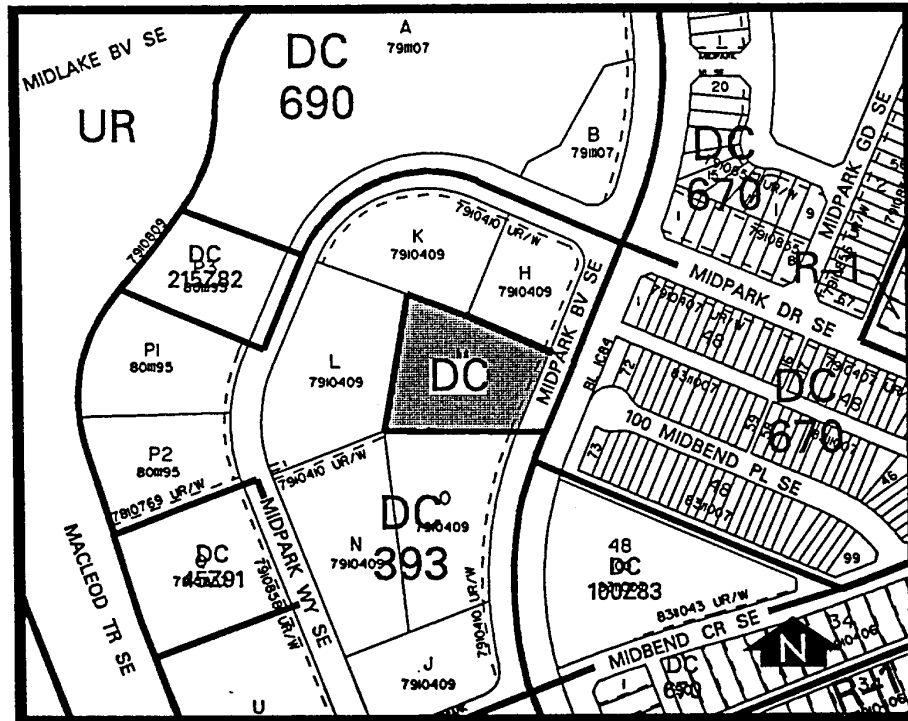


Amendment No. 97/033
Bylaw No. 70Z97
Council Approval: 22 July 1997

SCHEDULE B



1. Land Use

The land uses shall be restricted to the following uses, all only within the building existing on the site at the time of the approval of the bylaw:

- | | |
|--|---|
| <ul style="list-style-type: none"> - permitted uses - discretionary uses | <ul style="list-style-type: none"> - offices, - personal service businesses, - retail stores. - automotive services, - multi-bay car wash, - commercial schools, - grocery stores. |
|--|---|

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the permitted and discretionary use rules of the C-1A Local Commercial District shall apply unless otherwise noted below:

a. Maximum gross floor areas:

The maximum gross floor areas for the following uses shall be:

- car wash - 525 m²,
- grocery store - 295 m².

b. Height

Building height shall be one (1) storey.

c. Landscaping

A minimum of 30% of the site area shall be landscaped.

d. Access

Access to Midpark Boulevard SE is restricted to right turns in and out only.

e. Outside Storage

No outside storage shall be allowed on the site.

f. Parking

Parking shall be provided to City Standards applicable at the time of development permit application. An acceptable drop-off/pick-up zone for the commercial school shall be provided.

g. 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.