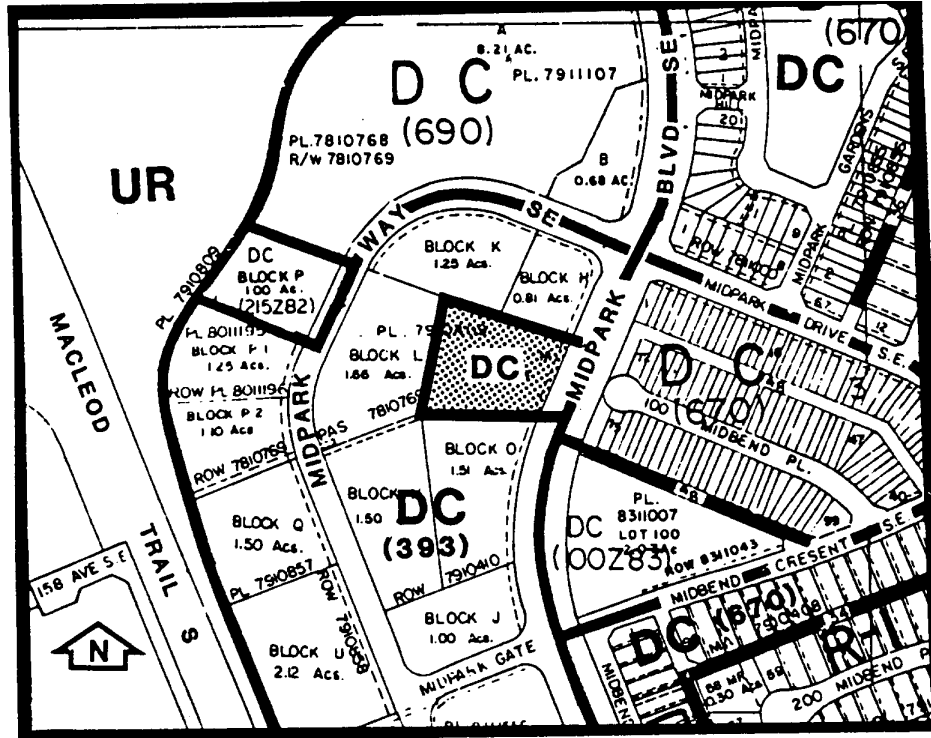


Amendment No. 84/064
Bylaw No. 2Z85
Council Approval: 21 January 1985

SCHEDULE B



1. Land Use

Land uses will be restricted to a comprehensively designed single building containing a car wash, gas bar, grocery store and a restaurant.

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. Density

The maximum gross floor areas for the uses shall be:

- car wash - 525 m²;
- grocery store - 295 m²;
- restaurant - 232 m².

b.. Height

Building height shall be one (1) storey.

c. Landscaping

Landscaping shall cover a minimum of 30% of the site area plus any adjoining boulevards. A detailed landscaping plan shall be submitted to the satisfaction of the Approving Authority as part of a development permit application.

d. Access

All access shall be from Midpark Boulevard with the building designed and oriented towards Midpark Boulevard.

e. Parking

Parking shall be provided to the City standard applicable at the time of application for a Development permit with parking areas located towards the rear of the building or within the building itself.

Berming in front of parking areas shall be encouraged for screening effect with a minimum parking separation of 5 feet from sideyard property lines. All parking areas are to be paved and drained to the satisfaction of the Approving Authority.

Parking area fences shall be discouraged and all other fences are to be to the satisfaction of the Approving Authority. Parking shall be screened from Midpark Boulevard by the use of shrubs, trees or walls.

f. Outside Storage

No outside storage will be allowed on the site.

g. Signage

Billboards or other general advertising signs are prohibited on the site.

All signs shall be designed and constructed to be complimentary elements in the total environment.

Each sign shall identify only the user or use of the site and shall be of a size, shape, material, colour, type of construction method, intensity of lighting and location to be in a scale with, and harmonize with, the development on the subject site and adjacent sites.

No blinking bulbs, flashing or rotating signs, or signs that move or have moving parts shall be allowed.

Roof signs or signs projecting above the parapet of any building are not allowed.

Identification signs are to be located in front setback areas a minimum of 5 feet from the sidewalk. Such signs shall be positioned parallel to the curb.

All signs shall be a maximum of 4 feet high, 6 feet long and 2 feet wide.

Plans for all signs shall be to the satisfaction of the Approving Authority.

h. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authority as part of a development permit application and shall have regard to the adjacent development; the purpose of which is to achieve a high standard of commercial land use in the areas of landscaping and control of visual/aesthetic qualities of the area. In considering such an application, the Approving Authority shall ensure the building appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of this application.