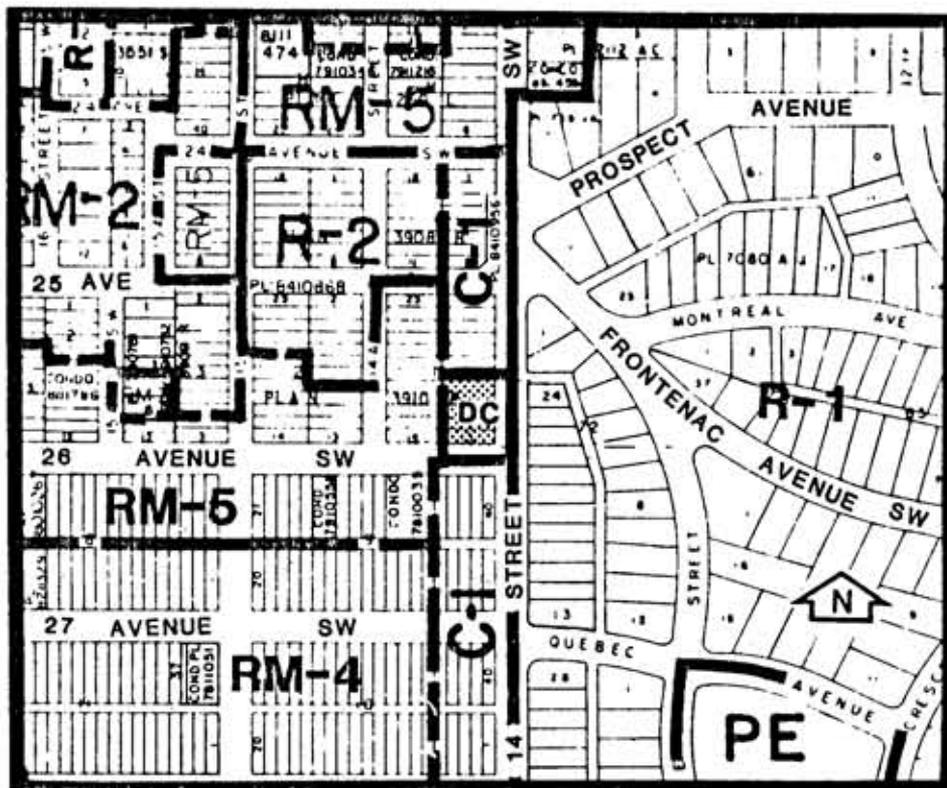


Amendment # 84/76

Bylaw # 38 Z85

Council Approval: 1985 September 9

SCHEDULE B



Amendment # 84/76

Bylaw # 38 Z85

SCHEDULE B

1. Land Uses

The land uses shall be an automotive service use, a grocery store and signs.

2. Development Guidelines

The General Rules of the 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) Height

Maximum building height shall be one storey.

(b) Floor Area

The maximum gross floor area of the building shall be 200 square metres.

(c) Landscaping

Landscaping to the satisfaction of the Approving Authority shall be provided

(i) along the western property line to a minimum depth of 5 metres, and

(ii) on site between access points.

(d) Parking

A minimum of eight parking stalls shall be provided.

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SCHEDULE B

(e) By-lawed Setback

- (i) No building or structure shall be permitted within the 5.182 by-lawed setback on 14th Street S.W. The owner will be requested to dedicate the setback at the time of application for a development permit.
- (ii) At the time the setback area is redeveloped for road widening purposes, the site plan shall be revised such that the front yard is landscaped to a depth of 3 metres measured from the setback line.

(f) Fencing

Fencing shall be provided along the western property line, to the satisfaction of the Approving Authority.

(g) Signage

Signage shall be limited in size, design and location and must be compatible with the buildings on the site, to the satisfaction of the Approving Authority.

(h) Hours of Operation

Hours of operation shall be limited to 7:00 a.m. - 11:00 p.m., Monday through Thursday and from 6:00 a.m. - 12:00 midnight, Friday through Sunday.