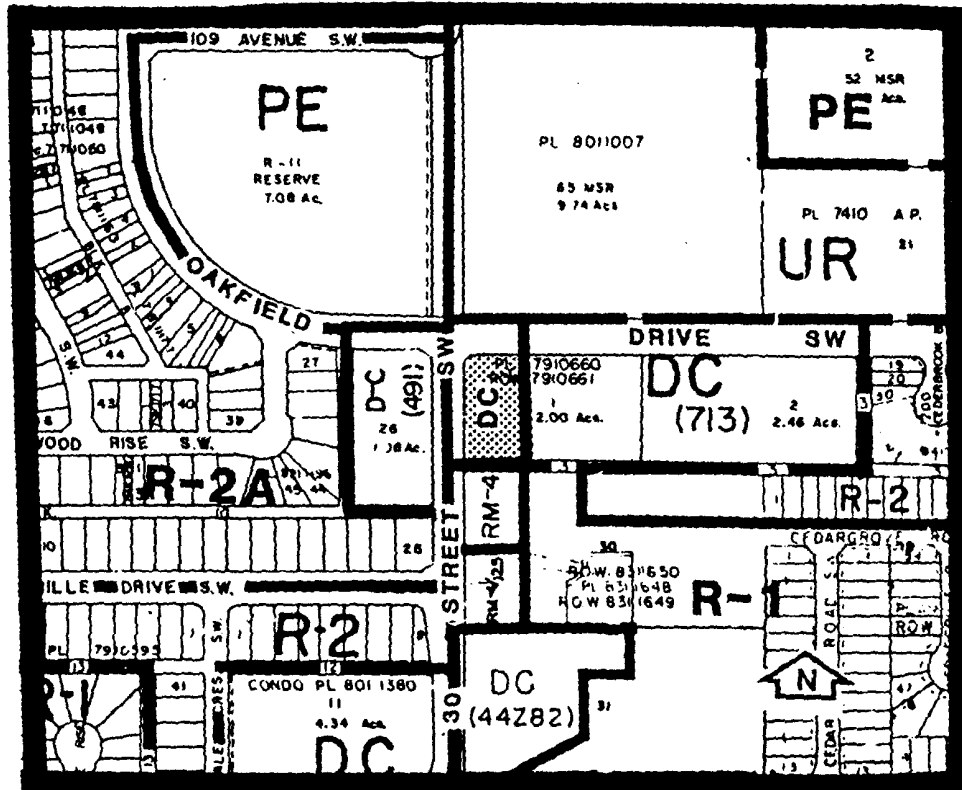


Amendment No. 85/107
Bylaw No. 19Z86
Council Approval: 10 February 1986

SCHEDULE B



1. Land Use

The land use shall be for a convenience store/gas bar, car wash and 2 automobile service bays.

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-1A (Local Commercial District) shall apply unless otherwise noted below.

a. Yards

- i. The east side yard shall be 5 metres in width.
- ii. The north and west side yards shall be 3 metres in width.
- iii. The south side yard abutting the lane shall be 1.8 metres in width.

b. Landscaping

The side yards shall be landscaped with grass, shrubs and trees to the satisfaction of the Approving Authority.

c. Irrigation

All landscaped areas shall be developed with integral irrigation system.

d. Garbage Storage

The garbage enclosures shall be attached to the building and visually screened from all adjacent sites and public thoroughfares in a manner compatible with the design and external materials of the building.

e. Fencing

The east property line shall be fenced in an attractive and durable manner to the satisfaction of the Approving Authority.

f. 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 Authorities as part of a development permit application. In considering such an application, the Approving Authorities 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 proposal.