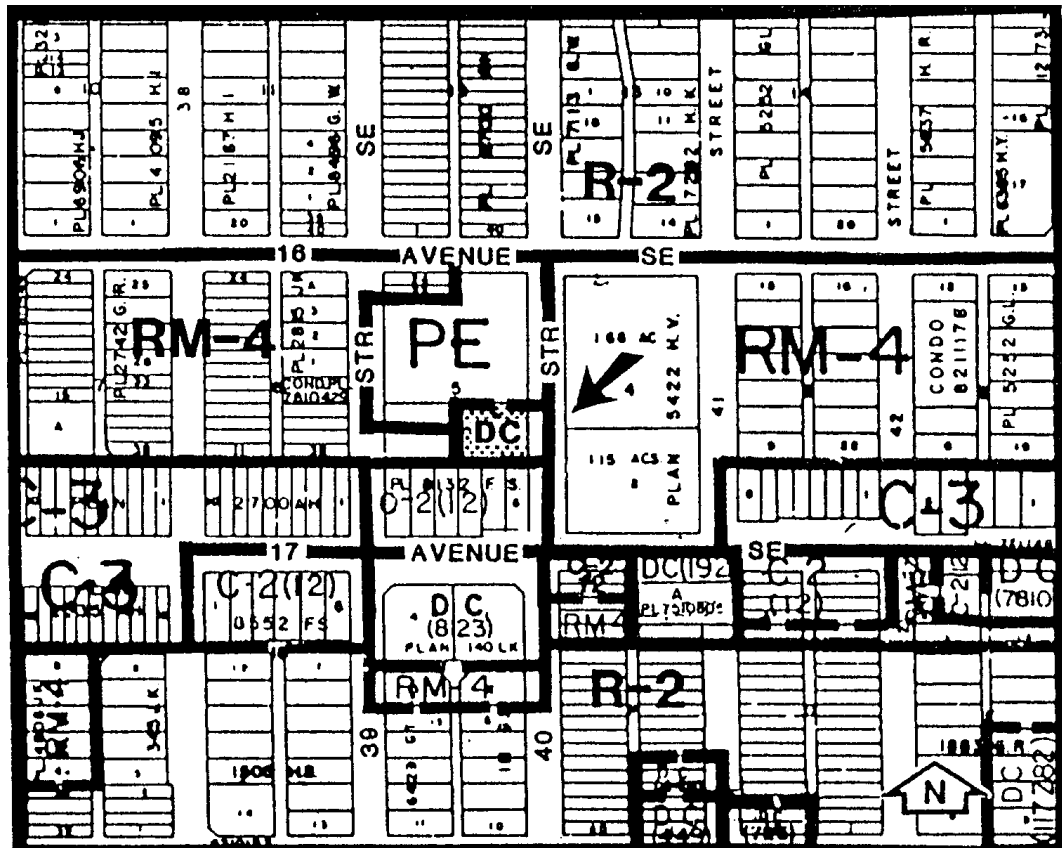


Amendment No. 87/010
Bylaw No. 35Z87
Council Approval: 13 April 1987

SCHEDULE B



1. Land Use

The land use shall be for a gas bar and a 4-bay do-it-yourself car wash only.

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

a. Height

Maximum building height shall be 1 storey not exceeding 1.7 metres (18 ft. ±).

b. Yards

No sideyard is required along the north property line.

c. Access

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority.

d. Fencing

A 6 foot high screening fence shall be constructed along the north and west property lines to satisfaction of the Approving Authority.

e. 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.