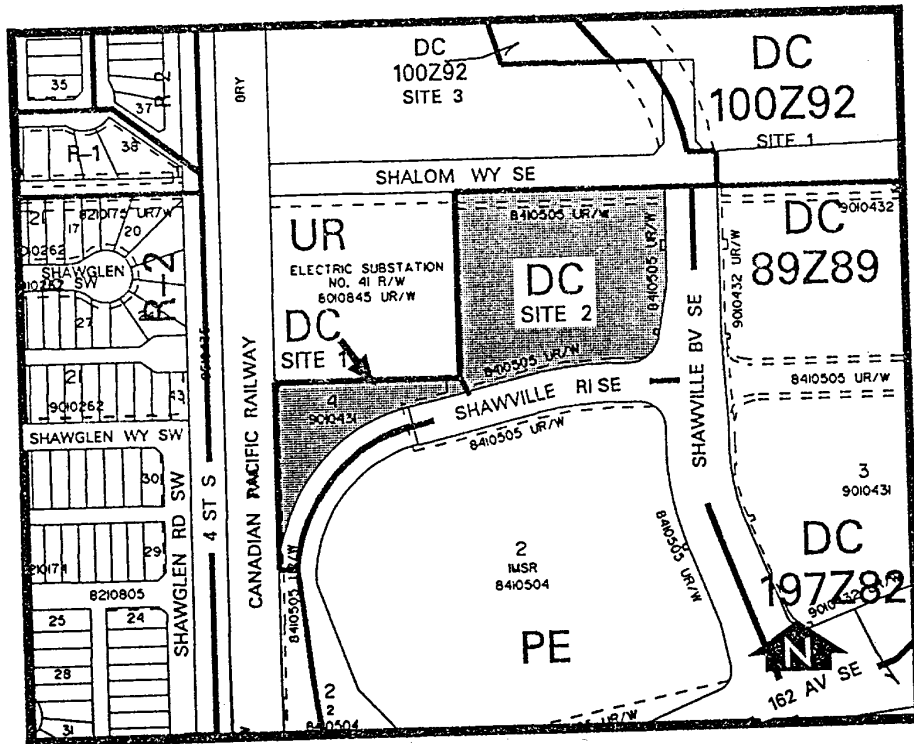


**Amendment No. 97/022**  
**Bylaw No. 69Z97**  
**Council Approval: 22 July 1997**

**SCHEDULE B**



**SITE 1 0.45 ha± (1.1 ac±)**

**1. Land Use**

The Permitted and Discretionary Uses of the C-1A Local Commercial District shall be the Permitted and Discretionary Uses respectively including the additional discretionary use of a car wash.

# Amendment No. 97/022 Bylaw No. 69Z97

## SCHEDULE B

CONTINUED

### 2. Development Guidelines

The General Rules for Commercial Districts of 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. Site Access

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

b. Roadway Improvements

The developer shall provide at its sole expense and in addition to any requirements set out in the Standard Development Agreement any additional roadway improvements that are considered necessary to service the site which may include, but are not limited to, traffic signals, driving lanes and intersection improvements.

c. Parking Areas

Large parking areas shall be made visually discontinuous through the use of berms, planters, soft landscaping, terraces and the like to the satisfaction of the Development Authority.

d. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.

e. Landscaping and Sound Attenuation

Landscaping and sound attenuation treatment shall be provided along the westerly property line that is consistent with development to the north, to the satisfaction of the Approving Authority.

# **Amendment No. 97/022 Bylaw No. 69Z97**

## **SCHEDULE B**

CONTINUED

### **SITE 2 1.15 ha± (2.85 ac±)**

#### **1. Land Use**

The Permitted and Discretionary Uses of the C-1A Local Commercial District shall be the Permitted and Discretionary Uses respectively including the additional discretionary uses of drinking establishments and cinemas.

#### **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. Front Yards**

In addition to Section 35(3)(a) front yards shall be provided adjacent to Shawville Boulevard SE and Shawville Rise SE.

##### **b. Site Access**

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

##### **c. Roadway Improvements**

The developer shall provide at its sole expense and in addition to any requirements set out in the Standard Development Agreement any additional roadway improvements that are considered necessary to service the site which may include, but are not limited to, traffic signals, driving lanes and intersection improvements.

##### **d. Parking Areas**

**Amendment No. 97/022  
Bylaw No. 69Z97**

**SCHEDULE B**

CONTINUED

- i. Large parking areas shall be made visually discontinuous through the use of berms, planters, soft landscaping, terraces and the like to the satisfaction of the Development Authority.
- ii. Parking areas shall be provided throughout the development to facilitate reasonable vehicular access to each component of the shopping centre rather than being concentrated in awkward peripheral areas of the site.

e. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.

f. Landscaping and Sound Attenuation

Landscaping and sound attenuation treatment shall be provided along the westerly property line that is consistent with development to the north, to the satisfaction of the Approving Authority.