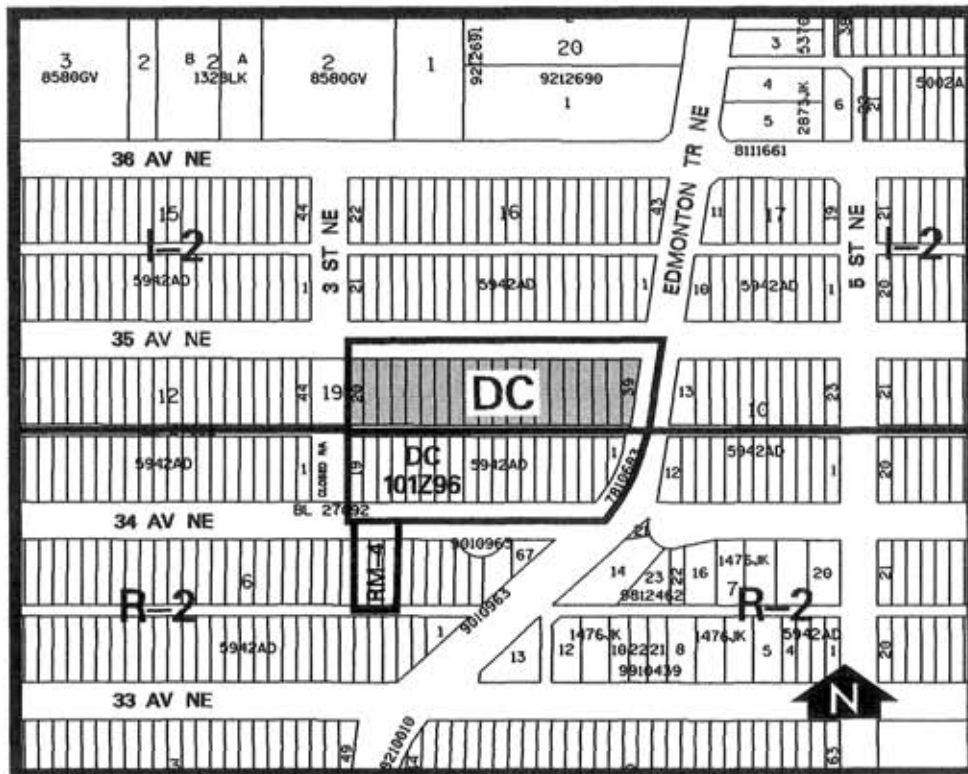


Amendment # LOC2002-0092 Bylaw # 1Z2006

Council Approved: 2006 January 23

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the C-1A Local Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary uses respectively, excluding the following uses: automotive services (containing a grocery store), automotive services (not containing a grocery store), billiard parlours, and liquor stores, with the additional Discretionary Use of

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SCHEDULE B

CONTINUED

movement or storage of goods, materials or products in buildings existing on the site at the date of passage of this Bylaw.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the C-1A Local Commercial District shall apply to the Permitted Uses and the Discretionary Use Rules of the C-1A Local Commercial District shall apply to Discretionary Uses, unless otherwise noted below.

(a) Vehicular Access and Egress

All access and egress shall be to and from 35 Avenue NE and Edmonton Trail NE.

(b) Parking Areas

The parking area shall be designed in a manner that visually breaks up the massing of the parking area which may include berming, terraces, planters, vegetation or similar treatments to the satisfaction of the Development Authority.