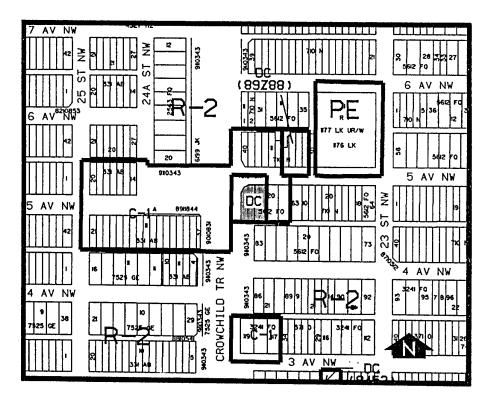
Amendment No. 93/040 Bylaw No. 79Z93 Council Approval: 26 July 1993

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of the C-1 District of By-law 2P80 shall be the permitted and discretionary uses respectively with the additional discretionary use of a multi-bay car wash only.

- 2. <u>Development Guidelines</u>
 - a. 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 District shall apply unless otherwise noted below.
 - b. Access and Egress

Access and egress from 5 Avenue shall be right in and right out only with driveway details to the satisfaction of the Approving Authority. In addition no direct vehicular access or egress shall be permitted from or to Crowchild Trail and the abutting lane.

c. Parking

All parking and vehicular stacking requirements shall be provided on-site and only be accessed from 5 Avenue N.W.

d. Landscaping

A detailed landscaping plan shall be submitted to the Approving Authority as part of a development permit application.

e. Fencing

Suitable screen fencing shall be provided along the east and south property lines to the satisfaction of the Approving Authority.

f. Garbage Storage

The garbage enclosure shall be accessed only from within the site and shall be visually screened from all adjacent sites and public thoroughfares.

g. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building design and site layout are generally consistent with the plans and renderings submitted to City Council during their consideration of this By-law.

h. Sound Attenuation

That appropriate sound attenuation between the property and the laneway be provided, to the satisfaction of the Development Officer.