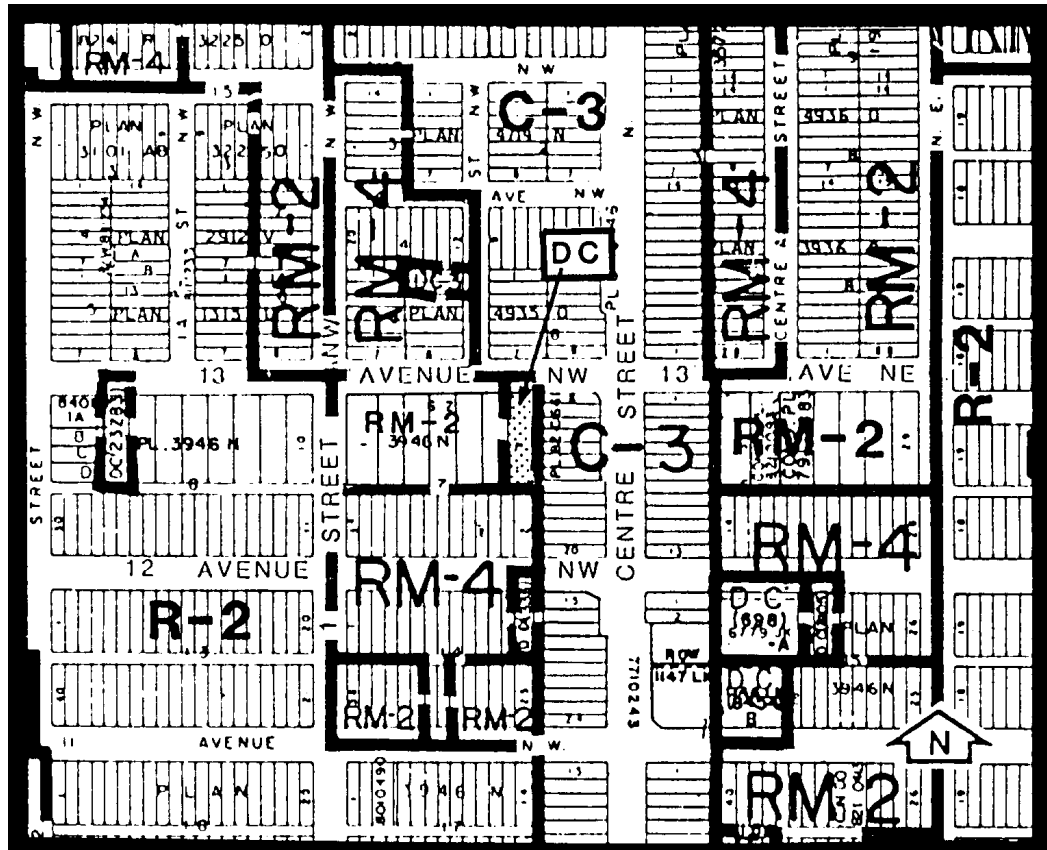


**Amendment No. 87/051
Bylaw No. 99Z87
Council Approval: 20 July 1987**

SCHEDULE B



1. Land Use

The land use shall be for the storage of motor vehicles and appropriate signage 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) Buildings

No temporary or permanent building(s) may be constructed on the site other than a small accessory building.

b) Yards

A minimum 20 foot landscaped front yard, plus boulevard, shall be maintained across the 13 Avenue frontage.

c) Access

Access and egress shall be restricted to one location from the lane abutting the site on the east. No access or egress shall be permitted from or to 13 Avenue N.W.

d) Signage

Signage shall be limited in size, design and location and must be compatible with the adjacent residential development to the satisfaction of the Approving Authority.

e) Fencing

The storage use shall be enclosed by a decorative screening fence to the satisfaction of the Approving Authority.

f) Lighting

All on-site lighting shall be located, oriented and shielded so as not to adversely affect the adjacent residential properties.

g) Storage Area

- i) The Vehicular Storage area shall be paved except for the 20 foot landscaped front yard and boulevard.
- ii) The North-South City lane adjacent to the Vehicular Storage lot shall be paved by the owner, Cooke Motors Limited.
- iii) Prior to or concurrent with the approval of a development permit for this land, the applicant shall apply for and obtain a development permit for the re-arrangement of parking and vehicle storage on the adjacent land to the east (Legal: Lots 8-14, Block 7, Plan 3946 N.). Such permits shall make provision for parking stalls for the use of clients and employees of the business, and shall be implemented concurrently with the development of the storage lot.

h) 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.