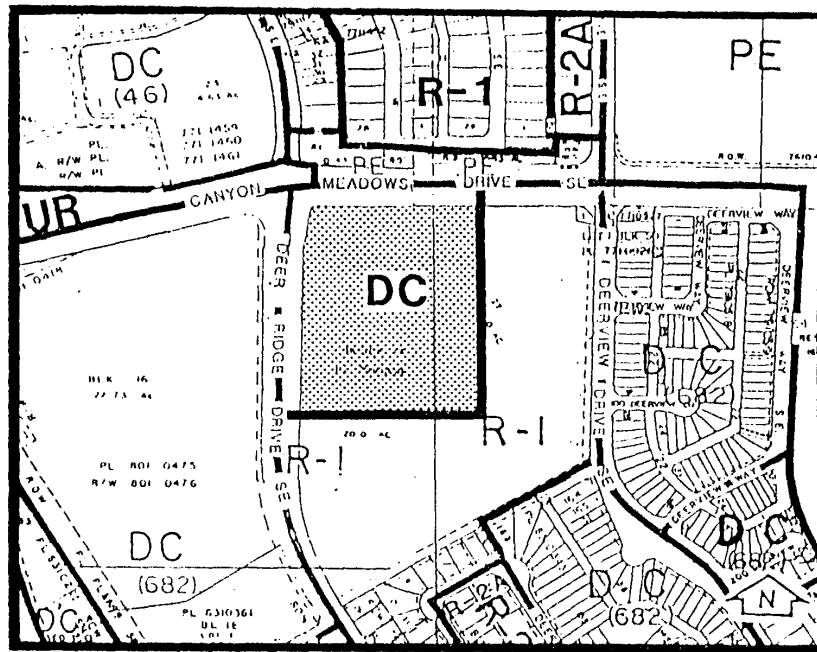


Amendment No. 87/122
Bylaw No. 41Z88
Council Approval: 16 May 1988

SCHEDULE B



1. Land Use

The permitted and discretionary uses of the C-1A Local Commercial District shall be permitted and discretionary uses respectively with the additional permitted uses of automotive service, car wash and a grocery store. In addition, one only drinking establishment shall be a discretionary use up to a maximum of 60 seats which shall be attached to a restaurant with a minimum of 60 seats.

2. Development Guildelines

The general rules for Commercial Districts contained in Section 33 of By-law 2P80 in the permitted and discretionary use rules of the C-1A Local Commercial District shall apply unless otherwise noted below.

a) Site Area

A maximum of 3.07 ha.± (7.59 ac.±).

b) Gross Floor Area

A maximum of 8,000 square metres.

c) Parking

Parking requirement shall be 5.5 parking spaces per 93 square metres of net floor area. A minimum of 400 parking stalls shall be provided.

d) Access

Access shall be right turns only along Canyon Meadows Drive S.E. and Deer Ridge Drive S.E. with the exception of one all-turns access in the southwest corner of the site to the satisfaction of the Approving Authority.

e) Landscaped Area

i) Soft landscaping shall be provided adjacent to the property line over the full length of the perimeter of the site as follows:

East and South perimeter 5 metres in width;
North and West perimeter 3 metres in width.

ii) Soft landscaping shall be located to enhance:

- a) Pedestrian areas;
- b) Building walls;
- c) Both in and around parking areas;
- d) Alongside vehicular access ways extending from the point of access to or from the shopping centre site to the nearest internal circulation roadway.

f) Aesthetic Appearance

Lighting, fencing, color, landscaping, roof top machinery and rear wall finish shall be designed to minimize impacts on future residential uses to the satisfaction of the Approving Authority.

g) 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 the Development Permit application. In considering such an application, the Approving Authorities shall ensure the building appearance site layout and density conform substantially to the plans and rendering submitted to City Council during their consideration of this By-law.