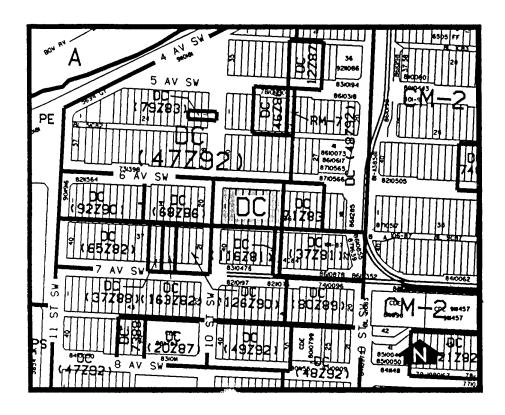
Amendment No. 92/091 Bylaw No. 32Z93

Council Approval: 19 April 1993

SCHEDULE B



1. Land Use

The permitted and discretionary uses of By-law 47Z92 shall be permitted uses and discretionary uses respectively. In addition, an automotive service establishment as defined, at the date of this by-law, in Land Use By-law 2P80 as amended, excluding an accessory service and repair facility, propane sales, car wash, and towing service (hereinafter "gas bar"), shall be a discretionary use for a period of ten years from the date of third and final reading of this By-law only and shall not thereafter be permitted, nor allowable in any fashion whatsoever.

2. Development Guidelines

The Permitted and Discretionary Use Rules of By-law 47Z92 DC District shall apply unless otherwise noted below:

a. Gas Bar

The General Rules for Commercial Districts of Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1 District shall apply, supplemented by guidelines to provide:

- i. intensive attractive landscaping of all yards abutting public streets and residential lands;
- ii. to be located adjacent to the east property line of the site.

b. By-lawed Setback

No building or structure shall be permitted within the by-lawed setbacks on 6 Avenue South and 10 Street West. The owner will be required to dedicate the setbacks at the time of application for a development permit.

c. Improvements Along 10 Street West

The development shall include the construction of improvements in the public right-of-way and dedicated setback in accordance with the West End Public Improvements as illustrated in the report titled "Downtown West End - Proposed Land Use Districts and Related Policy Amendments", approved by Council 1992 January 6.

d. Parking

All on-site parking to be located adjacent to the south property line or south of the buildings on-site and accessible from the lane.

e. Development Permit

The gas bar shall be developed in conjunction with the restaurant. A development completion permit for the gas bar shall not be issued prior to the issuance of a development completion permit for a restaurant adjacent to the 10 Street West local road. The term for a development permit for the gas bar shall not extend beyond ten years from the date of third and final reading of this by-law.

f. 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.