



- 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.