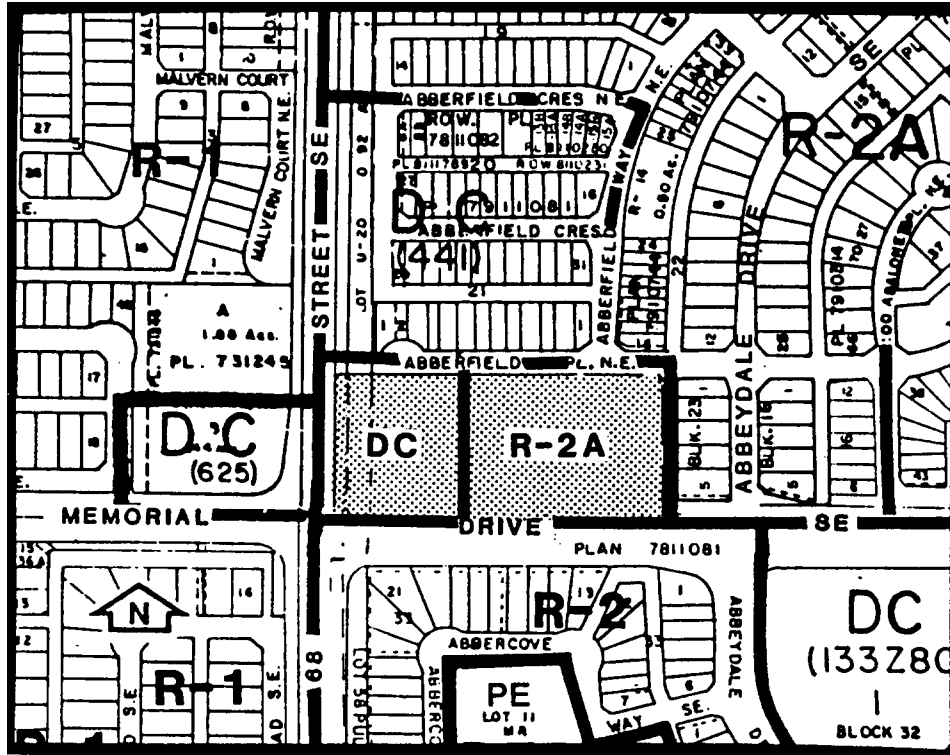


**Amendment No. 85/050**  
**Bylaw No. 88Z85**  
**Council Approval: 12 November 1985**

**SCHEDULE B**



1. Land Use  
The land uses shall be a gas bar, a car wash ancillary to a gas bar, grocery store, retail stores or personal services uses 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-1A Local Commercial District shall apply unless otherwise noted below.
  - a) Floor Area  
Maximum floor area for any combination of grocery store, retail stores or personal services businesses shall be 250 m<sup>2</sup> (2700 sq. ft.).
  - b) Landscaping

A minimum 6 m wide landscaped strip containing a minimum 1 m high berm shall be provided along the entire north boundary of the site. A minimum 5 m wide landscaped strip shall be provided along the east boundary. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a Development Permit application.

c) Access

No direct vehicular access shall be permitted to Abberfield Place N.E.

d) Fencing

A uniform fence of attractive and durable materials shall be provided along the east boundary of the site.

e) Development Permit

A Development Permit application for the initial stage must also include conceptual site and architectural plans for all future development in order to determine parking and circulation requirements.

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 the Development Permit application.