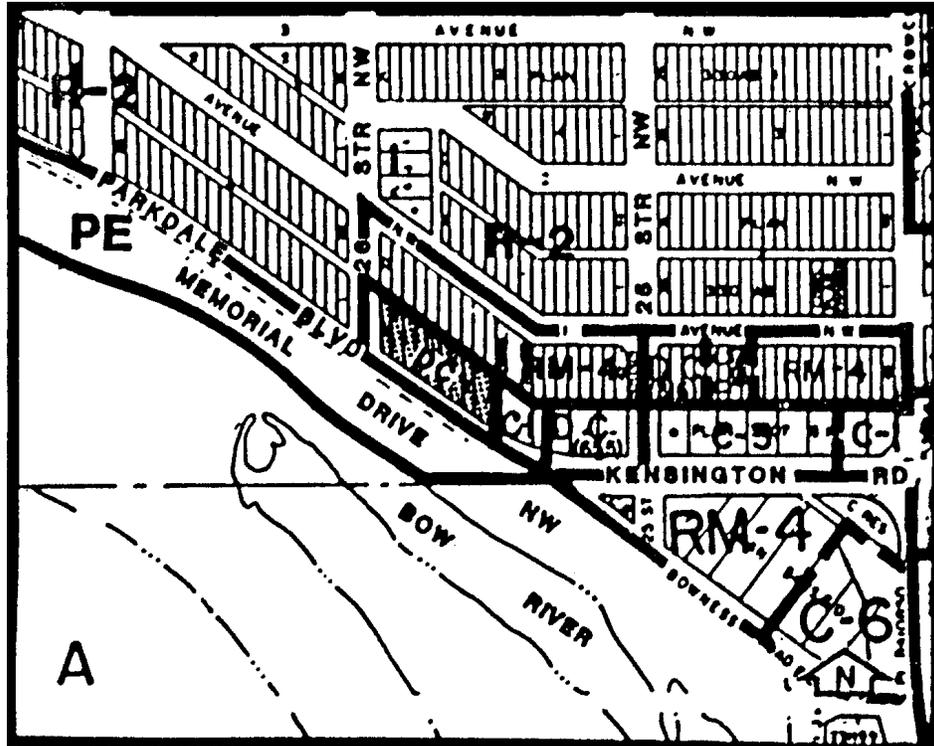


**Amendment No. 86/136**  
**Bylaw No. 22Z87**  
**Council Approval: 09 March 1987**

**SCHEDULE B**



1. Land Use

The land use shall be for a gas bar/grocery store and retail commercial 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.

3. Gross Floor Areas

The following maximum gross floor areas shall apply:

- |                       |                |
|-----------------------|----------------|
| gas bar/grocery store | - 800 sq. ft.  |
| retail commercial     | - 6400 sq. ft. |

a) Access

No direct vehicular access or egress shall be permitted from or to 26 Street N.W. or the east-west lane except for assigned staff parking. Access to and from Parkdale Boulevard shall be right turns only.

b) Hours of Operation

The hours of operation of any facility on this site shall be limited to between 7:00 a.m. and 11:00 p.m. daily. Prior to the approval of any development permit on this site, an agreement in a form satisfactory to the City Solicitor respecting the hours of operation, shall be entered into and registered against title, in a satisfactory manner.

c) 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. In considering such an application, the Approving Authorities shall ensure the building and site layout conform substantially to the plans and renderings submitted to City Council during its consideration of By-law No. 22Z87.