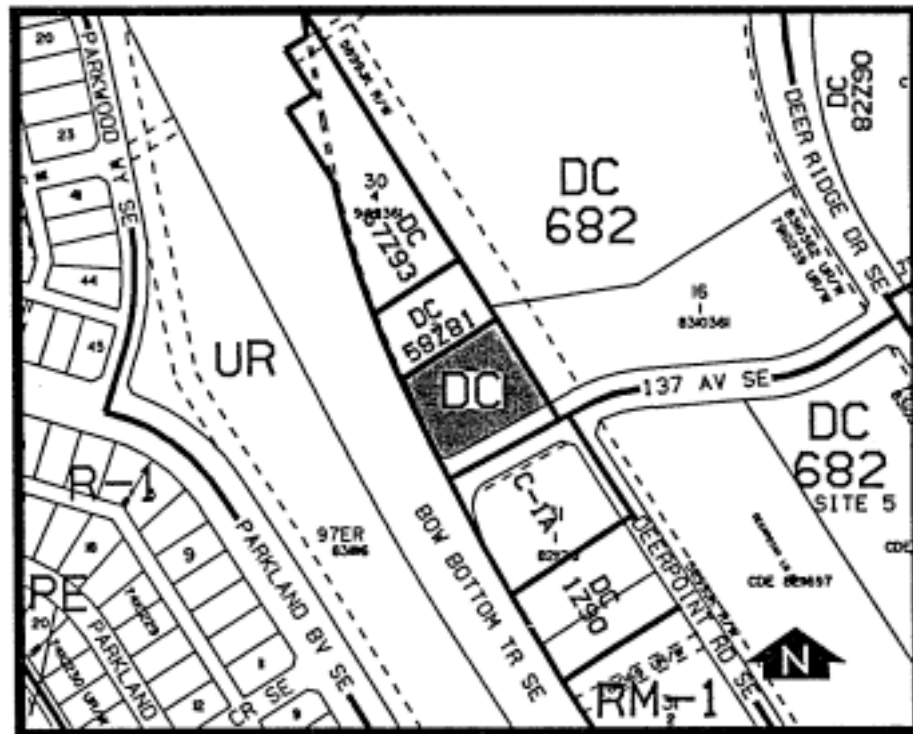


Amendment No. 96/031
Bylaw No. 109Z97
Council Approval: 06 October 1997

SCHEDULE B



1. Land Use

The permitted land uses shall be for automotive service, grocery store, and a single tunnel carwash.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80, and the Permitted Use Rules of the C-1A Local Commercial District shall apply unless otherwise noted below:

1. Front Yard

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SCHEDULE B

CONTINUED

No minimum requirement.

2. Exterior Building Finish

1. There shall be a minimum of 3 courses of white concrete brick on the bottom of the exterior walls of the grocery store as well as on the south, west and north elevations of the car wash.
2. The existing tan brick finish of the west elevation of the car wash shall remain as is.

3. Lighting

The light fixtures for the gas bar canopy shall be a recessed design which is mounted flush with the underside of the soffit.

4. Boulevard Landscaping

The boulevard shall be landscaped with Cotoneaster shrubs on Bow Bottom Trail S.E., Juniper shrubs at the northeast corner of Bow Bottom Trail/137 Avenue S.E., and both Cotoneaster and Spirea shrubs on 137 Avenue S.E., subject to a planting line assignment from the Engineering and Environmental Services Department.

5. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout,

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SCHEDULE B

CONTINUED

exterior finishes, landscaping, and accesses shall subsequently be submitted to the Development Authority as part of a development permit application. In considering such an application, the Development Authority shall ensure that the building design and materials, and site layout are consistent with the plans and renderings submitted to City Council during their consideration of this bylaw.