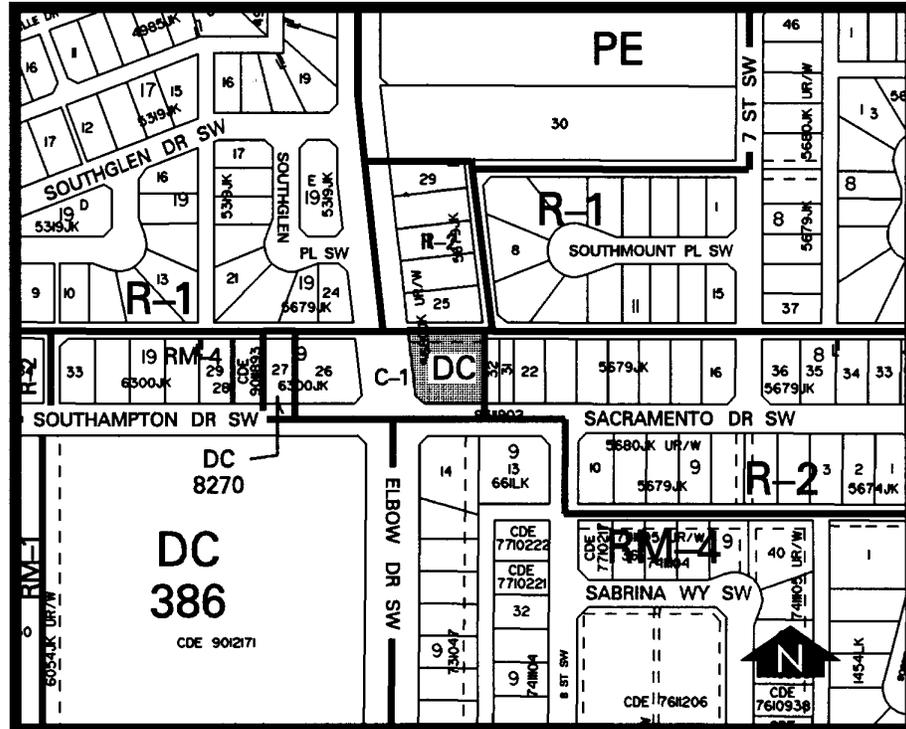


Amendment No. 97/070
Bylaw No. 124Z97
Council Approval: 17 March 1998

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of the C-1 Local Commercial District of By-law 2P80 shall be the permitted and discretionary uses respectively with the additional discretionary use of a three-bay car wash.

2. Development Guidelines

1. The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1 Local Commercial District shall apply unless otherwise noted below.
2. Environmental Site Assessment

Amendment No. 97/070

Bylaw No. 124Z97

SCHEDULE B

CONTINUED

An environmental site assessment report shall be submitted at the time of development permit application and, where recommended by the report, the site shall be remediated in accordance with the recommendations of the report, prior to development.

3. Multi-Bay Car Wash

1. The multi-bay car wash shall have a maximum of three bays.
2. The maximum building height shall be one storey not exceeding eight metres.
3. There shall be no exterior vacuums.
4. Each car wash bay exit shall be provided with a heated concrete apron and a storm sewer drainage system which will retain all water on site.

a. Development Plans

The Development Authority shall ensure that any proposed development for a car wash on the site shall conform with the plans and renderings submitted to City Council during their consideration of this Bylaw.

**Amendment No. 97/070
Bylaw No. 124Z97**

SCHEDULE B

CONTINUED

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.