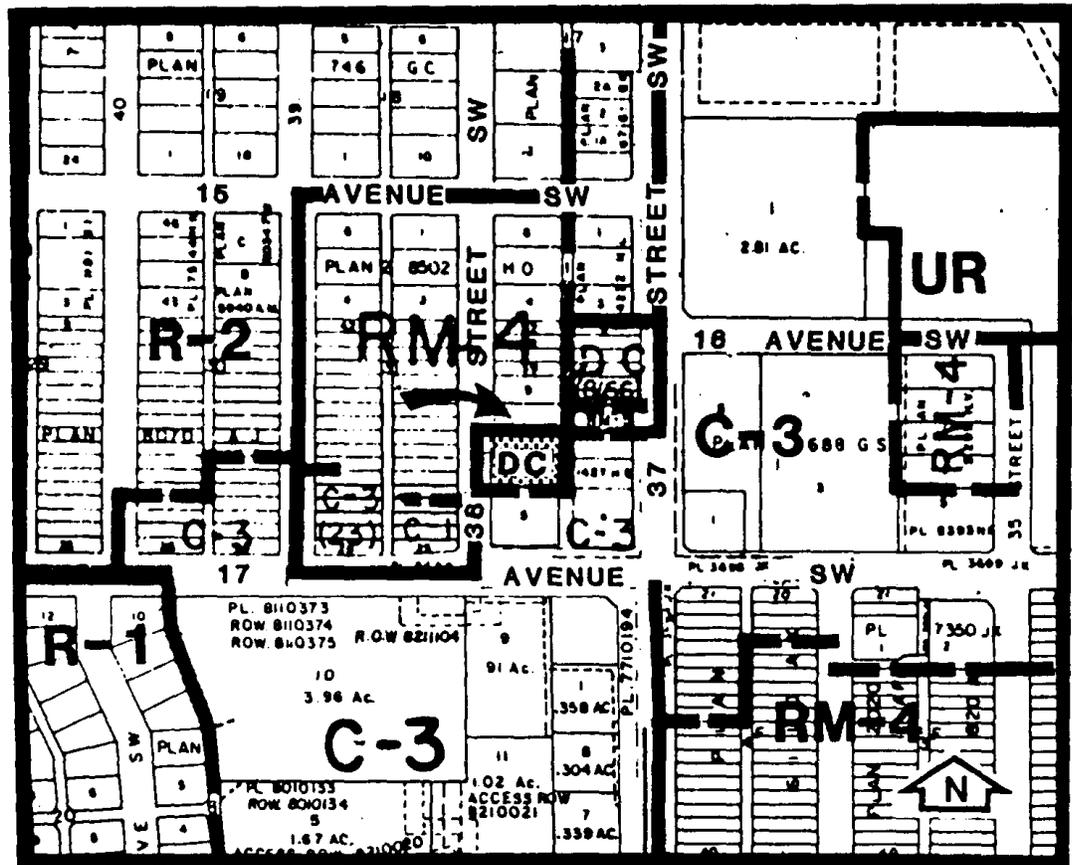


Amendment No. 86/042  
Bylaw No. 71Z86  
Council Approval: 21 July 1986

**SCHEDULE B**



1. Land Use

The land use shall be for a surface parking lot and related signage 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-1 (Local Commercial District) shall apply unless otherwise noted below.

- a) Front Yard

A minimum front yard of 3 metres shall be provided on 38 Street S.W.

b) Landscaping

The front yard shall be landscaped to reduce the intrusion of the parking area on 38 Street, which is a residential street, to the satisfaction of the Approving Authority.

c) A 1.2 metre screening fence shall be erected and maintained parallel to 38 Street and to the east of the landscaped front yard, and along the north boundary of the site.

d) Access

No direct vehicular access or egress shall be permitted from or to 38 Street S.W.

e) 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.

f) Lane Paving

The land shall be paved from the northern property line of the site southwards to 17 Avenue S.W.

g) Design

The layout and paving of the parking lot shall be in accordance with good transportation planning practise.