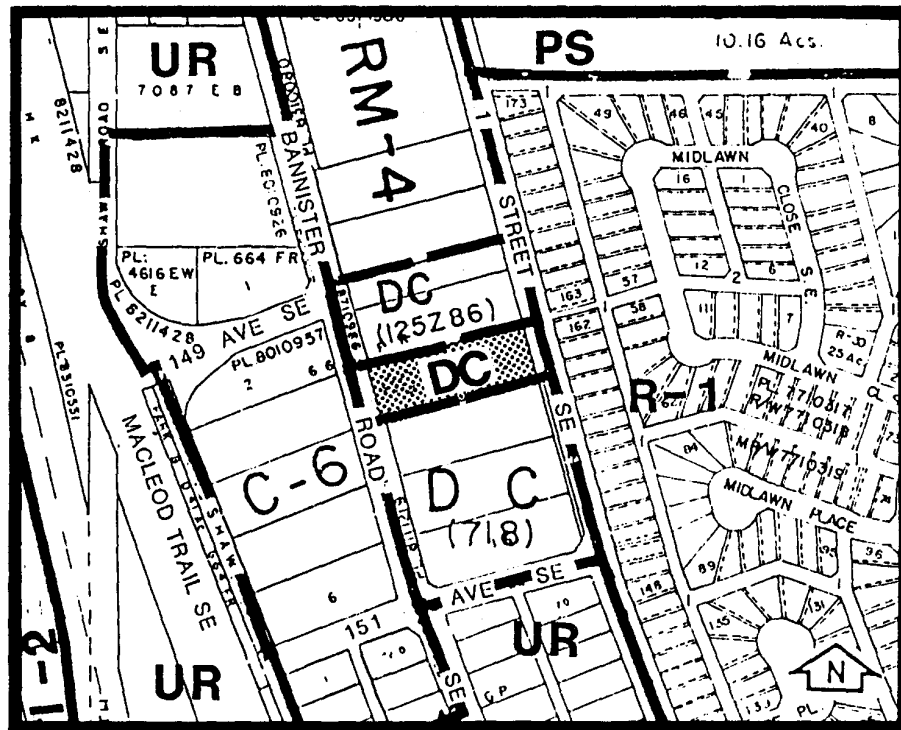


Amendment No. 87/114
Bylaw No. 9Z88
Council Approval: 01 February 1988

SCHEDULE B



1. Land Use
The land use shall be for an automotive specialty and retail service centre only.
2. Development Guidelines
The General Rules for Commercial Districts contained in Section 33 By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1 (Local Commercial District) shall apply unless otherwise noted below.
 - a) Gross Floor Area
The maximum gross floor area of all buildings on the site shall not exceed 1395 m²± (15,000 sq.ft.±).

b) Height

Maximum building height shall be 1 storey not exceeding 5 metres at any eaveline (not including mechanical penthouse).

c) Fencing

The north, south and east boundaries of the site shall be fenced with a minimum 1.5 metre screening fence to the satisfaction of the Development Officer.

d) Landscaping and Berming

A landscaped berm similar to that on the property to the north shall be provided along the east boundary of the site to screen, in conjunction with the fence, the proposed building from the residences east of 1 Street S.E.

e) Access

No direct vehicular access or egress shall be permitted from or to 1 Street S.E.

f) Signage

No signage shall be permitted on or adjacent to 1 Street S.E. or on the building and oriented towards 1 Street S.E.

g) Outdoor Paging System

No outdoor, amplified audio paging system shall be permitted.

h) 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.