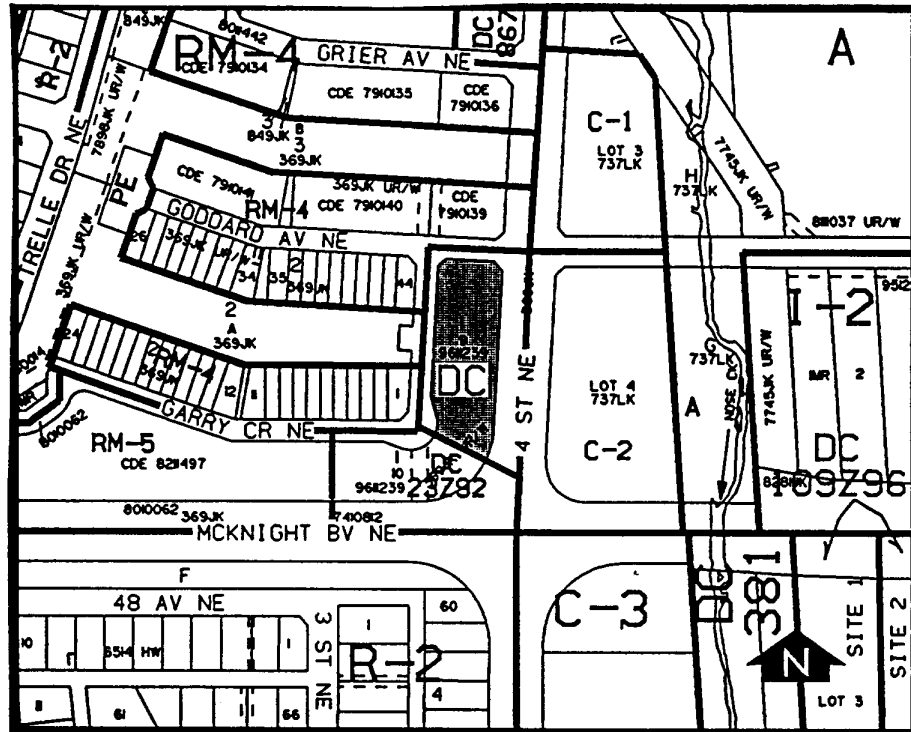


Amendment No. 96/119
Bylaw No. 87Z97
Council Approval: 24 September 1997

SCHEDULE B



1. Land Use

The land use shall be the Permitted and the Discretionary Uses, respectively, of the C-1 Local Commercial Land Use District, with the additional discretionary use of a multi-bay manual carwash.

2. Development Guidelines

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

- a. Rear Yard
No minimum requirement.
- b. Number of Carwash Bays
A maximum of 3 bays.

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CONTINUED

c. Vehicle Stacking

A minimum of 3 car lengths for each bay to the satisfaction of the Director of Transportation.

d. Noise Mitigation

That the development of a carwash be subject to a noise analysis study to determine the potential noise impacts of any carwash development on the adjacent residential community, and if necessary to identify noise mitigation requirement community, and if necessary to identify noise mitigation requirements accordingly to the satisfaction of the Development Authority.

e. Building Design and Materials

Development shall provide both building design and materials which are similar in character and quality to that of the commercial development in the adjoining site to the south.

f. Landscaped Area

In addition to the landscaping requirements of Section 35(3)(f) of Bylaw 2P80, the rear boulevard on Garry Avenue N.E. shall be landscaped so as to provide soft landscaping in a continuous screen to a minimum height of 3.0 m to the satisfaction of the Development Authority.

g. Site Access and Egress to Goddard Avenue N.E.

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SCHEDULE B

CONTINUED

Future access from or egress to Goddard Avenue shall be at the discretion of the Director of Transportation subject to the modifications of the existing 4 Street N.E. access and egress on the site to right-in and right-out turns only.

h. **Development Plans**

Approval of this application does not constitute approval of a development permit. An application for a development permit shall subsequently be submitted to the Development Authority in accordance with Section 10 of Land Use Bylaw 2P80. In considering such an application, The Approving Authority shall ensure that, in addition to complying with all the development guidelines contained in this bylaw, the building design and site layout are the same or substantially similar to the plans and renderings presented to City Council during their consideration of this bylaw.