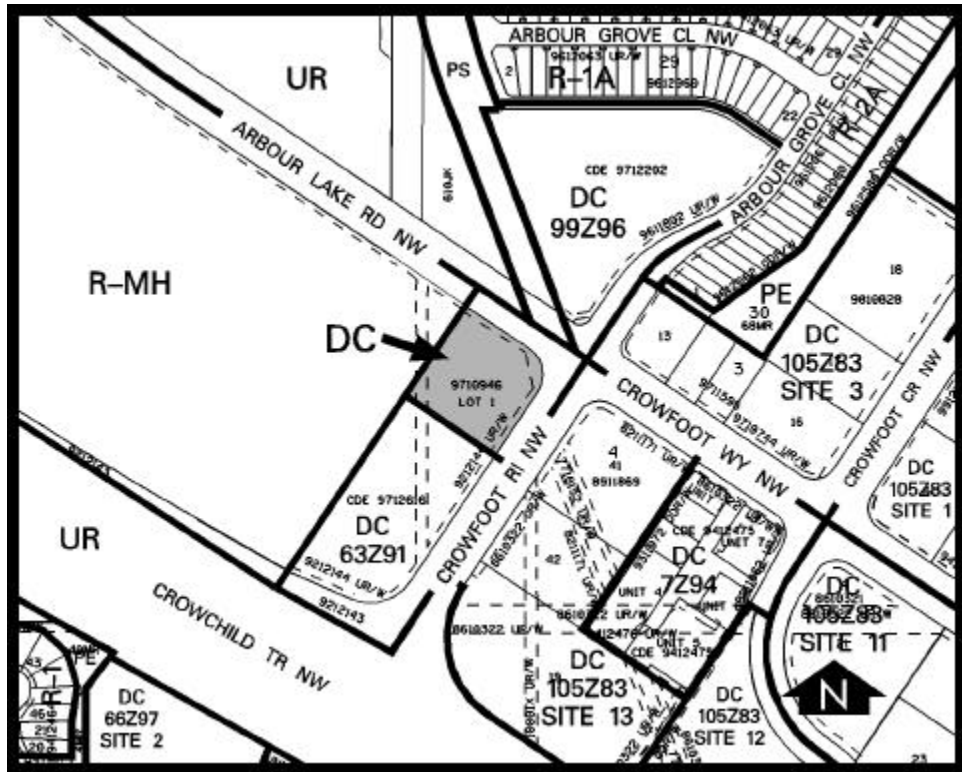


Amendment # LOC2002-0019
Bylaw # 53Z2002
Council Approval: June 17 2002

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the C-1A Local Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively excluding restaurant/drinking establishments, automotive service, and grocery stores and with the additional Discretionary Use of automotive sales and rentals.

2. Development Guidelines

The General Rules for Commercial Districts and the Permitted and Discretionary Use Rules of the C-1A Local Commercial District of Bylaw 2P80 shall apply unless otherwise noted below.

(a) Gross Floor Area

The maximum gross floor area will be limited by the capacity of the left-turn bay on Crowfoot Rise NW and shall be determined at the time of application for development permits to the satisfaction of the Approving Authority.

(b) Landscaping

A minimum of 10 percent of the site plus all adjoining City boulevards shall be landscaped. A detailed landscaping plan including an inventory of all existing trees and vegetation on-site shall be submitted to the Approving Authority as part of a development permit application.

(c) Yards

All yards shall be a minimum depth of 6 metres.

(d) Parking Areas

- (i) Parking areas shall be such that surrounding residential uses are not adversely affected to the satisfaction of the Approving Authority;
- (ii) Employee and patron parking shall be clearly distinguishable from vehicular storage areas. All employee vehicles and vehicles associated with the uses shall be parked on-site;
- (iii) No vehicles shall be parked in required yards and landscaped area; and
- (iv) Parking areas shall be separated from landscaped areas by a concrete curb and a post and cable fence or alternative treatments to the satisfaction of the Approving Authority.

(e) Lighting

All on-site lighting shall be located, oriented and shielded so as not to adversely affect the adjacent residential properties.

(f) Access

- (i) If at any time, the north boundary left-turn access from Crowfoot Rise NW to the site causes safety or operational problems in the opinion of the General Manager, Planning & Transportation Policy, this access may be closed and all costs to be borne by applicant; and
- (ii) A mutual access agreement for the benefit of 45 Crowfoot Rise NW, shall be provided to the all-turns access on Arbour Lake Road NW to the satisfaction of the General Manager, Planning & Transportation Policy.

(g) Automotive Sales and Rental

- (i) There shall be no outdoor loudspeakers or paging systems;
- (ii) Outdoor lighting shall be low intensity and directed downwards to the ground surface so as to minimize the impact on the surrounding residential areas to the satisfaction of the Approving Authority;
- (iii) Staff parking shall be assigned and located at the rear of the development;
- (iv) Roof top equipment shall be located as far as possible towards the front of the building and screened to minimize the visual and auditory impact on the adjacent residential areas to the satisfaction of the Approving Authority;
- (v) Signage shall be low scale and low height so as not to adversely impact the adjacent residential area to the satisfaction of the Approving Authority;
- (vi) There shall be no garage doors located on the rear of the building;
- (vii) Delivery of new cars shall occur in the daylight hours between 8 a.m. and 4 p.m.;
- (viii) The businesses shall have Monday to Saturday operating hours and not be open for business on Sundays or Holidays; and
- (ix) Snow removal shall occur in the daylight hours between 8 a.m. and 4 p.m.