

Proposed Changes to Zoning Agreement

| Existing | Proposed Amendment |
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| <p>Use of Land</p> <ul style="list-style-type: none"> • The Owner covenants and agrees that the use of the Land will be restricted to the construction and operation of a grocery/dry goods store with a minimum gross floor area of 2,136 square metres and a maximum gross floor area of 2,600 square metres. A minimum of 30% of the gross floor area of the store must be devoted to the sale of food products. In addition, a minimum of 50% of the annual gross sales of the store must be from the sale of grocery and food items. If required by the City of Saskatoon (City), the Owner shall provide a written record of its sales, detailing the items sold in the store. The City shall provide at least 60 days written notice of its requirement for such a record and shall not require more than one report in any calendar year. • Either, but not both, of the following uses: <ul style="list-style-type: none"> (a) A building containing a restaurant or restaurants with a maximum gross floor area of 511 square metres; or (b) A multi-tenant commercial rental unit building with a maximum gross floor area of 750 square metres. | <p>Use of Land</p> <ul style="list-style-type: none"> • The owner covenants and agrees that the use of the Land will be restricted to the construction and operation of a building with a minimum gross floor area of 2,136 square metres and a maximum gross floor area of 2,600 square metres. Use of the building shall be limited to a retail store(s). The building may be multi-tenant provided that the minimum gross floor area of any retail store within the building shall not be less than 380 square metres. • In addition, either, but not both, of the following uses are allowed on the site: <ul style="list-style-type: none"> (a) A building containing a restaurant or restaurants with a maximum gross floor area of 511 square metres; or (b) A multi-tenant commercial retail building with a maximum gross floor area of 750 square metres. |