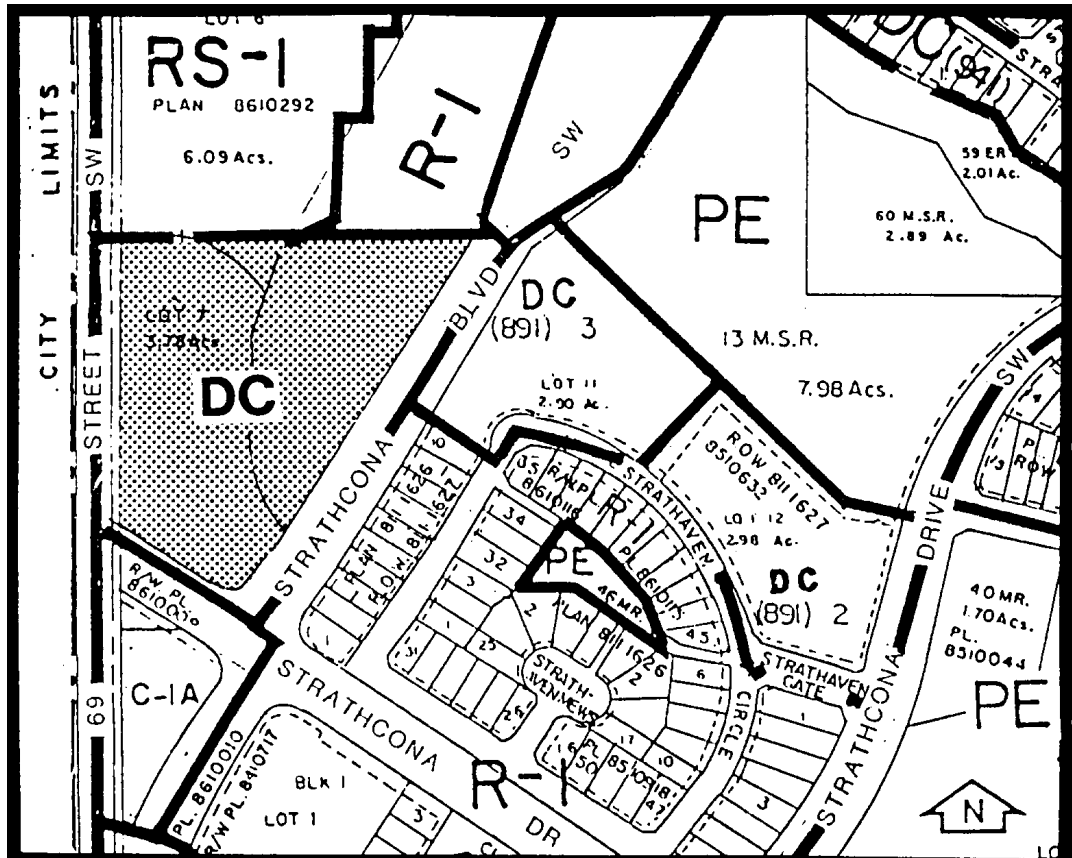


**Amendment No. 87/070**  
**Bylaw No. 109Z87**  
Council Approval: 14 September 1987

**SCHEDULE B**



1. Land Use

The land use shall be for a comprehensively designed shopping centre only with the permitted uses of the C-5 Shopping Centre Commercial District being permitted and the discretionary uses of C-5 being discretionary, with the exception of the following:

- o Amusement arcades, automotive specialties, billiard parlours, bottle return depots, dwelling units, entertainment establishments, gaming establishments - bingo, home occupations, hotels and motels.

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-5/5 (Shopping Centre Commercial) shall apply unless otherwise noted below.

a) Gross Floor Area

Gross Floor Area shall not exceed 7,330 m<sup>2</sup> (78,905 sq. ft.).

b) Building Height

Maximum height of the clock tower shall be 15 m (50 ft.); all other development shall be a maximum of two storeys not exceeding an overall height of 10 metres.

c) Site Size

Maximum parcel size shall not exceed 3.10 ha. ± (7.66 ac. ±).

d) Parking

Parking shall be provided at the ratio of 5.5 stalls per 93 square metres of net floor area on an overall site basis. Parking for uses which have a by-lawed parking requirement greater than the above standard such as restaurants and drinking establishments shall be to the satisfaction of the Approving Authority.

e) Buffering

A minimum 15 m (50 ft.) wide landscaped buffer shall be provided along the north boundary of the site except that this may be reduced to 9 m (30 ft.) in two locations for access to loading areas and garbage receptacles.

f) 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.