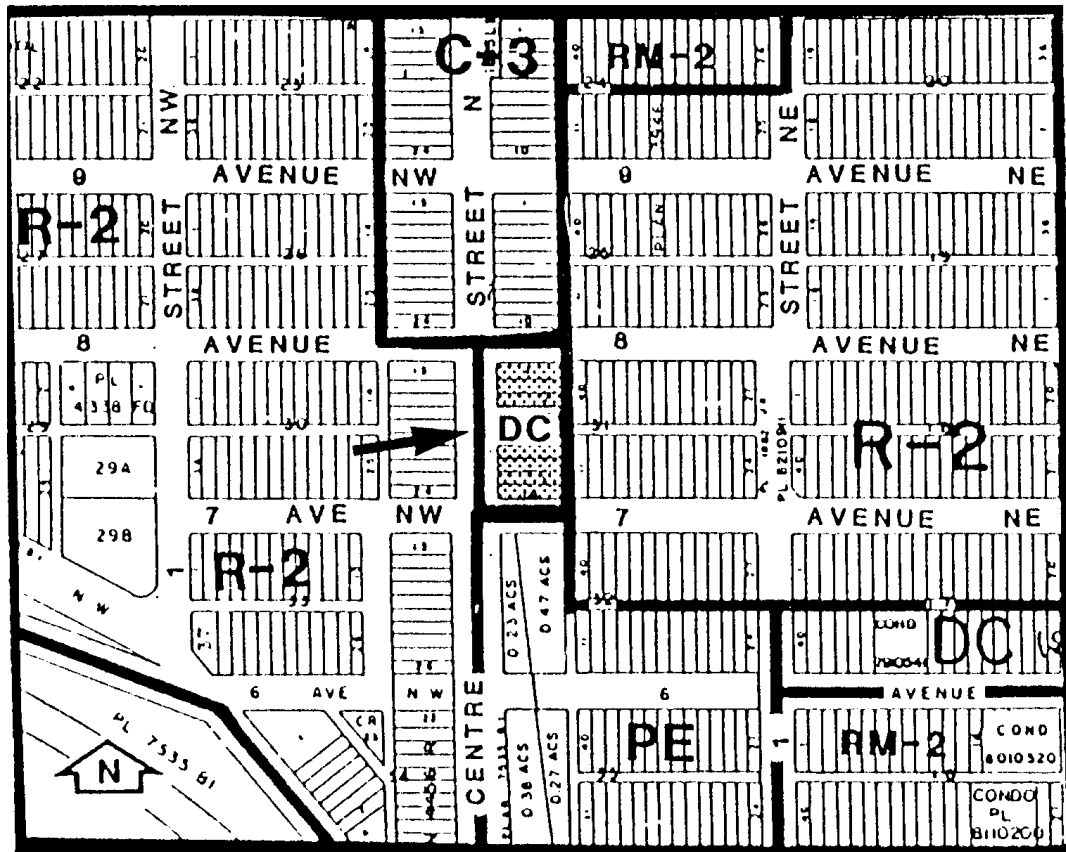


**Amendment No. 86/141**  
**Bylaw No. 34Z87**  
**Council Approval: 27 July 1987**

**SCHEDULE B**



1. Land Use

The permitted and discretionary uses of the C-1A District shall be permitted and discretionary respectively with the following deletions: medical clinics, veterinary clinics, automotive services, billiard parlours, child care facilities, dwelling units, liquor stores, and special care facilities.

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-1A (Local Commercial District) shall apply unless otherwise noted below.

a. Height

Maximum building height shall be 1 storey not exceeding 6 metres at any eaveline (not including mechanical penthouse).

b. Gross Floor Area

The gross floor area over the entire site shall not exceed 1079.5 m<sup>2</sup>± (11,615 sq.ft.±).

c. Use Limitations

Any video rental store shall not exceed 140 m<sup>2</sup>± (1,500 sq.ft.±) gross floor area. Any restaurant shall be limited to a maximum of 60 seats.

d. Hours of Operation

There shall be no 24-hour operations permitted in the development and the store hours shall be limited to opening between 7:00 a.m. and 12:00 p.m. midnight, except for the restaurant use whose hours shall be restricted to between 11:00 a.m. and 1:00 a.m.

e. Access

No direct vehicular access or egress shall be permitted from or to 7 Avenue N.E. Access to and from Centre Street shall be limited one location and shall be restricted to right turns only.

f. Signage

Signage shall be limited in size, design and location to the satisfaction of the Approving Authority.

g. 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. In considering such an application, the Approving Authorities shall ensure the building appearance, including the consistent architectural treatment of the entire building, site layout and density, conform substantially to the plans and renderings submitted to City Council during the consideration of By-law 34Z87. The building appearance shall include the architectural treatment of the back facing the residential area, as presented and approved by the community.