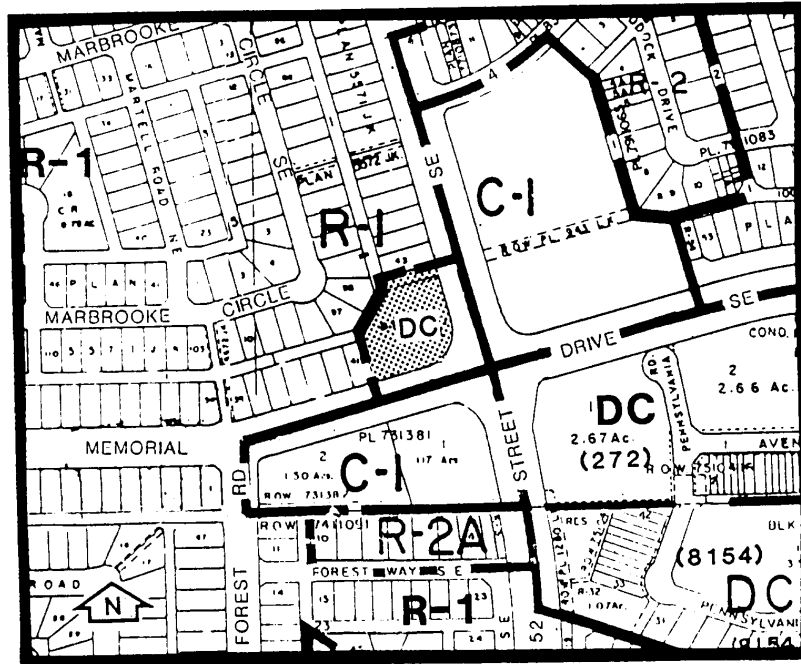


**Amendment No. 87/062**  
**Bylaw No. 3Z88**  
**Council Approval: 18 January 1988**

**SCHEDULE B**



1. Land Use

The Permitted uses of the C-1A district shall be permitted except for the following deletions: retail food stores and financial institutions.

The Discretionary Uses of the C-1A district shall be discretionary except for the following deletions: automotive services, billiard parlours, commercial schools, dwelling units, home occupations, liquor stores, public and quasi-public buildings and special care facilities.

A drinking establishment in the form of one only licenced lounge in conjunction with a restaurant may also be allowed as a discretionary use.

Restaurants and grocery stores shall be limited to one of each on the site.

## 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) Restaurant and Lounge

The restaurant shall be limited to a maximum gross floor area of 200 m<sup>2</sup>, and the lounge shall have a maximum gross floor area of 75 m<sup>2</sup>, 24 seat maximum.

b) Grocery Store

The grocery store shall be limited to a maximum gross floor area of 230 m<sup>2</sup>.

c) Building Height

A maximum of one storey not exceeding an overall height of 6 metres.

d) Landscaped Area

All minimum front and side yards shall be landscaped except for accessways from public thoroughfares and parking to the satisfaction of the Development Officer.

e) Parking

Notwithstanding Section 18, a minimum of 56 stalls shall be provided on site for the building existing on the site on the date of passage of this by-law. Additional parking relaxations shall not be granted for the existing neighbourhood shopping centre.

f) Access

Right turns only shall be allowed to an from both 52 Street N.E. and Memorial Drive.