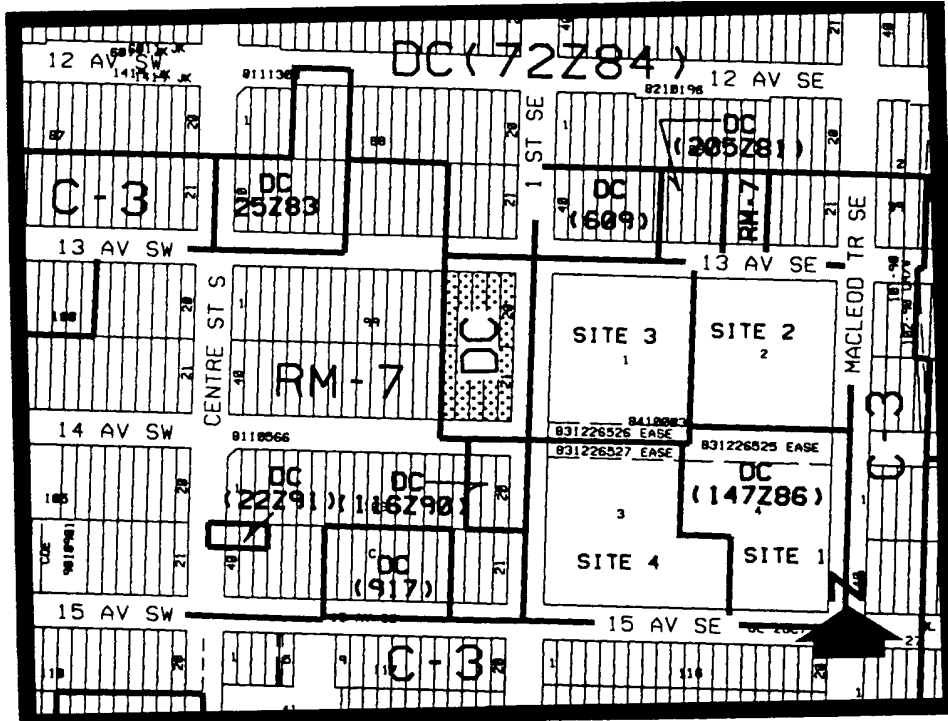


**Amendment No. 91/088
Bylaw No. 20Z92
Council Approval: 16 March 1992**

SCHEDULE B



1. Land Use

The land use shall be for offices, retail (including a speciality wine store), and personal service businesses. In addition, chocolate manufacturing, a commercial school associated with chocolate manufacturing and temporary surface parking may be allowed.

2. Development Guidelines

a. The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-2 General Commercial District shall apply unless otherwise noted below.

b. By-lawed Setback

No building or structure shall be permitted within the 5.182 metre by-lawed setback on 1 Street S.E.

c. Vehicular Access and Egress

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority.

d. Floor Area Ratio (F.A.R.)

The maximum floor area ratio shall be 1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

e. Fencing, Landscaping and Garbage Storage

Fencing, landscaping and garbage storage shall be of high quality design, to the satisfaction of the Approving Authority.

f. Temporary Surface Parking Areas

As an interim use, the temporary surface parking area shall be designed and developed in conformity with relevant Council policies and standards to the satisfaction of the Approving Authority, with particular attention to the quality of the landscaping and fencing in proximity to existing and potential residential uses.

g. Building Height

The building height shall not exceed 16 metres.

h. Signage

A comprehensive signage proposal shall be submitted as part of the development permit application.

i. Yards

a) Front Yard

No minimum requirement;

b) Side Yard

A minimum width of 3 metres;

c) Rear Yard

No minimum requirement.

j. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building design and site layout are consistent with the plans and renderings submitted to City Council during their consideration of this By-law.