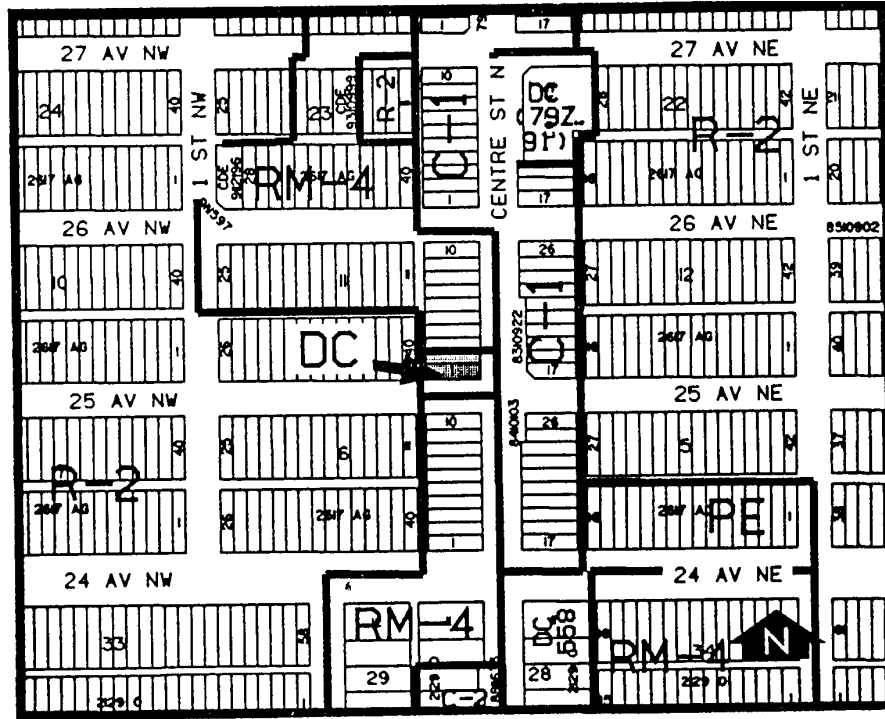# Amendment No. 93/083
Bylaw No. 41Z94
Council Approval: 16 May 1994

SCHEDULE B

1. Land Use

    (a) The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District of By-law 2P80 shall be the permitted and discretionary uses respectively with the additional Discretionary Use of a retail hobby shop and a courier dispatch office within the building existing on the site only on the date of passage of the By-law.

2. Development Guidelines

    (a) The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below.

    (b) 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.

(c)   Guidelines for Commercial Use

(i)   By-lawed Setback

No building or structure shall be permitted within the 3.810 metre by-lawed setback on Centre Street.

(ii)   Vehicular Access and Egress

Vehicular access or egress shall be permitted from 25 Avenue N.W. or the lane, subject to the satisfaction of the Approving Authority.

(iii)   Parking

-       Parking provided shall not be less than the minimum requirements of By-law 2P80, to the satisfaction of the Approving Authority.

-       The design, location and treatment of parking areas shall be such that surrounding residential uses are not adversely affected, to the satisfaction of the Approving Authority.

(iv)   Fencing, Landscaping and Garbage Storage

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

(v)   Signage

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

(vi)   Courier Trips

A maximum of 20 vehicle trips per month shall be allowed for the courier service."