

Amendment No. 99/018
Bylaw No. 75Z99
Council Approval: 19 July 1999

SCHEDULE B



1. Land Use
The land use shall be for the discretionary uses of office, retail store, restaurant – food service only and outdoor café.
2. Development Guidelines
The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-1 Local Commercial District shall apply unless otherwise noted below.
3. Building Setback
The front yard setback shall be a maximum of 6.0 metres.
4. 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; however, no direct vehicular access or egress shall be permitted from or to the lane.

5. Gross Floor Area

The maximum gross floor area of the building shall be 1020 square metres.

6. Parking

The Approving Authority shall not relax required parking for this development.

7. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.