

**Amendment No. 87/065**  
**Bylaw No. 112Z87**  
**Council Approval: 14 September 1987**

**SCHEDULE B**



1. Land Use

The land use shall be for a retail commercial building within which the permitted and discretionary uses of the C-2 (General Commercial District) shall be permitted and discretionary uses respectively.

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-2 (General Commercial District) shall apply unless otherwise noted below:

a) Front Yard

No minimum front yard is required.

b) Side Yard

A minimum of 3 metres where the side of the site abuts a residential district.

c) **Building Height**  
The maximum building height shall be one storey not exceeding 10 metres.

d) **Landscaping**

A detailed landscaping plan shall be submitted to the satisfaction of the Approving Authority. Existing vegetation shall be included in the plan indicating retention of trees along the south property line.

e) **Parking**

A minimum of 15 on-site parking stalls shall be provided and shall be suitably signed for access and use.

f) **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 Authority as part of a development permit application.