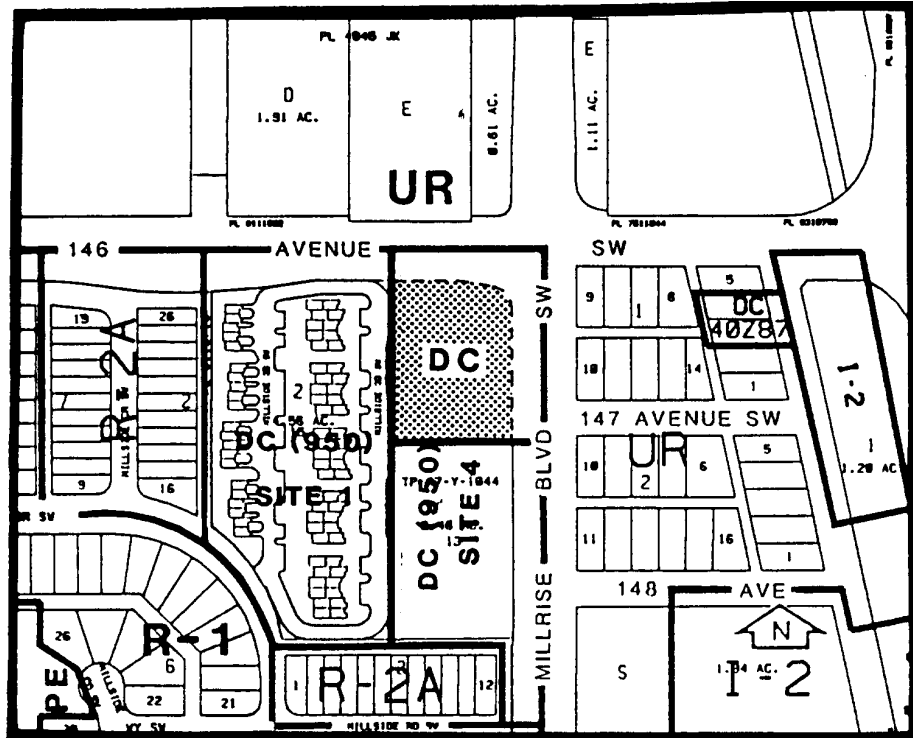


Amendment No. 89/027
Bylaw No. 52Z89
Council Approval: 19 June 1989

SCHEDULE B



1. Land Use

The permitted and discretionary uses of the C-1A Local Commercial District shall be the permitted and discretionary uses respectively with the additional discretionary use of a drinking establishment (licensed lounge), one only on the site, being allowed ancillary to a restaurant.

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 District shall apply unless otherwise noted below:

a) Capacity

The maximum seating capacity of the restaurant/lounge shall be up to a total of 100 persons or such lesser capacity as determined by the Approving Authority in order to accommodate the parking provisions of the development.

b) Height

The maximum building height shall be in the order of 28 feet.

c) Landscaping

The full length of the front yard shall be landscaped to a minimum of 3 metres from the property line.

The full length of the rear yard where it abuts the DC/R-3 site shall be landscaped except for access way to a minimum width of 5 metres (16.4 feet) from the property line.

d) Signage

Signage shall be limited in size, design and location and must be compatible with the existing structure to the satisfaction of the Development Officer.

e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colours, landscaping, parking and accesses shall subsequently be submitted to the Approving Authority as part of a development permit application.