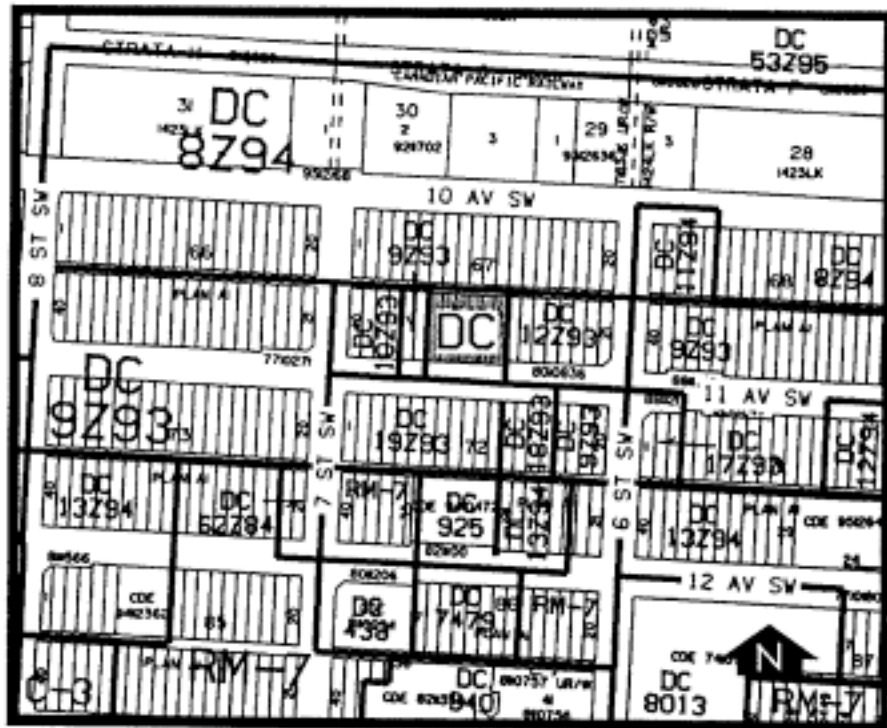


Amendment No. 96/023
Bylaw No. 28Z96
Council Approval: 14 May 1996

SCHEDULE B



1. PERMITTED USES

The following shall be Permitted Uses only within existing buildings:

- Home occupations - Class I
- Offices
- Personal service businesses
- Retail stores

2. DISCRETIONARY USES

In addition to the following uses, those uses that are Permitted Uses only within existing buildings as contained in Section 1 shall be Discretionary Uses in proposed buildings:
Athletic and recreational facilities:

Billiard parlours
Child care facilities
Commercial schools
Drinking establishments (less than 120 square metres gross floor area)
Dwelling units
Entertainment establishments (less than 120 square metres gross floor area)
Financial institutions
Home occupations - Class II
Hotels
Liquor stores
Mechanical reproduction or printing establishments
Medical clinics
Offices
Outdoor cafes
Parking areas (temporary)
Private clubs and organizations
Private schools
Public or quasi-public buildings
Radio or television studios
Retail food stores
Restaurants (less than 120 square metres gross floor area)
Signs
Veterinary clinics

3. DEVELOPMENT GUIDELINES

In addition to the General Rules for Commercial Districts contained in Section 33 of the Land Use Bylaw 2P80, the following rules shall apply:

- (a) Dwelling Units
 - (i) No dwelling unit shall be located below any storey used for commercial purposes.
 - (ii) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.
- (b) Building Height
 - A maximum of 35 metres.
- (c) Front Yard
 - (i) Any front yard provided shall be appropriately treated with hard and soft landscaping to enhance the streetscape and to ensure adequate pedestrian space.
 - (ii) No parking shall be allowed in the front yard.
- (d) Side Yards a minimum width of 1.2 metres except no side yard is required where the wall of a structure is built of material which normally would not require maintenance.
- (e) Rear Yard

A minimum depth of 1.2 metres.

(f) Outside Storage

No outside storage shall be allowed.

(g) 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 Authorities as part of a development permit application.