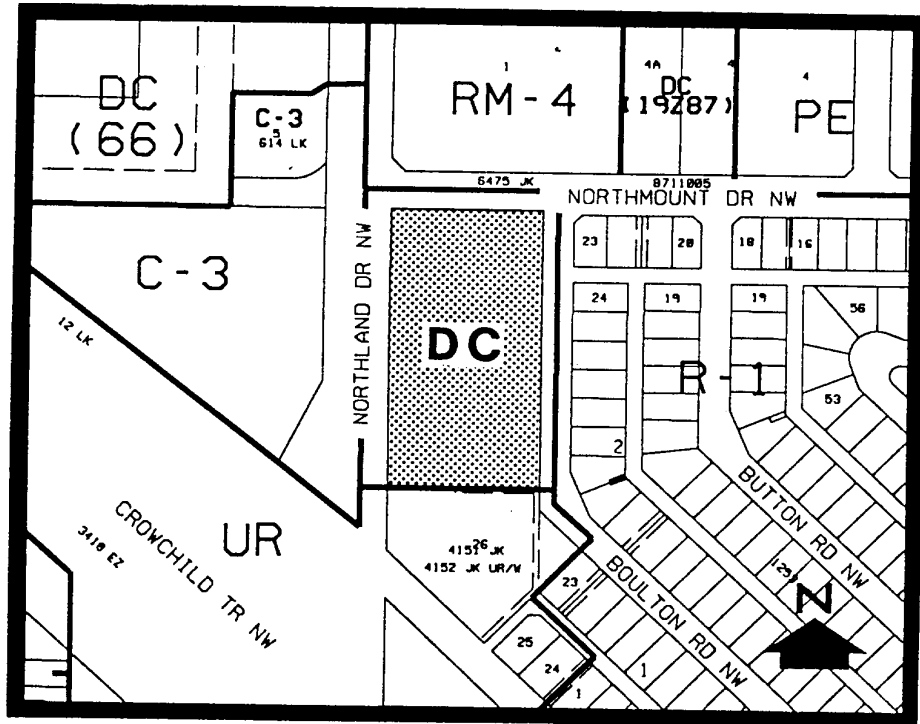


Amendment No. 91/009
Bylaw No. 81Z92
Council Approval: 26 July 1992

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of the C-1A Local Commercial District of By-law 2P80 shall be the permitted and discretionary uses respectively excluding the following uses: drive through fast food restaurant, video amusement arcade, car wash, multi-bay car wash, automotive service/gas station, drinking establishment (licensed lounge), automotive specialty uses, liquor store, billiard parlour, entertainment establishment. A grocery store shall be a discretionary use ancillary to a delicatessen restaurant only.

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) Vehicular Access and Egress

No direct vehicular access or egress shall be permitted to Boulton Road N.W.

b) Signage

A comprehensive signage proposal shall be submitted as part of the development permit application. No signage of any kind shall be permitted along Boulton Road N.W.

c) Commercial Uses

No commercial uses shall have a main entrance or loading entrance along Boulton Road N.W.

d) Loading Facility

All loading facilities shall be internal to the site.

e) 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.

f) Gross Floor Areas for Commercial Uses

The maximum gross floor area for commercial uses shall be 2509 square metres. In addition, up to 140 square metres gross floor area shall be allowed provided it is used only for garbage storage structures and the storage of landscape maintenance equipment. The maximum gross floor areas for specific uses shall be as follows:

Medical Clinic/veterinary clinic	372 square metres
Restaurant	300 square metres
Pharmacy/drug store	233 square metres
Grocery Store/deli restaurant	140 square metres

g) Yards Adjacent to Boulton Road N.W.

Yards adjacent to Boulton Road N.W. shall be a minimum depth of 5 metres.

h) Landscaped Area

A minimum of 12 percent of the site plus all adjoining city Boulevards shall be landscaped. Comprehensive landscaping plans shall be submitted as part of the initial development permit application. The Approving Authority shall ensure that landscaping elements including the area landscaped, berming, and plant materials are generally consistent with the plans shown to City Council during their consideration of this By-law.

i) Staff Parking

Dedicated staff parking stalls shall be located in the south-east portion of the site to the satisfaction of the approving authority.