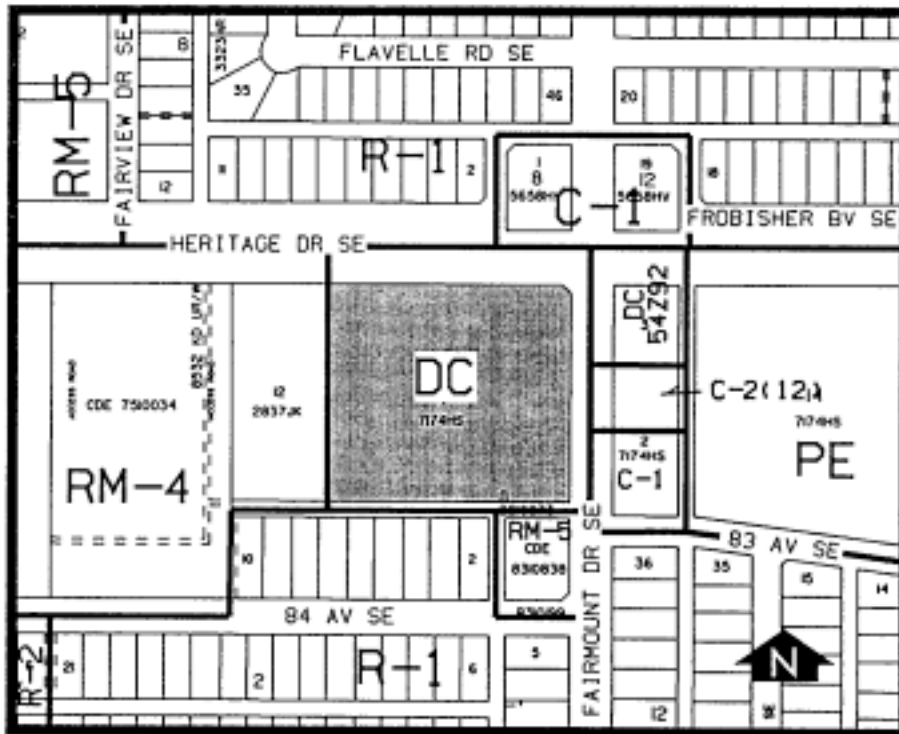


Amendment No. 95/098
Bylaw No. 113Z96
Council Approval: 09 December 1996

SCHEDULE B



1. **LAND USE**

The Permitted and Discretionary Uses of the C-1 Local Commercial District of Bylaw 2P80 shall be the permitted and discretionary uses respectively with the additional Discretionary Uses of:

- a) a drinking establishment (licensed lounge), one only on the site shall be allowed ancillary to a restaurant, and
- b) a bottle return depot located in the south east corner of the existing building with access to the existing loading dock.

2. **DEVELOPMENT GUIDELINES**

a) The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-1 District shall apply unless otherwise noted below.

b) Drinking Establishment Capacity

The Drinking Establishment shall have a maximum seating capacity of 50 and shall not exceed the capacity or area of the restaurant.

c) Bottle Return Depot Gross Floor Area

The maximum gross floor area shall be 262 square metres.

d) Bottle Return Depot and Liquor Store Loading Dock

All loading and unloading activities shall be restricted to the existing loading dock located in the east side of the sites, and shall not access the lane.

e) Fencing Landscaping and Garbage Storage

Fencing, landscaping and garbage storage shall be to the satisfaction of the Development Authority.

For a bottle return depot use:

A minimum landscaped depth of 5 metres shall be provided adjacent to the lane in the south east corner of the site to the satisfaction of the Development Authority.

Trees and shrubs shall be provided to the satisfaction of the Development Authority of sufficient size and scale to visually screen the surrounding residential uses from the existing loading space located in the south east corner of the site.

f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans including landscaping for the entire shopping centre site and a detailed parking calculation shall be submitted to the Development Authority as part of a development permit application.