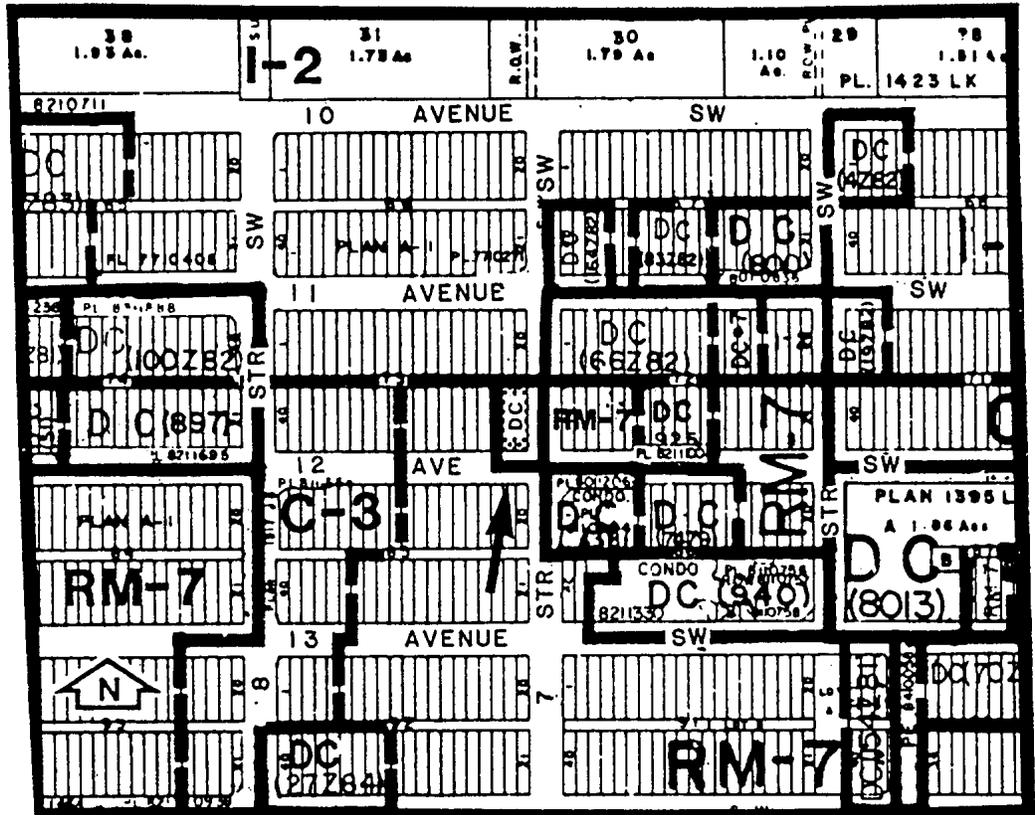


**Amendment No. 84/036**  
**Bylaw No. 62Z84**  
**Council Approval: 09 October 1984**

**SCHEDULE B**



1. Land Use

The land use shall be for a grocery store adjacent to 12th Avenue S. and a restaurant/lounge adjacent to 7th Street W. in the buildings existing as of date of approval of this by-law.

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) Height

Maximum building height shall be 2 storeys not exceeding 10 metres at any eaveline (not including mechanical penthouse).

b) Landscaping

A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

c) Parking

A minimum of 5 off-street parking stalls shall be provided on-site with any alternate off-site parking in the evenings appropriately secured and signed.

d) Access

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority.

e) By-lawed Setback

No building or structure shall be permitted within the 2.134m by-lawed setback on 12th Avenue S. The owner will be requested to dedicate the setback at the time of application for a development permit.

f) Building Conversion

The permitted uses of grocery store and restaurant/lounge shall be contained within the existing structures located on the southern and northern portions respectively on the subject site on the date of approval of this by-law.

g) Alteration

Any alteration to the exterior of the structure shall require the approval of detailed plans, showing all proposed alterations, by the Approving Authority.

h) Signage

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

i) 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.