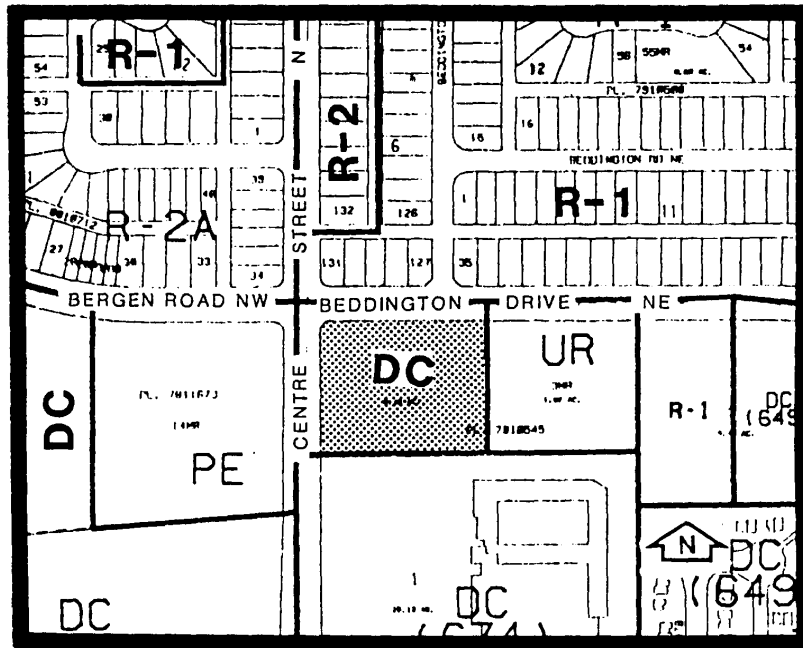


Amendment No. 88/083
Bylaw No. 92Z88
Council Approval: 14 November 1988

SCHEDULE B



1. Land Use

The Permitted land use shall be permitted uses for the C-1A District.

The Discretionary uses shall be the discretionary uses of the C-1A District with the deletion of automotive services and liquor stores, and the addition of one only drinking establishment in conjunction with 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 (Local Commercial District) shall apply unless otherwise noted below.

a) Frontage

The site frontage shall be considered to be the Centre Street North frontage.

b) Coverage

Maximum building coverage of the net site shall be 30%.

c) Beddington Drive Berming and Landscaping

The Beddington Drive frontage shall be bermed and landscaped to a minimum depth of 5.0 metres to the satisfaction of the Approving Authority.

No vehicular access or egress shall be obtained from the site to Beddington Drive N.E.

d) Parking Areas

Large parking areas must be made visually discontinuous through the use of berms, planters, natural vegetation, terraces, and the like, to the satisfaction of the Approving Authority.

e) Drinking Establishment

The drinking establishment shall be limited to 50% of the seating capacity of the restaurant or to a maximum of 60 seats, whichever is the greater.

f) 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 Authority as part of a development permit application.