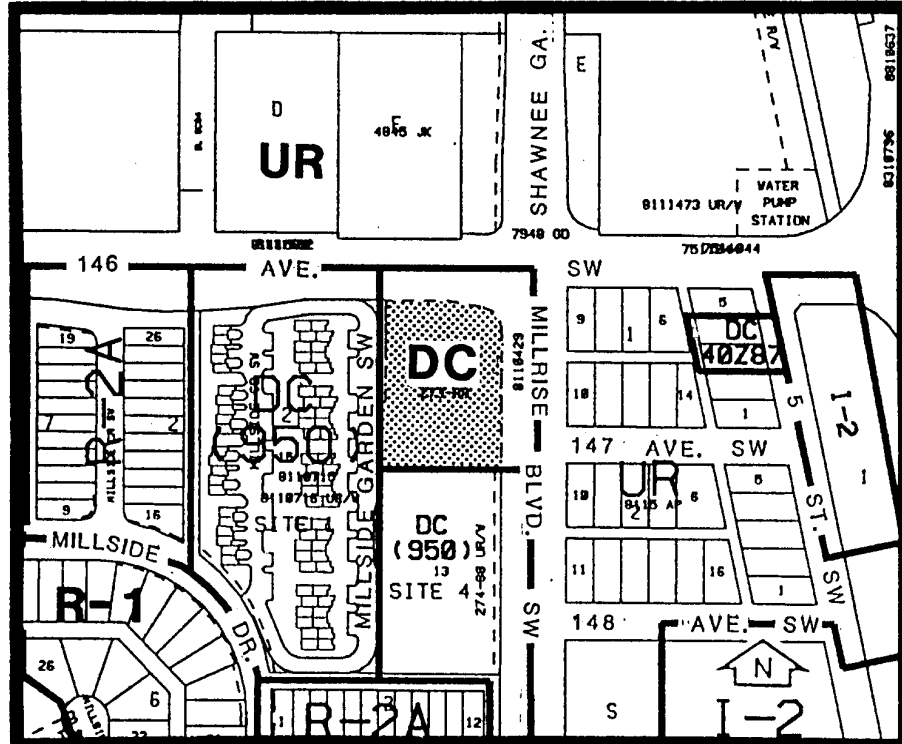


**Amendment No. 89/071**  
**Bylaw No. 93Z89**  
**Council Approval: 11 September 1989**

**SCHEDULE B**



1. Land Use

The permitted and discretionary uses of the C-1A Local Commercial District shall be the permitted and discretionary uses respectively with the additional discretionary use of a drinking establishment (licensed lounge), one only on the site, being allowed ancillary to a restaurant for a maximum combined restaurant/lounge capacity of 140 seats.

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) Capacity

The maximum seating capacity of the restaurant/lounge shall be up to a total of 140 persons or such lesser capacity as determined by the Approving Authority in order to accommodate the actual parking provisions of the development. At no time shall the seating capacity of the lounge exceed that of the restaurant.

b) Height

The maximum building height shall be in the order of 28 feet.

c) Landscaping

The full length of the front yard shall be landscaped to a minimum of 3 metres from the property line.

d) 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.

e) Parking

An area of land, being a minimum depth of 60 feet, shall be provided adjacent to the southerly boundary of the site for the parking needs of the restaurant/lounge use and shall be for the exclusive use of the development approved by this by-law.

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 colours, landscaping, parking and accesses shall subsequently be submitted to the Approving Authority as part of a development permit application.