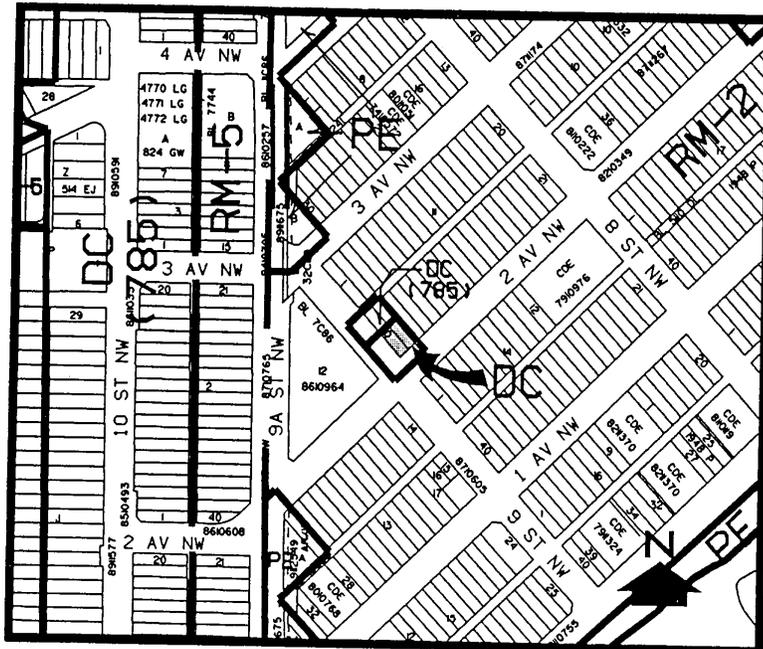


**Amendment No. 92/003  
Bylaw No. 39Z95  
Council Approval: 19 June 1995**

**SCHEDULE B**



1. Land Use

The land use shall be for two dwelling units, a retail store, and a restaurant (excluding fast food restaurant and excluding the serving of alcoholic beverages) ancillary to the retail store, located within the building existing on site on the 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-1 Local Commercial District shall apply unless otherwise noted below.

a) 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.

- b) Dwelling Units  
Not more than 2 dwelling units may be allowed on the second floor of the building.
- c) Retail Store  
The maximum floor area for a retail store shall be 279 square metres on the ground floor.
- d) Restaurant  
The maximum floor area for a restaurant shall be 100 square metres. The maximum number of seats shall be 30.
- e) Parking  
Parking shall be to the satisfaction of the Approving Authority.
- f) Garbage Storage  
The garbage enclosure shall be fully enclosed and integrated with the building to the satisfaction of the Approving Authority.
- g) Historical Character  
The Approving Authority shall ensure that the proposed use and any modifications to the building are complementary to the architectural and historical character of the existing building.
- h) Development Permits for Restaurant  
Development permits for a restaurant use shall be temporary to the satisfaction of the Approving Authority.