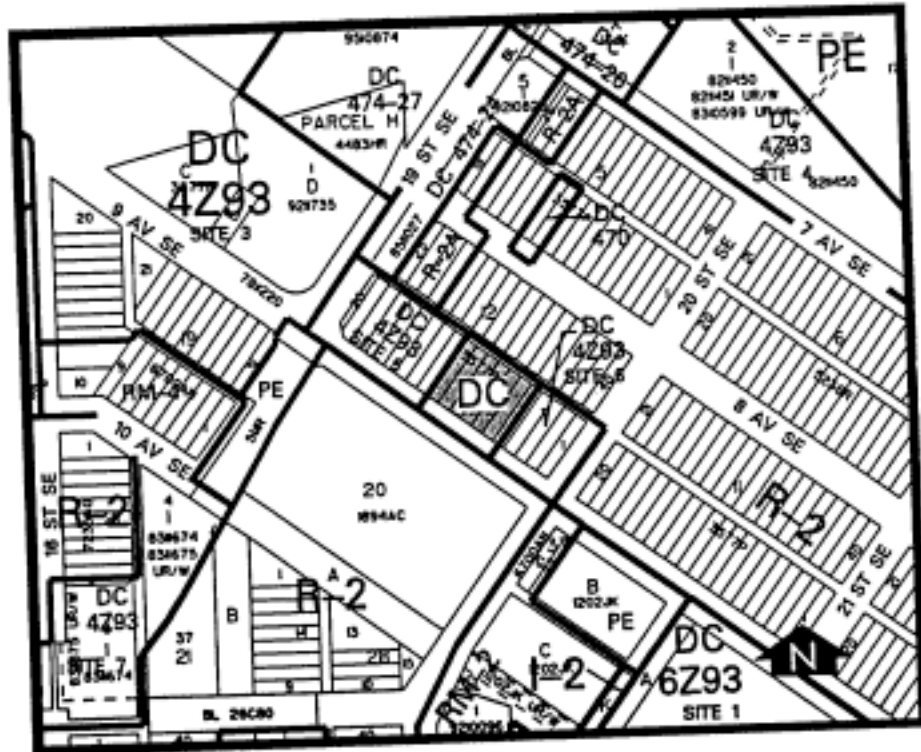


Amendment No. 97/012
Bylaw No. 77Z97
Council Approval: 22 July 1997

SCHEDULE B



1. Land Use

The permitted and discretionary uses of the C-2/20 General Commercial District shall be the permitted and discretionary uses respectively, except for offices which shall be a permitted use, and excluding the following:

- Automotive sales and rentals
- Autobody and paint shops
- Automotive services
- Automotive specialties

but including the following where they include a minimum retail component of 10% of the ground floor area:

- cleaning, servicing, testing or repairing

Amendment No. 97/012

Bylaw No. 77Z97

SCHEDULE B

CONTINUED

- manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-2/20 General Commercial District shall apply unless otherwise noted below.

(a) Density

The maximum number of dwelling units shall be 12.

(b) Residential

Dwelling units shall not have an entrance separate from the entrance to any commercial component of the unit.

(c) Commercial

Commercial uses shall only be located on the main floor and only when a dwelling unit is located above.

(d) Building Height

The maximum building height shall be three storeys.

(e) Parking

A minimum of two on-site parking stalls shall be provided for each unit. The Parking Relaxation Policy for the 9 Avenue (Atlantic Avenue) Commercial Area in Inglewood should also be applied to this development.

(f) Vehicular Access and Egress

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

**Amendment No. 97/012
Bylaw No. 77Z97**

SCHEDULE B

CONTINUED

(g) Signage

A comprehensive signage proposal shall be submitted as part of the development permit application. Signage shall be limited in size, design and location and must be compatible with the residential neighbourhood to the satisfaction of the Approving Authority.

(h) 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.