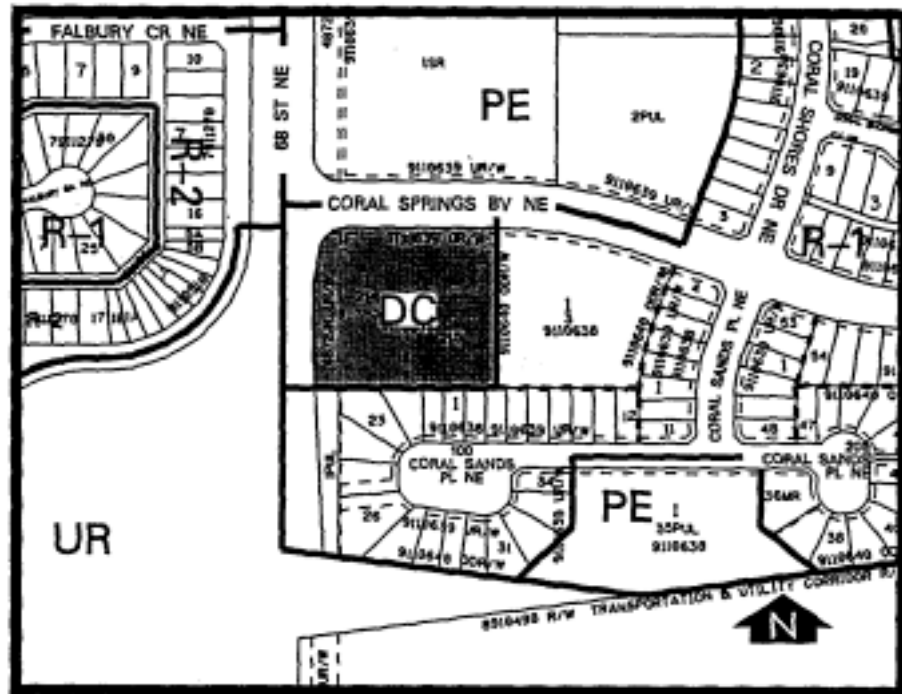


Amendment No. 98/110
Bylaw No. 2Z99
Council Approval: 08 February 1999

SCHEDULE B



1. Land Use

The permitted uses of the C-1A Local Commercial District shall be permitted uses. The discretionary uses shall be the discretionary uses of the C-1A District with the addition of only one restaurant/drinking establishment and excluding Billiard Parlours and Pawn Shops.

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-1A Commercial District shall apply unless otherwise noted below:

- a. Size of Grocery Store

Where a grocery store is provided as part of an automotive service use the gross floor area of the portion of the building used for grocery store shall not exceed 350m².

b. Landscaping

A detailed landscaping plan and retaining wall finishes satisfactory to the Development Authority, shall be submitted in conjunction with a Development Permit application, and the materials and finishes of the external walls of the buildings adjacent to the residential area shall be to the satisfaction of the Development Authority.

c. 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 access shall subsequently be submitted to the Approving Authority as part of a development permit application. That any future restaurant/drinking establishment proposed on the Direct Control site be located and designed in a manner that minimizes any possible adverse impact on nearby residential areas.