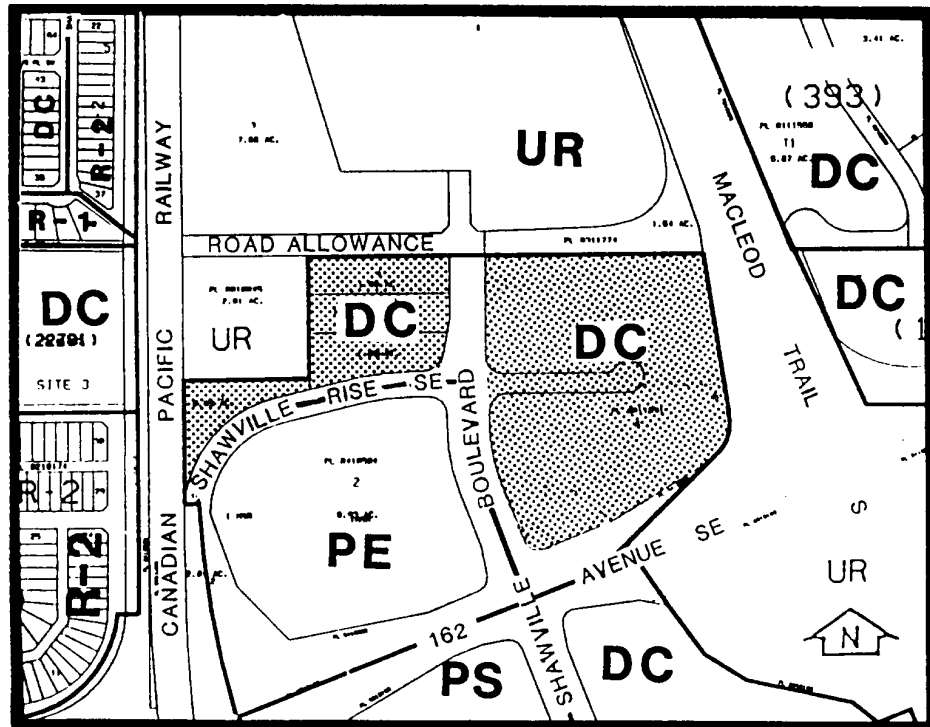


**Amendment No. 89/041**  
**Bylaw No. 89Z89**  
Council Approval: 17 July 1989

**SCHEDULE B**



1. Land Use

The land use shall be the permitted and discretionary uses respectively of the C-1A Local Commercial District with the additional uses of drinking establishments and cinemas.

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) Site Area

Notwithstanding Section 35(3)(e) the maximum site area shall be 5.91 ha.± (14.5 ac.±).

b) Front Yards

In addition to 35(3)(a) front yards shall be provided adjacent to Shawville Boulevard and Shawville Rise S.E.

c) Net Floor Area

Notwithstanding Section 35(3)(b.1), the maximum net floor area shall be 11,900 m<sup>2</sup> for the 4.31 ha. site, and 5,100 m<sup>2</sup> for the 1.6 ha. site.

d) Restaurants

Restaurants shall be limited to a maximum total of 929 m<sup>2</sup> (10,000 sq.ft.±) over the entire site.

e) Access

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

f) Roadway Improvements

The developer shall provide, at his sole expense and in addition to any requirement set out in the Standard Development Agreement, any additional roadway improvements that are required, in the opinion of the Director of Transportation, to service this site. Such improvements may include, but are not limited to traffic signals, additional driving lanes and intersection improvements.

g) Parking

Parking areas shall be provided throughout the development to facilitate reasonable vehicular access to each component of the centre rather than be concentrated in awkward peripheral areas of the site. Parking requirements on either the 1.6 ha. or the 4.31 ha. component may be provided in part on the other component to the satisfaction of the Approving Authority.

h) 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.

i) 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 Authorities as part of a development permit application.