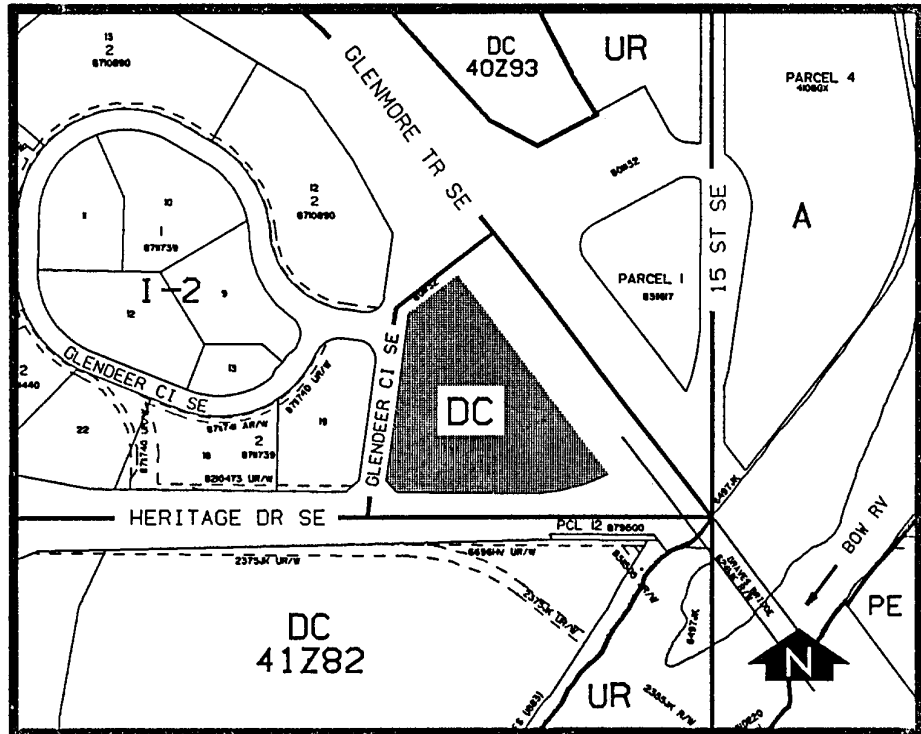


Amendment No. 96/071
Bylaw No. 112Z96
Council Approval: 27 January 1997

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses shall be as follows:

PERMITTED USES

- Essential public services
- Parks and playgrounds
- Utilities
- Restaurants
- Retail store
- Personal service businesses
- Veterinary clinics

DISCRETIONARY USES

Athletic and recreational facilities
Automotive sales and rentals (CU)
Automotive specialties (CU)
Automotive services (CU)
Billiard parlour
Child care facilities
Commercial school
Drinking establishments
Financial institutions (CU)
Funeral home
Grocery store
Hotels & motels
Laboratories
Liquor store
Mechanical reproduction and printing establishments
Medical clinic (CU)
Offices (CU)
Outdoor cafes
Parking areas and parking structures
Radio and television studio
Signs

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 General Commercial District shall apply unless otherwise noted below:

a) Yards

A minimum width of 6 metres where a yard abuts a public roadway.

b) Gross Floor Area

A maximum of 0.25 times the site area for all uses.

Restaurant - A maximum of 690 square metres in any one building on the site.

Liquor Store - One allowed on the site to a maximum of 418 square metres.

c) Drinking Establishment

A drinking establishment may only be allowed as an ancillary use to a restaurant.

d) Landscaping

i) Soft landscaping shall be provided within required setbacks to the satisfaction of the Development Authority

ii) Landscaping shall be located so as to enhance pedestrian and parking areas and to discourage pedestrian access across Glendee Circle S.E. to the satisfaction of the Development Authority.

(iii) All adjoining City boulevards shall be landscaped.

e) Signage

A comprehensive signage proposal shall be submitted as part of any development permit application.

f) Development Plans

Approval of this bylaw does not constitute approval of a development permit. All necessary plans and renderings shall subsequently be submitted to the Development Authority as part of a development permit application.

g) Outside Storage

Outside storage is an excluded use under the development guidelines - not including vehicles.