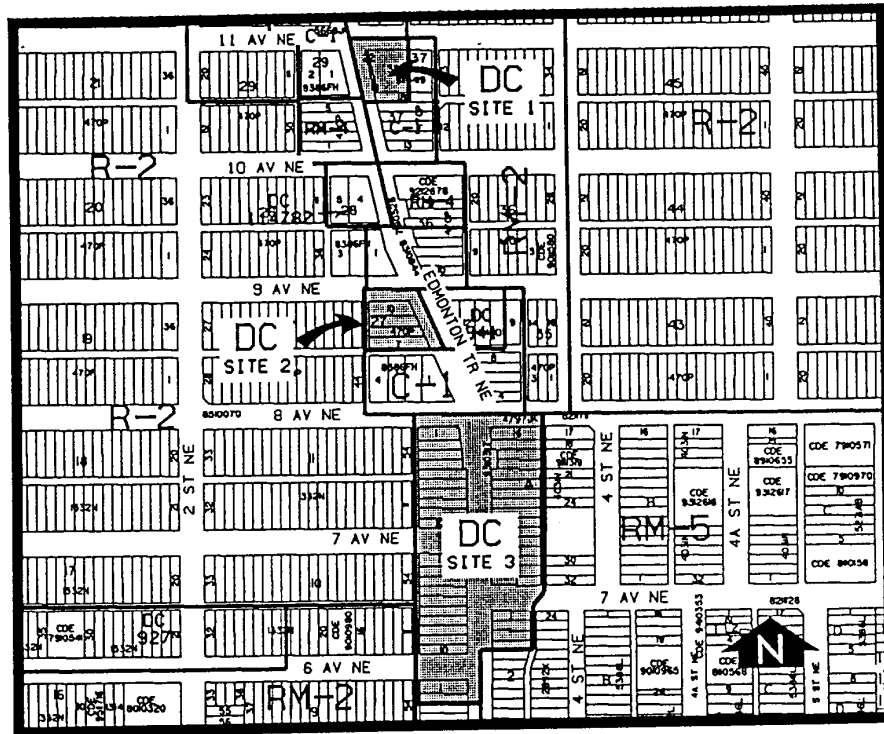


**Amendment No. 96/107
Bylaw No. 16Z97
Council Approval: 17 March 1997**

SCHEDULE B



SITE 1 AND 3

Land Use

The Permitted and Discretionary uses for the C-2 General Commercial District of Bylaw 2P80 shall be the permitted and discretionary uses respectively excluding the following uses: amusement arcades, auto body and paint shops, automotive sales and rentals, entertainment establishments, funeral homes, hotels and motels, radio and television studios.

Development Guidelines

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

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SCHEDULE B

CONTINUED

b) Drinking Establishments Floor Area

The maximum gross floor area shall be approximately 120 m².

c) Building Height

A maximum height of 12 metres where the first and second storeys are for commercial uses or mixed commercial/residential uses. A third storey shall be allowed where the entire third floor is devoted to dwelling units.

d) Building Setback From Residential Lots

A minimum setback of 5 metres except as follows:

- i) Restaurants and drinking establishments shall be setback a minimum of 15 metres.
- ii) Outdoor Cafes shall be setback a minimum of 25 metres or shall be separated from any residential lot by the principal building.

e) Outdoor Cafe Activities

The use of loudspeakers shall not be permitted within 100 metres of a dwelling unit or residential lot.

f) Entertainment Area

In a restaurant or drinking establishment not more than 8 percent of the net floor area or 45 square metres, whichever is less, may be used for entertainment purposes and, without restricting the generality of the foregoing, may include a dance floor, stage, billiard tables and mechanical or electronic games.

g) Development Plans

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SCHEDULE B

CONTINUED

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.

SITE 2

Land Use

The Permitted and Discretionary uses for the C-2 General Commercial District of Bylaw 2P80 shall be the permitted and discretionary uses respectively excluding the following uses: amusement arcades, auto body and paint shops, automotive sales and rentals, automotive specialties, funeral homes, hotels, motels, and radio and television studios.

Development Guidelines

- a) The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-2 District shall apply unless otherwise noted below.
- b) Drinking Establishments Floor Area
The maximum gross floor area shall be approximately 120 m².
- c) Building Height
A maximum height of 12 metres where the first and second storeys are for commercial uses or mixed commercial/residential uses. A third storey shall be allowed where the entire third floor is devoted to dwelling units.
- d) Development Plans

**Amendment No. 96/107
Bylaw No. 16Z97**

SCHEDULE B

CONTINUED

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.