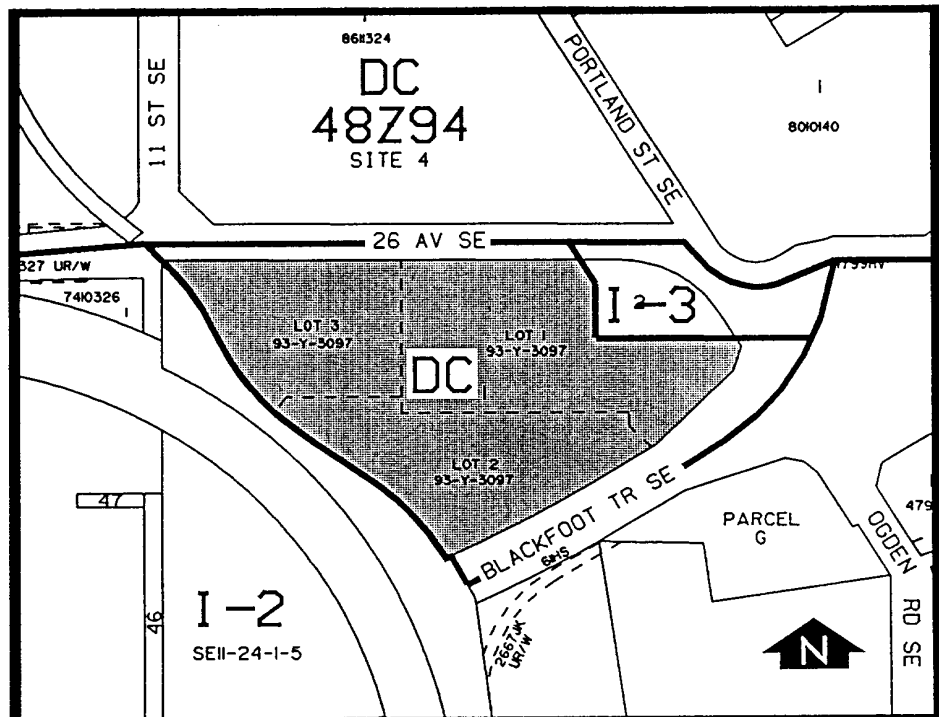


Amendment No. 96/081
Bylaw No. 22Z97
Council Approval: 17 March 1997

SCHEDULE B



1. Land Use

The Permitted and Discretionary uses of the C-3 General Commercial District shall be the permitted and discretionary uses respectively within the existing buildings and buildings to be reconstructed on existing foundations on the site with the deletion of the following uses:

- Commercial Schools
- Home Occupations
- Veterinary Clinics
- Amusement Arcades

- Auto Body and Paint Shops
- Automotive Sales and Rentals
- Automotive Services
- Automotive Specialities
- Billiard Parlours
- Dwelling Units
- Financial Institutions
- Funeral Homes
- Grocery Stores
- Hotels and Motels
- Medical Clinics
- Private Schools
- Public and Quasipublic Buildings
- Special Care Facilities

and with the addition of these following uses:

- Custodial Quarters
- Artisan Studios and Workshops

Artisan Studios and Workshops -- means a portion of a building used by an artist or artisan for production purposes including, but not limited to, fine and commercial art, sculpture, photography, ceramics, stained glass, pottery, jewellery, weaving and similar crafts, and the retail sale of those goods produced on the premises; but does not include kitchen, living or sleeping facilities.

2. Development Guidelines

The General Rules for Commercial District contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-3 General Commercial District shall apply unless otherwise noted below:

a) Building Height

Any building to be reconstructed on the existing foundations shall not be higher than two storeys.

b) Parking

Parking shall be provided at a ratio of 5.5 stalls per 1000 sq.ft. net floor area.

c) Landscaping

All front yards shall be landscaped to a minimum depth of 6.0 m (20 feet). Landscaping shall also be used to break-up and separate large parking areas.

d) Development Plans

The approval of this application does not constitute approval of a development permit. Comprehensive plans including inter alia, a detailed landscape plan, adequate detailed measures to decommission and abandon and/or remove the existing sewage treatment facilities, detailed exterior signage proposal, and any phasing plan shall be submitted to the Approving Authority as part of a comprehensive development permit application.

**Amendment No. 96/081
Bylaw No. 22Z97**

SCHEDULE B

CONTINUED