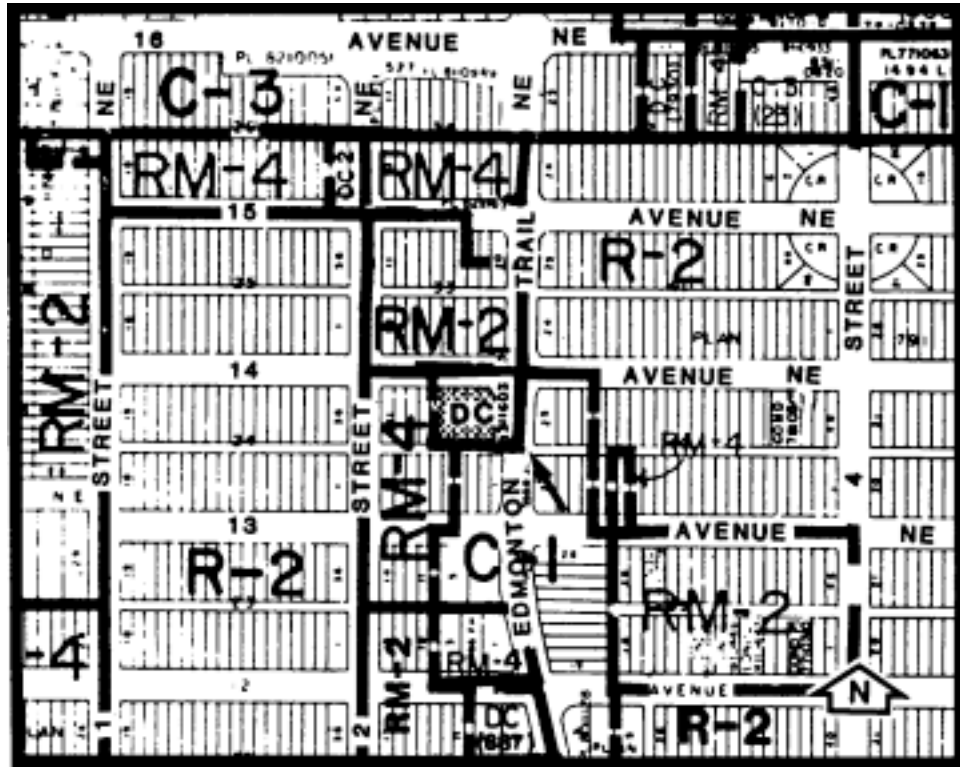


**Amendment No. 84/062**  
**Bylaw No. 35Z85**  
Council Approval: 17 June 1985

**SCHEDULE B**



1. Land Use
  - a) The following land uses shall be permitted:
    - offices
    - pasta production
    - radio station
    - retail food store
  - b) The following land uses shall be discretionary:
    - athletic and recreational facilities
    - commercial schools
    - personal service businesses
    - retail stores excluding liquor stores
    - signs
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-1 Local Commercial District shall apply unless otherwise noted below.

a) Development Permits:

- i) Any use or change of use shall require development permit approval and all such applications shall contain a statistical summary of parking stalls to be utilized for the proposed use as well as those stalls utilized for existing uses.
- ii) Where, in the opinion of the Approving Authority, the existing parking facility would not adequately serve the needs or characteristics of a use, that use shall not be allowed.

b) Density

Maximum density shall be in the order of 1800 m<sup>2</sup> (19,380 sq.ft.).

c) Height

Maximum building height shall be 2 storeys not exceeding 10 metres at any eaveline (not including mechanical penthouse).

d) F.A.R.

Maximum floor area ratio shall be 0.83. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

e) Sideyards

There shall be a 1.5 metre (5 ft.) sideyard where it abuts the residential district to the west.

f) Landscaping

A landscaping deck of 97 m<sup>2</sup> (1050 sq. ft.) at the second level and 228 m<sup>2</sup> (2456 sq.ft.) at grade shall be provided as part of the development. A detailed landscaping plan, including existing vegetation shall be submitted to the Approving Authority for approval as part of a development permit application.

g) Parking

A minimum of 22 off-street parking stalls and 1 loading bay shall be provided.

h) 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.

i) By-lawed Setback

No building or structure shall be permitted within the 5.182 m (17 ft.) setback on Edmonton Trail. The owner shall be requested to dedicate the setback at the time of application for a development permit.