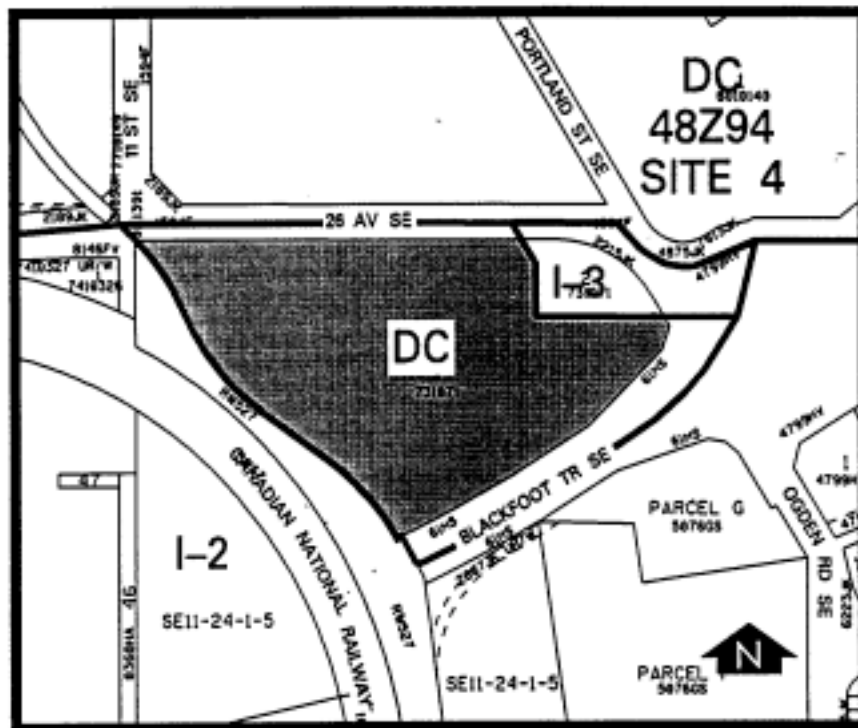


Amendment No. 99/141
Bylaw No. 73Z2000
Council Approval: 19 June 2000

SCHEDULE B



1. Land Use

- a) The following shall be Permitted Uses within the building existing on site on the date of passage of this Bylaw:
- Essential public services;
 - Parks and playgrounds;
 - Personal service businesses;
 - Restaurants – food service only;
 - Retail food stores;
 - Retail stores;
 - Signs – class 1;
 - Take-out food services; and
 - Utilities;
- b) The following shall be Discretionary Uses within the building existing on site on the date of passage of this Bylaw:
- Accessory food services;

- Artisan studios and workshops;
- Athletic and recreational facilities;
- Child care facilities;
- Commercial schools;
- Custodial quarters;
- Entertainment establishments;
- Financial institutions;
- Flea market;
- Medical clinics;
- Motion picture production facilities;
- Storage;
- Offices;
- Parking areas and parking structures;
- Private clubs and organisations;
- Public and quasi-public buildings;
- Radio and television studios;
- Restaurant/drinking establishments; and
- Signs – class 2.

c) The following shall be Discretionary Uses on the site:

- Flea markets.
- Outdoor cafes.

For the purposes of this Bylaw, “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 Districts 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) Parking

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

b) Parking Areas

Large parking areas shall be made visually discontinuous through the use of landscaping which includes berms, terraces, planters, vegetation and similar treatments to the satisfaction of the Development Authority.

c) Pedestrian Interface Treatment

A pedestrian circulation plan shall be submitted at the time of a development permit application for an outdoor flea market. The plan shall demonstrate the ability of pedestrians to move from the parking area to the flea market and transit facilities along 26 Avenue SE.

d) Landscaping

All front yards shall be landscaped to a minimum depth of 6.0 metres.

e) Gross Floor Area

The maximum gross floor area for the following uses shall be:

- i) Commercial schools - 280 square metres;
- ii) Financial institutions - 200 square metres; and
- iii) Medical clinics - 120 square metres.

f) Storage

- i) Storage shall be allowed within the lower level of the existing building only.
- ii) Outside storage shall be allowed at the rear of the existing building provided that:
 - A) such storage areas do not fall within any required minimum yards,
 - B) the storage is visually screened from public thoroughfares, and
 - C) all storage is related to outdoor flea market use only.
- iii) Visual screening and interface treatment of any outdoor storage area from the uses on site and Blackfoot Trail shall be to the satisfaction of the Development Authority.

g) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans including 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 Development Authority as part of a development permit application. In considering such an application, the Development Authority shall ensure the site layout is consistent with the plans and renderings submitted to City Council during their consideration of this Bylaw.