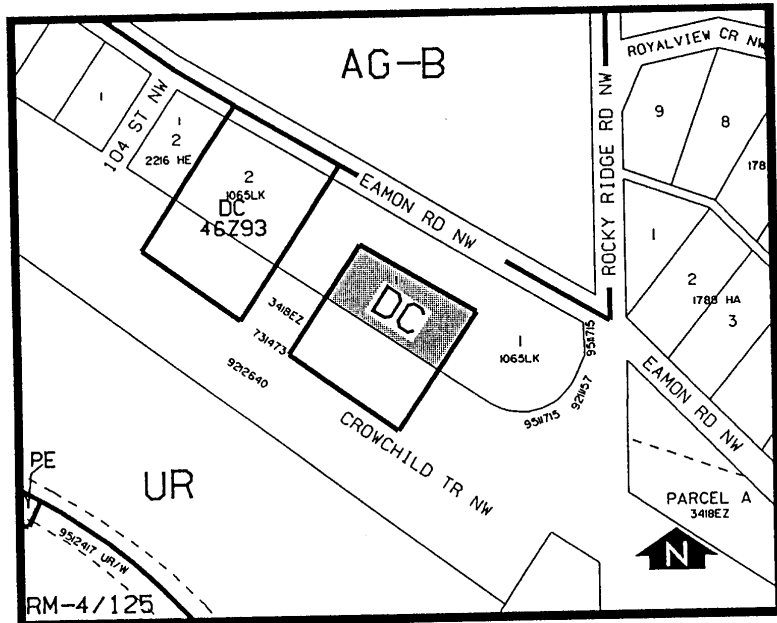


Amendment No. 96/018
Bylaw No. 95Z96
Council Approval: 15 October 1996

SCHEDULE B



1. Land Use

Only the following permitted and discretionary uses of the C-6 Highway Commercial District of Bylaw 2P80 shall be the permitted and discretionary uses respectively within the buildings existing on the site as of the date of approval of this Bylaw:

a) Permitted uses:

- Essential Public Service
- Parks and Playgrounds
- Restaurants
- Utilities

b) Discretionary Uses

- Drinking Establishment
- Entertainment Establishment
- Offices
- Outdoor Cafes

- Personal Services Business
- Retail Stores
- 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-6 Highway Commercial District shall apply unless otherwise noted below:

a. Vehicular Access and Egress

Access and egress from/to Crowchild Trail N.W. is temporary only and shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority. Any closed access/egress areas shall be incorporated into the landscaping area.

b. Parking

The design location and treatment of parking areas shall be such that surrounding residential and other uses are not adversely affected, to the satisfaction of the Approving Authority.

c. Additional Building

Only limited additional attached floor space accommodating a new kitchen, storage, and building service area may be provided at the rear side of the existing "Eamon's Station".

d. Outside Storage

There shall be no outside storage allowed on site. Limited displays of heritage artifacts associated with the site can be placed on the site to the satisfaction of the Approving Authority.

e. Signage

No third party advertising signs shall be allowed on the site. Any signs associated with the proposed use shall be accommodated on the existing sign structures.

f. Development Plans

Approval of this application does not constitute approval of a Development Permit. Comprehensive detailed plans which shall incorporate the historical details of the existing structures shall be submitted to the Approving Authority as part of a Development Permit application.

g. Deferred Services Agreement

Prior to the release of a Development Permit, a Deferred Services Agreement satisfactory in content to the City Engineer, shall be executed and registered on title by the applicant to the satisfaction of the City Solicitor.