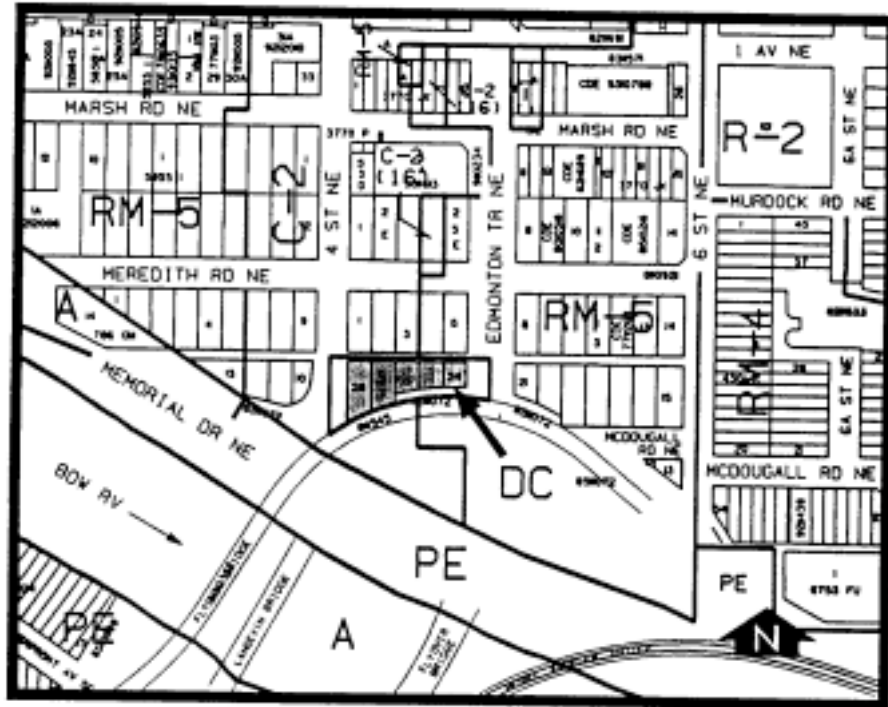


Amendment No. 93/063
Bylaw No. 17Z94
Council Approval: 14 March 1994

SCHEDULE B



1. Land Use

Land uses shall be for a restaurant, gas bar and grocery store. The restaurant shall allow a drive-in facility only if the Approving Authority is satisfied that it will not create a negative impact on the neighbourhood.

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-2 District shall apply unless otherwise noted below.

a) Restaurant Capacity

The maximum seating capacity for the restaurant use shall be 50 persons.

b) Building Design

All buildings on the site shall be limited to a maximum height of one storey and the design of the gas pump canopy shall reflect the historic character of the Edmonton Trail commercial area through such elements as flat roofs, brick and stucco exterior finishings and small pane windows.

c) Parking

A minimum of 23 parking stalls shall be provided for all uses with the majority of required parking for each use being provided on site. Residue required parking and surplus parking may be provided on adjoining lands covered by a license of occupation allowing such use. All parking shall be to the satisfaction of the Approving Authority.

d) Site Access/Egress

All access to and egress from the site shall be to the satisfaction of the Approving Authority except no egress shall be allowed from the site to Memorial Drive.

e) Signage

All identification and directional signage associated with or required by development of this site, shall be to the satisfaction of the Approving Authority including any required traffic management signage on surrounding streets and lanes.

f) Landscaping

Existing vegetation shall be retained and relocated on site with additional tree planting being provided in excess of the By-lawed requirement. The parking area shall be screened by a 1.2 metre berm constructed within the landscaped area under the overpass. The treatment of all landscaped area shall be with soft landscaping.

g) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building design and site layout are consistent with the plans and renderings submitted to City Council during their consideration of this By-law. As development of this site is contingent upon the availability and use of adjoining road right-of-way lands, covered by a license of occupation, the Approving Authority shall ensure appropriate development permit conditions are applied so that the requirements of this By-law are not compromised.

h) Fencing

A solid screening fence a minimum of 1 metre in height shall be installed along the entire north side of the site.