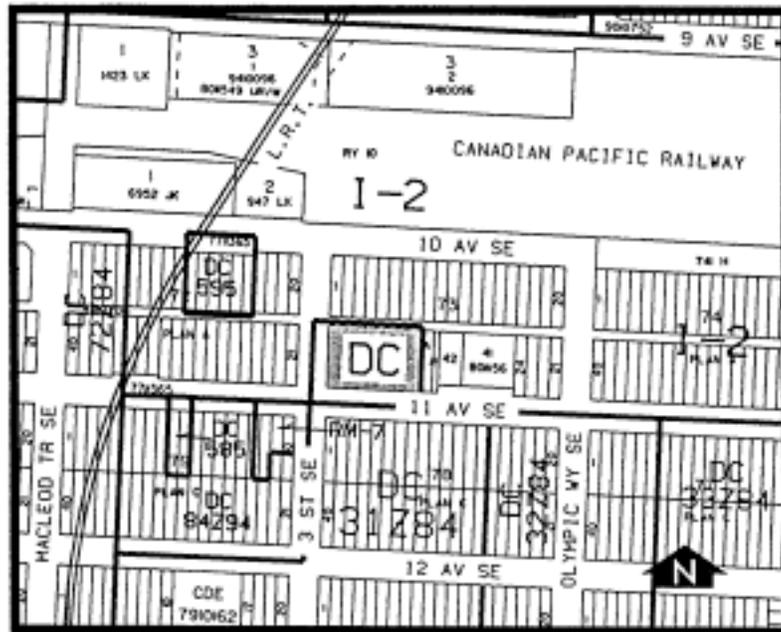


**Amendment No. 94/072**  
**Bylaw No. 5Z95**  
**Council Approval: 13 February 1995**

**SCHEDULE B**



1. Land Use

The Permitted Uses of the C-4(23) General Commercial District of By-law 2P80 shall be the permitted uses. The Discretionary Uses shall be:

- Child care facilities
- Dwelling units
- Home occupations
- Medical clinics
- Offices
- Parking areas and structures
- Personal service businesses
- Retail 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-4(23) General Commercial District shall apply unless otherwise noted below.

(a) Side Yard

No minimum requirement.

(b) Rear Yard

No minimum requirement.

(c) Building Height

Maximum building height shall be 23 metres at any eaveline (not including mechanical penthouse).

(d) Commercial Component

i) Notwithstanding Section 38(5)(b) of By-law 2P80, no minimum commercial component is required.

ii) All Discretionary Uses, excluding dwelling units, shall be limited to the first and second storeys of the building.

e) Dwelling Units

Dwelling units shall not be located below the second storey of the building.

f) Amenity Space

Amenity space for each dwelling unit shall be provided to the satisfaction of the Approving Authority.

3. Environmental Assessment and Remediation

Prior to release of the Development Permit, the owner shall submit evidence to the satisfaction of Alberta Environmental Protection and Calgary Health Services that the site has been remediated or has been risk managed to a level which will permit the development.

4. 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.