

**Amendment No. 96/014**  
**Bylaw No. 101Z96**  
**Council Approval: 21 November 1996**

**SCHEDULE B**



1. LAND USE

The Permitted and Discretionary Uses of the C-1A Local Commercial District of Bylaw 2P80 shall be discretionary uses.

2. DEVELOPMENT GUIDELINES

a) The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Discretionary Use Rules of the C-1A Local Commercial District shall apply unless otherwise noted below.

b) Vehicular Access and Egress

No direct vehicular access shall be permitted from or to 34 Avenue NE.  
Access and Egress from Edmonton Trail NE shall be to the satisfaction of the Development Authority.

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c) Fencing, Landscaping and Garbage Storage

Fencing, Landscaping and Garbage Storage shall be to the satisfaction of the Development Authority.

d) Parking Areas

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

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

e) Soil Contamination

Prior to the approval of a Development Permit, a Phase III Remediation/Risk Management Plan shall be submitted to the satisfaction of Alberta Environmental Protection and Calgary Health Services.

f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.