

- Retail Stores
- b) The following Permitted and Discretionary Uses shall be the permitted and discretionary uses respectively on the site as of the date of approval of this Bylaw.
 - i) Permitted uses:
 - Essential Public Services
 - Utilities
 - ii) Discretionary Uses
 - Signs
 - Outside storage of new vehicles
- c) No use listed in (a)(i) and (ii) above shall be allowed while a valid Development Permit exists for the outside storage of new vehicles.

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 and to the site shall be via a private access easement to Eamon Road and shall be, at the time of application for a development permit, to the satisfaction of the Approving Authority. Access to and from Crowchild Trail is prohibited.

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 may be provided at the rear side of the existing "Eamon's Station".

d) 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.

e) 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 Engineer.

f) Heritage Artifacts

Limited displays of heritage artifacts associated with the site can be placed on the site to the satisfaction of the Approving Authority.

g) Outside Storage

i) Only outdoor storage of new vehicles shall be allowed. No damaged or used vehicles shall be allowed on the site. No activity associated with the vehicles storage such as sales, rentals, servicing or repairing shall be allowed on the site.

ii) Capacity

The maximum number of vehicles to be stored on site shall be no more than 100 vehicles at any one time.

iii) Screening

Screening by means of berming and landscaping shall be to the satisfaction of the Development Authority and the site shall be screened and landscaped so vehicles are not visible from Crowchild Trail NW.

iv) Signage

No form of signage shall be allowed on site that addresses the use of outside storage for motor vehicles.

h) Stripping and Grading

Any stripping or grading on the site shall require the submission and approval of a development permit.

i) Development Plans

Approval of this application does not constitute approval of a Development Permit. Comprehensive detailed plans shall be submitted to the Development Authority as part of the Development Permit application. The granting of a Development Permit for outside storage use shall be limited to a period of no more than 5 years and shall be subject to a renewal period thereafter.