

(b) <sup>1</sup>On those sites listed below the following uses are discretionary:

	Site	Discretionary Uses
(i)	Block 4, Plan 6564 E.T. (5101 - 5129 – 39 Street and 5102 - 5130 – 38 Street)	<ul style="list-style-type: none"> <li>• <sup>2</sup>Health and Medical Services and related commercial services provided that such offices shall not be located on any floor of the building which contains a dwelling unit.</li> </ul>
(ii)	Lot 1, Block J, Plan 3999 R.S. (3939 – 50A Avenue)	<ul style="list-style-type: none"> <li>• Parking Lots</li> <li>• <sup>3</sup>Health and Medical Services and related commercial services provided that such offices shall not be located on any floor of the building which contains a dwelling unit.</li> </ul>
(iii)	Lot 2, Block J, Plan 3999 R.S. (3947-50A Avenue)	<ul style="list-style-type: none"> <li>• <sup>4</sup>Health and Medical Services and related commercial services provided that such offices shall not be located on any floor of the building which contains a dwelling unit.</li> <li>• A Freestanding Sign, subject to the provisions of Part 11, to a maximum Sign Height of 9.0 metres and a maximum Sign Area of 7.0 square metres.</li> </ul>
<sup>5</sup> (iv)	Lot 6, Block 5, Plan 772 2205 (4910 78 Street and 7812 49 Avenue)	<ul style="list-style-type: none"> <li>• Indoor Recreation Facility</li> </ul>
<sup>6</sup> (v)	Lot 35 Block 1 Plan 1520452 (4) Burnt Basin Street)	<ul style="list-style-type: none"> <li>• Recreational Vehicle Sales, Service, or Repair</li> </ul>

(c) <sup>7</sup>On Lot 58, Block 14, Plan 792-0555 (88 Howarth Street), the development of C2B uses, except Cannabis Retail Sales, lounges, bars and amusement arcades may be allowed as discretionary uses, provided that landscaped buffers of 10 m and

<sup>1</sup> 3357/BB-2018

<sup>2</sup> 3357/I-2020

<sup>3</sup> 3357/I-2020

<sup>4</sup> 3357/I-2020

<sup>5</sup> 3357E/2021

<sup>6</sup> 3357/G-2023

<sup>7</sup> 3357/L-2018

3 m be developed along Howarth Street and the lane respectively, and be subject to all other provisions of the C2B Districts.

(d) On those sites, or portions thereof herein listed, the following uses may be allowed as permitted uses:

(i) One basement dwelling in a detached dwelling in addition to the uses listed in the R1 Use Table on:

(1) Lot 3C, Block E, Plan 792-3164 (5853-71 Street).

(ii) Alberta Amateur Hockey Association Training Program and distribution of materials on:

(1) Bays #1 - 4, Lot 4, Block 4, Plan 792-3149 (#1, 7875 - 48 Avenue).

(iii) Use by Youth and Volunteer Centre on:

(1) W 1/2 of Lot 39, Lot 40, Block B, Plan K8 (4633-49 Street),  
(2) Lots 41-42, Block B, Plan K8 (4637-49 Street).

(iv) Basement dwelling suite on:

(1) Lot 1, Block 4, Plan 4194 M.C. (414 Terrace Park).

(v) Office by Canadian Paraplegic Association on:

(1) Lots 3-4, Block 5, Plan 762-0870 (#4, 7803-50th Avenue).

(vi) Tea house, lodging and boarding house, and gift store in association with a bed and breakfast operation on:

(1) Lots 38-40, Block A, Plan K8 (4631-50 Street).

(vii) Dry waste disposal site on:

(1) The portion of the N.E. 1/4 of Section 33-38-27-4 which lies west of Railway Plan No. 1813 M.C. and the portion of Lot R5, Block 4, Plan 772-0064 which lies in the S.E. 1/4 of Section 33-38-27-4.

(viii) Maximum 20 bed community residential centre (halfway house) by the John Howard Society on:

(1) Lots 10-14 and west 10 feet of Lot 15, Block 17, Plan H (4920– 50<sup>th</sup> Street).