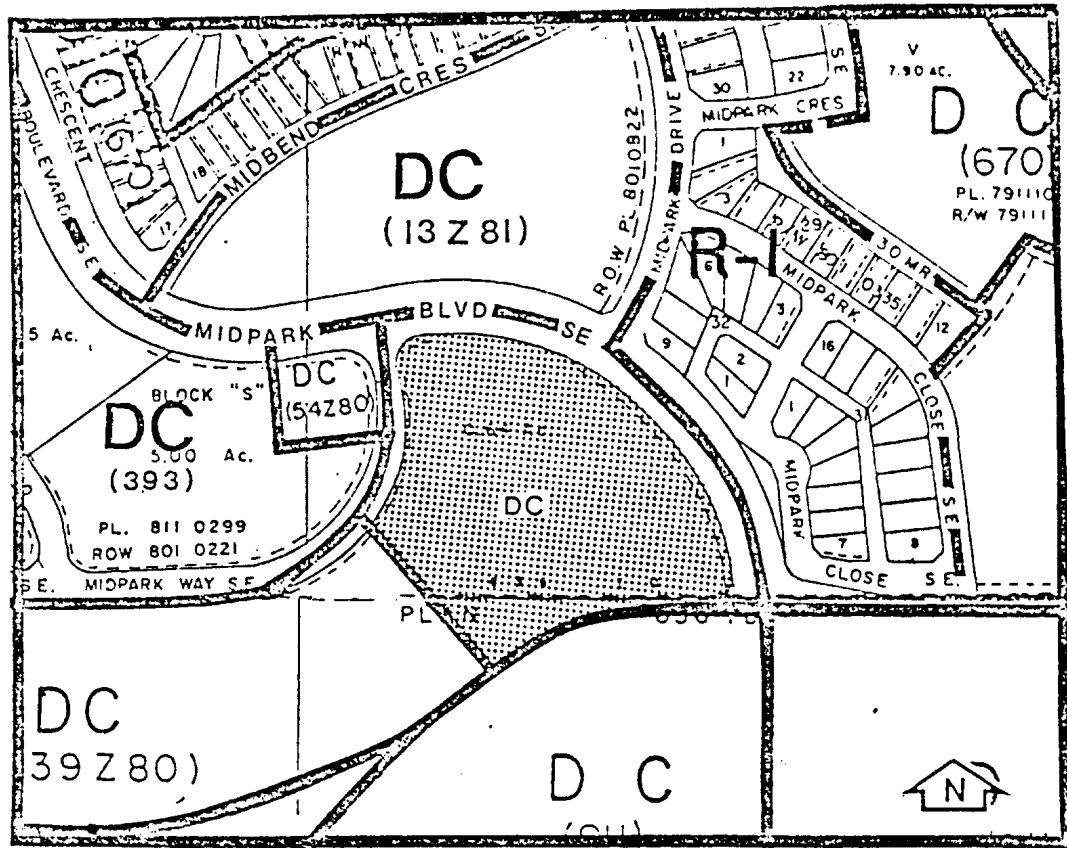


Amendment No. 81/143
Bylaw No. 200Z81
Council Approval: 14 October 1981

SCHEDULE B



A. Land Use Guidelines

Land uses will be restricted to: light industrial, office, research and development and non-retail distribution facilities as approved by the Calgary Planning Commission.

B. Development Guidelines

1) Frontage

Buildings shall be designed to front onto Macleod Trail and the proposed Midpark Boulevard. Where frontage on Macleod Trail or Midpark Boulevard is not possible an attractive street frontage in both the front and rear must be maintained.

2) Access

Access should be via Midpark Way S.E.

3) Parking

Parking should be provided according to the existing City standards for the type of building proposed at the time to application of a Development Permit.

All parking will be to the rear of the building or within the building itself.

Mounding in front of parking areas shall be encouraged for screening effect.

All parking shall be a minimum of 5 feet from sideyard property lines and paved and drained to the satisfaction of the City Engineer.

Parking area fences shall be discouraged and all fences to be approved to the satisfaction of the Calgary Planning Commission.

4) Loading Facilities

Adequate off street loading facilities to be provided according to existing City standards for the type of building proposed at the time of application of a Development Permit.

Side loading shall be permitted only where adequate screening from main roads is provided.

Any parking and loading that is visible from the street shall be screened by the use of shrubs, trees or walls.

5) Outside Storage

No property shall be used wholly or principally for open and uncovered storage of supplies, semi-finished or finished products or materials including waste or refuse.

No outside storage will be permitted anywhere unless specifically permitted by the Calgary Planning Commission.

6) Outdoor Screening

To encourage screening of potentially unsightly areas within each property's outdoor area, as seen from street or sidewalk. Use of earth berms with planting hedges or walls is to be encouraged.

All mechanical equipment on roof is to be attractively screened or covered.

7) Building Height

Maximum building height to be in the order of 40 feet unless modified to the satisfaction of the Calgary Planning Commission.

8) Minimum Site Size and Maximum Floor Area Ratio

Unless approved to the satisfaction of the Calgary Planning Commission no subdivision less than 2 acres shall be permitted. Initial floor area ratios to be in the order of a maximum of three to provide attractive, adequate land for off street parking and shipping areas and for potential expansion of the facility.

9) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.