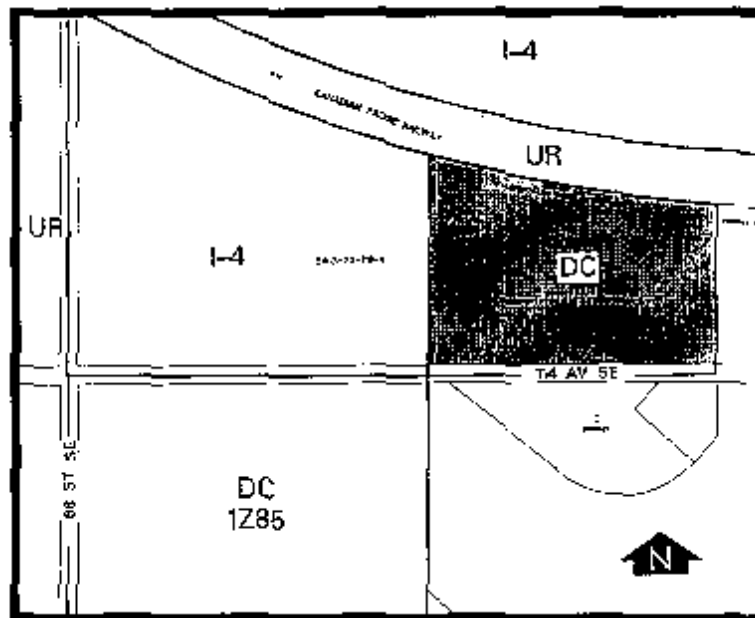


**Amendment No. 97/065**  
**Bylaw No. 108Z97**  
**Council Approval: 06 October 1997**

**SCHEDULE B**



1. Land Use
  - a. The permitted uses shall include:  
Essential public services  
Utilities
  - b. The discretionary uses shall include:  
Accessory uses  
Manufacturing, fabricating, processing, disassembly, production or packaging of materials, goods or products  
Business offices accessory to any use
  - c. Notwithstanding the above, a food establishment as defined in the Food Regulation shall not be allowed on the site.
2. Development Guidelines

# **Amendment No. 97/065**

## **Bylaw No. 108Z97**

### **SCHEDULE B**

CONTINUED

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-4 Limited-Serviced Industrial District shall apply unless otherwise noted below:

- a. Floor Area
  - i. The total gross floor area for all buildings including covered and enclosed outside storage areas shall not exceed 25 percent of the site area or 3700 square metres, whichever is the lesser.
  - ii. Section 47(5)(c), Net Floor Area, shall not apply.
- b. Front Yard
  - 1. A minimum front yard depth of 6 metres or a depth equal to half the height of the principal building, whichever is greater.
  - 2. All street frontages shall be considered to be front yards.
- c. Side Yard
  - i. A minimum side yard width of 20 metres adjacent to the Transportation and Utility Corridor.
  - ii. In all other cases, a minimum side yard width of 3 metres.
- d. Landscaping
  - i. All minimum front yards and side yards shall be landscaped.

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**SCHEDULE B**

CONTINUED

ii. Section 43(8), Landscaping, of the General Rules for Industrial Districts, shall apply.

e. Screening

Visual screening to a minimum height of 1.8 metres shall be provided by means of a fence, a berm or soft landscaping, or a combination thereof, within any yard abutting the Transportation and Utility Corridor.

f. Outside Storage

Outside storage, including the storage of trucks and trailers, shall be allowed to the side or rear of buildings only provided that

i. such storage areas do not include a required minimum yard;

ii. the storage is visually screened from public thoroughfares;

iii. all storage is related to the business or industry on the site.

g. Stormwater Management

Each parcel shall employ stormwater management techniques in accordance with a stormwater management study submitted to and approved by the City Engineer;

h. Development Plans

**Amendment No. 97/065  
Bylaw No. 108Z97**

**SCHEDULE B**

CONTINUED

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.