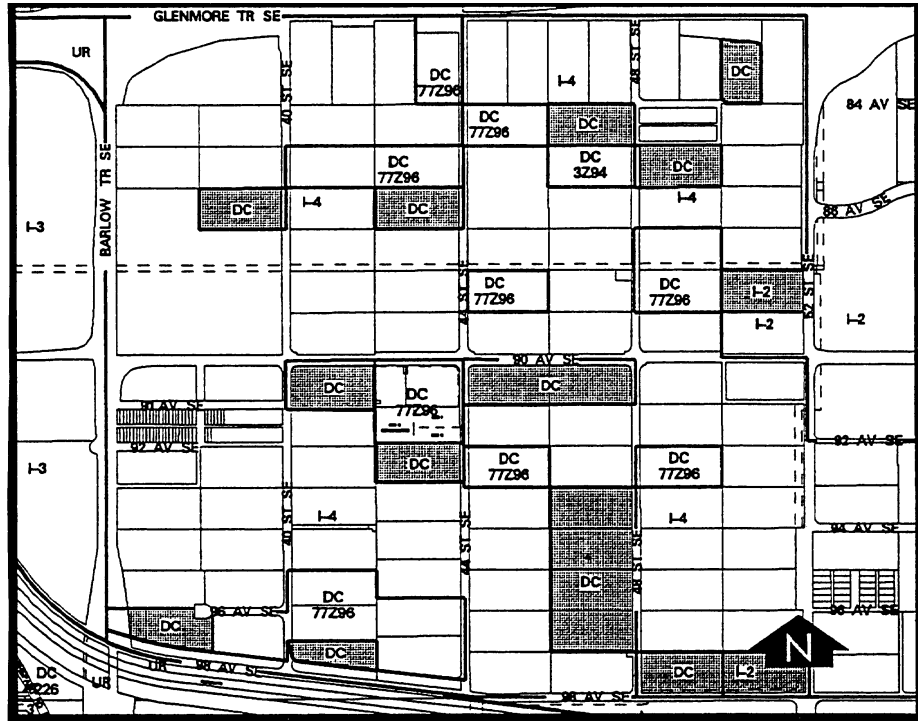


Amendment No. 97/088
Bylaw No. 5Z98
Council Approval: 19 January 1998



SCHEDULE B

(1) Land Use

The Permitted and Discretionary Uses of the I-4 Limited Serviced Industrial District shall be the permitted and discretionary uses respectively with the additional discretionary uses of:

- auction halls
- movement or storage of materials, goods or products
- commercial vehicle repair, service, sale and rental
- custodial quarters
- restaurants

(2) Development Guidelines

The General Rules for Industrial Districts contained in Section 45 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) Performance Standards

Section 45(3)(a) of the I-2 General Light Industrial District shall apply.

(b) Yards

Section 45(3)(f) to (h) of the I-2 General Light Industrial District shall apply.

(c) Building Height

Section 45(3)(i) of the I-2 General Light Industrial District shall apply.

(d) Landscaped Area

Section 45(3)(j) of the I-2 General Light Industrial District shall apply.

(e) Outside Storage

Section 45(3)(l) of the I-2 General Light Industrial District shall apply.

(f) Garbage Storage

Section 45(3)(m) of the I-2 General Light Industrial District shall apply.

(g) Custodial Quarters

Section 45(5)(d) of the I-2 General Light Industrial District shall apply.

(h) Net Floor Area - Restaurants

Section 45(5)(d) of the General Light Industrial District shall apply.

(i) Floor Area Ratio

A maximum of 0.4 times the site area.

(j) Bareland Condominium

A bareland condominium plan shall be permitted to subdivide a parcel into a maximum of three units, excluding common property, with a minimum unit size of 0.4 hectares.

(k) Servicing Information

Prior to the approval of a development permit, the developer shall submit the following information to the satisfaction of the Development Authority:

- (i) a potable water usage impact statement describing the anticipated demand for potable water throughout the life of the development;
- (ii) a sanitary sewer impact statement describing the method by which the sewage effluent generated by the development is to be stored, treated, discharged and disposed of throughout the life of the development;

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SCHEDULE B

CONTINUED

- (iii) a stormwater management report for the site which is in compliance with the Master Stormwater Management Report for Section 22SE.
- (l) Stormwater Management
 - The developer shall employ on-site stormwater management techniques which regulate stormwater leaving the site in a manner and at a rate and quality to the satisfaction of the Development Authority.
- (m) Site Access
 - Access and egress to and from a site shall be to the satisfaction of the Development Authority.
- (n) Development Plans
 - Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.