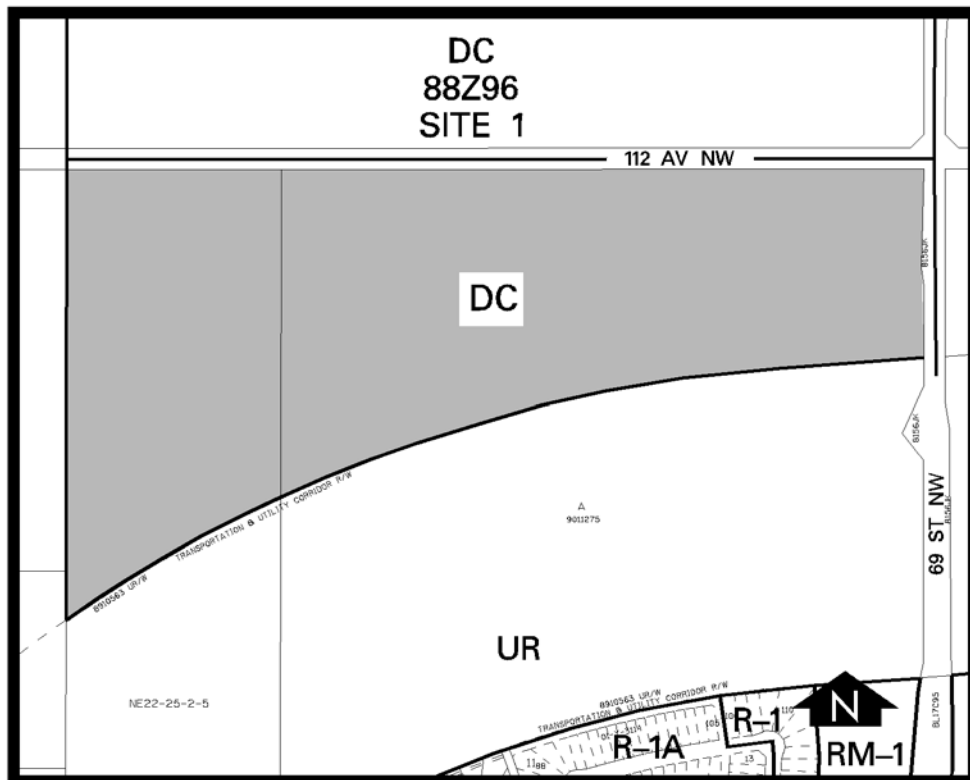


Amendment # 99/120
Bylaw # 106Z2001
Council Approval: 2001 October 11

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the 1-2 General Light Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively except for those uses prohibited pursuant to Section 13 of Alberta Subdivision and Development Regulation 212/95, as amended, and except as follows:

- (a) By adding the following as an additional Discretionary Use:

Outside Storage

- (b) By deleting the following Discretionary Uses:

- Amusement Arcades
- Entertainment Establishments
- Gaming Establishment – bingo
- Billiard Parlours

2. Development Guidelines

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

- (a) Net Floor Area

Subject to the provision of adequate transportation network and capacity to the satisfaction of the Development Authority, a maximum total combined area of 28 900 square metres unless it can be demonstrated by means of a traffic impact study to the satisfaction of the Development Authority that a higher F.A.R. may be achieved without compromising the road capacity.

- (b) Treatment along Transportation and Utility Corridor

The following guidelines shall apply to any development located within 100 metres (330 feet) of the north boundary of Stoney Trail Carriageway:

- (i) Buildings shall not back onto Stoney Trail. Side elevations facing the freeway shall receive similar architectural treatment as the front elevation.
- (ii) Parking areas visible from the expressway shall be separated by a minimum 3.0 metre landscaped buffer.

- (c) Visual screening

All outside storage shall be screened from all public roads by landscaping and/or a building, berm, fence or other solid structure, all to the satisfaction of the General Manager, Planning and Transportation Policy.