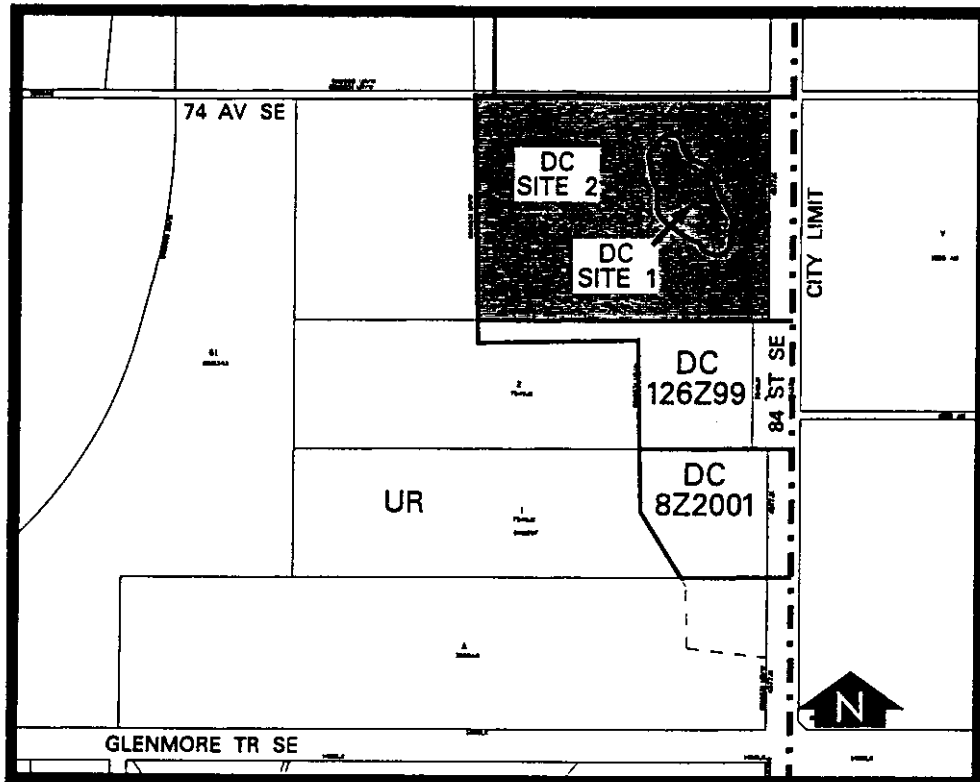


Amendment # 2001/031
Bylaw # 75Z2001
Council Approval: 2001 July 17

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 (0.92 hectares)

1. Land Use

The land uses shall be a natural area as a Permitted Use and storm retention facility as a Discretionary Use.

2. Development Guidelines

- (a) The development of a storm retention facility on this site shall be to the satisfaction of the General Manager of Park Development & Operations and the General Manager of Wastewater and Drainage.
- (b) Notwithstanding Section 8(2)(i) of Bylaw 2P80, a development permit shall be required for any excavation of land or stripping of soil.

Site 2 (9.12 hectares)

1. Land Use

The Permitted and Discretionary Uses of the I-4 Limited-Serviced Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the additional Discretionary Uses of processing, disassembly and production of materials, goods or products, and excluding the following uses:

- (a) Auto wrecking yards.
- (b) Scrap metal yards.
- (c) Manufacturing, fabricating, assembly, or packaging of materials, goods or products.

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-4 Limited-Serviced Industrial District shall apply unless otherwise noted below:

(a) Landscaped Buffer

- (i) Development on any portion of the site abutting the Transportation Utility Corridor (future East Freeway) shall be subject to a maximum 50 metre landscaped buffer.
- (ii) Notwithstanding (i) above, the depth of the landscaped buffer may be varied to a lesser depth provided that one or more of the following apply:
 - a lesser depth is necessary to achieve viable development of the site;
 - the distance between the site and the carriageway of the future East Freeway and the proposed development is sufficient to ensure substantial visual separation is achieved;
 - the geodetic elevation of the site is higher than the geodetic elevation of the future East Freeway; or
 - the landscaped buffer area contains a stormwater detention pond and a landscaped buffer on the interior border of the pond is provided.

(b) Screening

In addition to the landscaped buffer requirements in 2(a)(i) above, the building design, character and appearance and landscaping and screening of outside storage on the site shall be commensurate with the overall standard of development for Discretionary Uses in the I-2 General Light Industrial District, to the satisfaction of the

Development Authority. Emphasis shall also be on reducing the visibility of the site from the future Glenmore Trail interchange.

(c) Height of Outside Storage Materials

The maximum height of any materials stored outside shall be 10 metres.

(d) Performance Standards

No use or operation shall cause or create any conditions which may be objectionable or dangerous beyond the boundary line of the site which contains it, such as the following:

- (i) noise;
- (ii) odour;
- (iii) dust;
- (iv) earthborne vibrations;
- (v) heat; or
- (vi) high brightness light sources.

(e) Lot Area

A minimum of 10 hectares.

(f) Site Access

No direct vehicular access shall be allowed to or from the Transportation Utility Corridor.