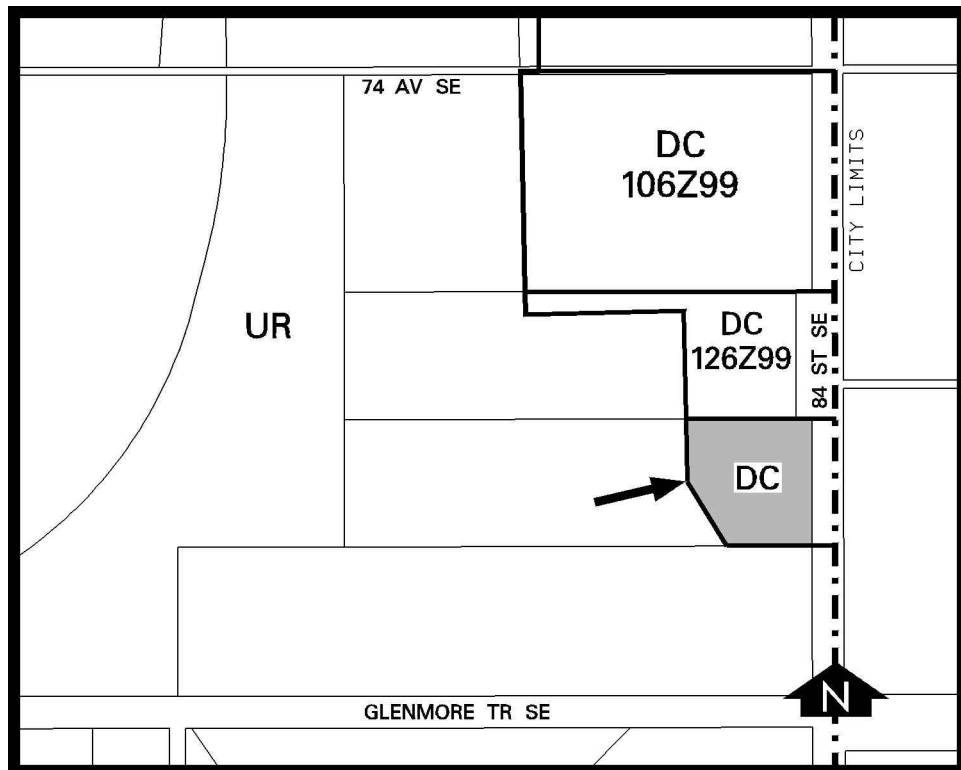


Amendment # 2000/107
Bylaw # 8Z2001
Council Approval: 2001 February 26

SCHEDULE B



DC DIRECT CONTROL DISTRICT

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 excluding

- (a) auto wrecking yards; and
- (b) scrap metal yards,

and excluding the recycling and storage of asphalt, concrete, and building materials.

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) Landscape Buffer Abutting the Transportation Utility Corridor

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

(b) Screening

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

(c) Site Area

No subdivision shall be approved that creates a parcel size less than 2.34 hectares.

(d) Stormwater Management

A stormwater management report and plan shall be submitted to the satisfaction of the Manager of Urban Development as part of any Development Permit application for the site.

(e) Site Access

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

(f) Development Plans

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.