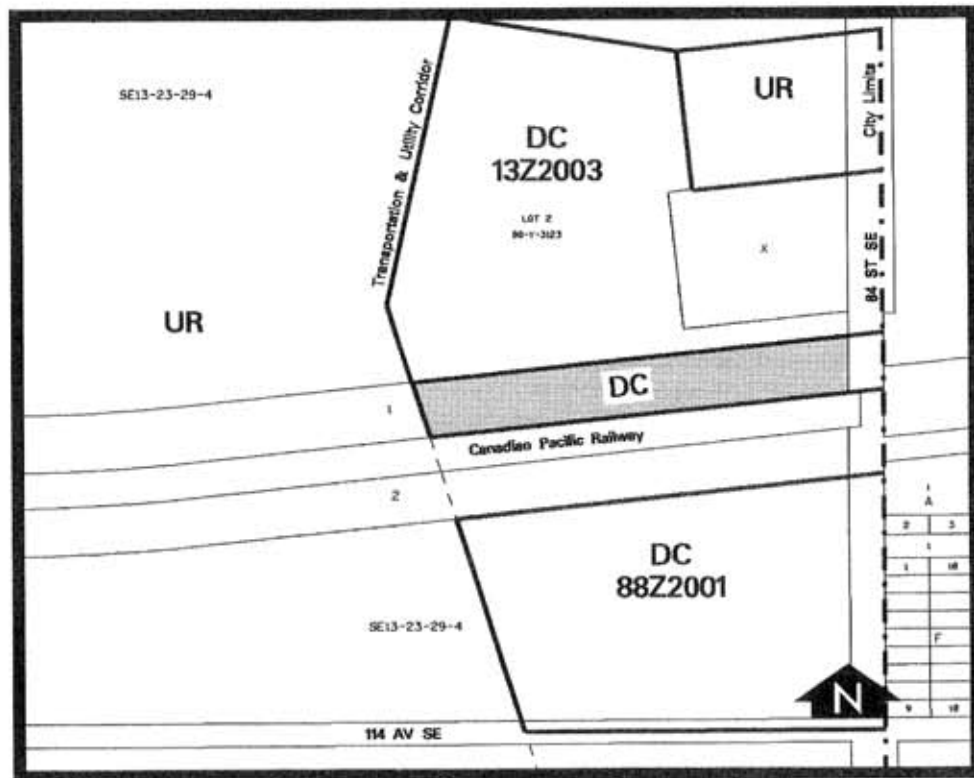


Amendment LOC2005-0056 Bylaw 9Z2006

Council Approved: 2006 February 27

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 auto wrecking yards and scrap metal yards and including recreational vehicle storage and custodial quarters.

Amendment LOC2005-0056 Bylaw 9Z2006

SCHEDULE B

CONTINUED

2. Development Guidelines

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

(a) Stormwater Management

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

(b) Landscape Buffer Abutting the Transportation and Utility Corridor

- (i) All development on any portion of the site abutting the Transportation Utility Corridor shall provide a landscaped buffer to a minimum depth of 50 metres; and
- (ii) The depth of the landscape buffer may be less than 50 metres where one or more of the following conditions exist:
 - (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;
 - (C) The geodetic elevation of the site is higher than the anticipated geodetic elevation of the future East Freeway; or
 - (D) The landscape buffer area contains a stormwater retention pond and a landscape area on the border of the pond is provided.

all to the satisfaction of the Development Authority.

Amendment LOC2005-0056 Bylaw 9Z2006

SCHEDULE B

CONTINUED

(c) Site Access

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

(d) Outside Storage

- (i) Outside storage shall be limited to licensable and operable vehicles related to any vehicle inspection service and recreational vehicles;
- (ii) Such storage areas do not include any required setback areas;
- (iii) Storage areas are graded and surfaced with gravel or equivalent to the satisfaction of the Approving Authority;
- (iv) The storage is visually screened from public thoroughfares; and
- (v) All storage is related to the business or industry on the site.

(e) Landscaping

- (i) Landscaping shall be provided at the eastern and southern boundaries of the site to the satisfaction of the Approving Authority. Berming, trees, and shrubs shall be provided within this area, with particular attention being paid to the eastern boundary abutting 84 Street SE; and
- (ii) Alternatively, a high quality industrial building may be used at the east end of the property in conjunction with landscaping to provide screening for the site.