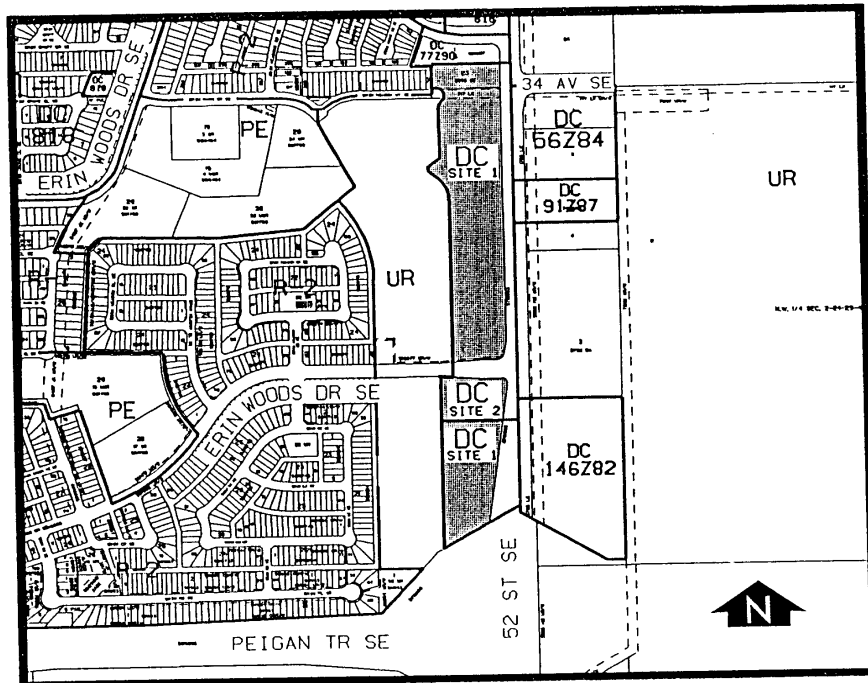


Amendment No. 94/088
Bylaw No. 49Z95
Council Approval: 19 June 1995

SCHEDULE B



SITE 1 **6.35 ha± (14.67 ac.±)**

(1) PURPOSE

The purpose of this district is to provide for a wide range of general light industrial and associated uses which are compatible with each other and do not adversely affect surrounding non-industrial land uses.

(2) PERMITTED USES

Essential public services

Parks and playgrounds

Utilities

(3) PERMITTED USE RULES

The General Rules for Industrial Districts contained in Section 43 of By-law 2P80 shall apply to the Permitted Uses.

(4) DISCRETIONARY USES

Accessory uses

Amusement arcades

Ancillary commercial uses

Athletic and recreational facilities

Automotive sales and rentals

Automotive services

Automotive specialities

Billiard Parlours

Bottle Return Depots

Child care facilities

Churches

Cleaning, servicing, testing or repairing

Commercial schools

Drinking establishments

Grocery stores

Entertainment establishments

Financial institutions

Laboratories

Liquor stores

Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products

Mechanical reproduction and printing establishments

Movement or storage of materials, goods or products

Offices

Parking areas and structures

Private clubs and organizations
Private schools

Public and Quasi-public buildings

Radio and television studios

Recreational and commercial vehicle repair, service, sales and rental

Restaurants

Signs

Veterinary clinics

Veterinary hospitals

Warehouse stores

For the purpose of this By-law:

ancillary commercial use means an ancillary retail and/or display area that occupies a portion of a building that is directly related to the primary use of the site.

warehouse means the use of a building or portion thereof for the storage and distribution of materials, goods or products, but does not include a warehouse store.

warehouse store means the use of a building for the retail sale of a limited range of bulky goods the size and nature of which typically require large floor areas for direct display to the purchaser, and include, but are not limited to, such bulky goods as furniture, carpets and floor coverings, major appliances, paints and wall coverings, light fixtures, plumbing fixtures and building materials and equipment, but does not include the sale of food, clothing, or other personal goods, wares, substances, articles or things.

(5) DISCRETIONARY USE RULES

In addition to the General Rules for Industrial Districts contained in Section 43 of By-law 2P80, the following rules shall apply:

(a) Restaurants and Food Service Uses in Proximity to the East Calgary Sanitary Landfill Site

No development of restaurants or other uses where food for humans is prepared, served or stored shall be allowed within 450 metres of those areas of land within the East Calgary Sanitary Landfill site

- (i) that are currently being used, or that still remain to be used, for the placing of work material, or
- (ii) where waste processing or a burning activity associated with the development or operation of the landfill is conducted,

as determined by the Approving Authority in consultation with the City Engineer and the Board of Health.

(b) 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) earthborn vibrations,
- (iv) heat, or
- (v) high brightness light sources.

(c) Ancillary Commercial Uses

Ancillary commercial uses may occupy up to 38 square metres or 10 percent of the net floor area of the principal use, whichever is greater, to a maximum of 280 square metres.

(d) Parking - Ancillary Commercial

Parking for ancillary commercial uses shall be at the same rate as the principal use.

(e) Floor Area Ratio

- (i) The gross floor area for all uses except office buildings shall be a maximum of 1.0 times the site area.
- (ii) The gross floor area for office buildings shall be a maximum of 0.5 times the site area.

(f) Front Yard

- (i) A minimum depth of 6 metres, or a depth equal to half the height of the principal building, whichever is greater.
- (ii) For the purpose of this Section, any street frontage allowing vehicular access or egress shall be considered a frontyard.

(g) Side Yard

A minimum width of 1.2 metres for each side yard except a minimum width of 6 metres, or a width equal to half the height of the principal building, whichever is greater, where a side yard abuts a residential district or an UR Urban Reserve District.

(h) Rear Yard

- (i) A minimum depth of 6.0 metres, or a depth equal to half the height of the principal building, whichever is greater.

- (ii) For the purpose of this Section, the entire west side of the site shall be considered a rear yard.

(i) Building Height

A maximum of 12 metres.

(j) Landscaped Area

The following areas shall be landscaped:

- (i) all front yards to a minimum depth of 6 metres,
- (ii) a strip adjacent to the front of the principal building, where loading does not occur, to an average depth of 2.5 metres,
- (iii) all minimum required side yards between the front and rear of a principal building where they are not used for vehicular circulation,
- (iv) all minimum required rear yards where the site abuts a residential district, and
- (v) all adjoining City boulevards.

(k) Outside Display Areas

Outside display areas shall be allowed to the front or side of a principal industrial building outside any required minimum yard provided that such displays are limited to examples of items produced or processed by the industry located on the site.

(l) Outside Storage

Outside storage, including the storage of trucks and trailers, shall be allowed to the side or rear of buildings provided that:

- (i) such storage areas do not include any required minimum yards,
- (ii) the storage is visually screened from public thoroughfares, and
- (iii) all storage is related to the business or industry on the site.

(m) Garbage Storage

Garbage and waste material shall be stored in weatherproof and animal-proof containers in accordance with the Waste By-law and shall be visually screened from all adjacent sites and public thoroughfares.

(n) Right-of-way Setbacks

See Section 17.

(o) Parking and Loading

See Section 18.

(p) Signs

See Appendix.

(q) Interface Treatment

(i) Where the site abuts a residential district or an UR Urban Reserve District, the treatment of the interface in terms of distance, visual screening and landscaping shall be to the satisfaction of the Approving Authority and shall include:

(A) a high-quality minimum maintenance screening fence of 1.8 metres in height, which shall be increased to 2.4 metres in height where the site abuts a residential lot or lane;

(B) a continuous row of trees along the length of the screening fence within a landscaped buffer, in special planters incorporated into the fence design or in the boulevard of an adjacent road right-of-way.

(ii) Where the site abuts 52 Street S.E., Erin Woods Drive S.E., Peigan Trail S.E. or a non-residential district, the treatment of the interface in terms of distance, visual screening and landscaping shall be to the satisfaction of the Approving Authority.

(r) Parking - Warehouse Stores

Parking for warehouse stores shall be at the same rate as retail stores for areas which are accessible to the public and at the same rate as warehouses for storage areas which are not accessible to the public.

(s) Net Floor Area - Restaurants

Restaurants shall not exceed a maximum of 186 square metres net floor area per site.

(t) Vehicular Access

(i) Vehicular access and egress to and from the site shall be:

(A) all-turns or right-turns only to 52 Street S.E. with no access or egress allowed to 52 Street S.E. south of the southerly leg of Erin Woods Drive S.E.;

(B) all-turns to Erin Woods Drive S.E.;

(C) all-turns from the collector cul-de-sac road south of Erin Woods Drive S.E.

(ii) No vehicular access or egress shall be allowed from the site to Peigan Trail S.E. or a public roadway or private parcel to the west of the site and a restrictive covenant registered against the title to this effect.

(u) Pedestrian Circulation

A public access easement shall be registered against the title of the site to accommodate pedestrian traffic and the regional pathway along the north boundary of the site.

(v) Comprehensive Design

A comprehensive design for either area of the site lying north or south of Erin Woods Drive S.E. shall be submitted with any development permit application or subdivision application showing conceptually the internal roads, vehicular access points, lot boundaries, parking areas and landscaped buffers in relation to the lands to be subdivided or developed.

(w) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted as part of a development permit application.

(6) CONDITIONS OF DEVELOPMENT

In addition to the land use rules for Discretionary Uses contained in Section (5), the Approving Authority may impose conditions on a development permit as provided for in Section 11(2)(a)(i) of By-law 2P80.

SITE 2 0.9 ha± (2.25 ac.±)

(1) LAND USE

The Permitted and Discretionary Uses of the C-1A Local Commercial District shall be the Permitted and Discretionary Uses respectively with the additional discretionary use of a drinking establishment.

(2) DEVELOPMENT GUIDELINES

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1A Local Commercial District shall apply unless otherwise noted below:

(a) Restaurants and Food Services in Proximity to the East Calgary Sanitary Land Fill Site

See Site 1, Section 5(a)

(b) Vehicular Access

See Site 1, Section 5(t).

(c) Comprehensive Design

See Site 1, Section 5(v).

(d) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted as part of a development permit application.