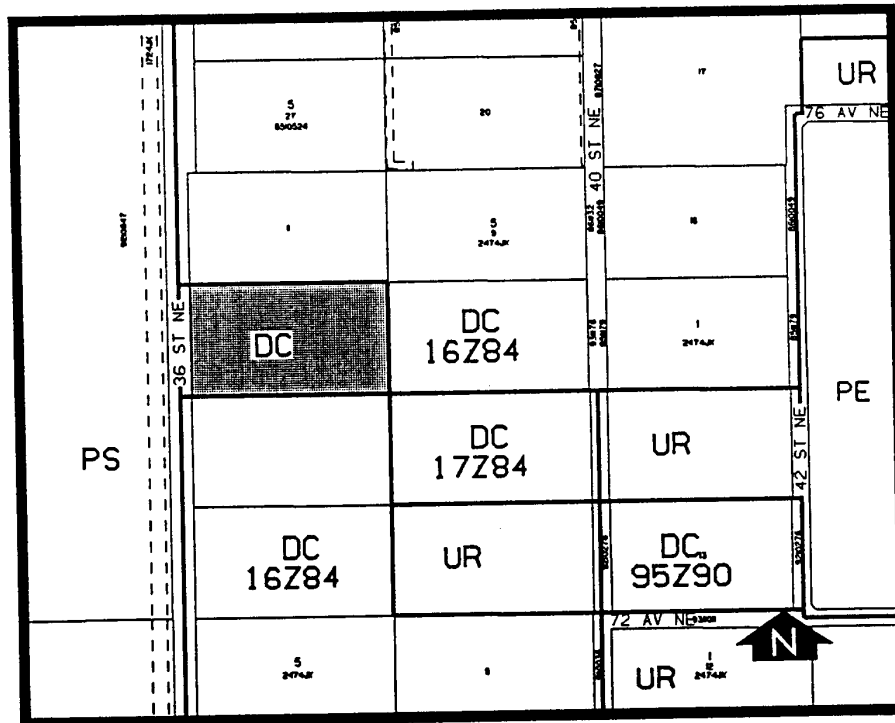


**Amendment No. 95/112**  
**Bylaw No. 58Z97**  
**Council Approval: 24 June 1997**

**SCHEDULE B**



1. Land Use

The land use shall be for outside storage, including an office and custodial quarters in the single-detached dwelling that existed on the site at the date of approval of this Bylaw, but shall exclude:

- a. any hazardous substance which would cause an adverse effect within the meaning of the Environmental Protection and Enhancement Act;
- b. recovered construction dry waste, such as concrete or asphalt rubble, and similar substances.

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### SCHEDULE B

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#### 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. Performance Standards

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

- i. noise,
- ii. odour,
- iii. earthborn vibrations,
- iv. heat, or
- v. high brightness light sources,
- vi. toxic airborne particles.

##### b. Interface Treatment

Where a site abuts a public thoroughfare or any other land use district, the treatment of the interface in terms of distance, visual screening and landscaping shall be to the satisfaction of the Approving Authority. In this regard, the Approving Authority shall pay special attention to screening which shall consist of fencing and/or berming or any combination thereof which will have the effect of screening the industrial use from the adjoining uses. Where a site abuts a purely residential use in another district, screening shall be concentrated in the area where the industrial use directly impacts the residential portion of the adjacent use. Screening shall be compatible with the adjacent uses and shall be maintained by the industrial user on an ongoing basis.

##### c. Landscaped Area

- i. The front yard shall be planted with a row of trees and shrubs to provide visual screening, subject to the satisfaction of the Development Authority.

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### SCHEDULE B

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- ii. Soft landscaping shall be provided around any stormwater retention pond, if required, subject to the satisfaction of the Development Authority.

- d. Fencing

The site shall be fenced:

- i. with a solid wood fence, or other suitable material, a minimum of 1.8 metres high across the width of the site to screen the rear yard as defined in Section 2(e.)(i.), and
- ii. subject to the discretion of the Development Authority, as deemed necessary in the remainder of the site.

- e. Outside Storage

- i. All outside storage shall be located in the rear yard of the site, which for the purpose of this District, shall mean the area extending the full width of the site and from the rear property line of the site to the rear of the single-detached dwelling that existed on the site at the date of approval of this Bylaw.
- ii. Stacking of outside storage shall not be permitted in excess of 1.8 metres from grade.

- f. Lot Area

The lot area shall be a minimum of 1.2 hectares.

- g. Signage

Signage on the site shall be limited to one monument sign, up to a maximum of 1.8 metres high, to be located at the entrance of the site.

- h. Site Coverage

The maximum site coverage for buildings shall be 930 square metres.

- i. Building Height

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### SCHEDULE B

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The maximum building height shall be 12 metres.

j. Front Yard

i. A minimum depth of 6 metres.

ii. A stormwater retention pond, if required, shall not encroach into the minimum required front yard.

k. Dust Control

The owner of the site shall be responsible for minimizing any dust from driveways and on-site parking areas to the satisfaction of the Development Authority.

l. Airport Vicinity Protection Area and Airport Zoning Regulations.

The development of the site shall comply with Section 19 Airport Vicinity Special Regulations contained in Bylaw 2P80.

m. Stormwater Management

i. The owner shall employ on-site stormwater management techniques which regulate stormwater leaving the development site in a manner and at a rate and quality as determined by the City Engineer from time to time and that for any stormwater leaving the site it is to be directed to such facilities as approved by the City Engineer and that all appropriate rights, licenses and easements are to be provided to the satisfaction of the City Engineer. The details are to be resolved prior to approval of a Development Permit for this site.

ii. Bird control measures shall be employed to control the attraction of birds with respect to any stormwater retention pond on the site.

n. Deferred Services Agreement

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**SCHEDULE B**

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Prior to the release of a development permit, the Development Authority shall ensure that a Deferred Services Agreement shall be executed between the owners and the City, to the satisfaction of the City Engineer.

- o. A development permit application shall be notice posted.
- p. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site access and layout, exterior finish and colour, landscaping, and parking shall subsequently be submitted to the Development Authority as part of a development permit application.