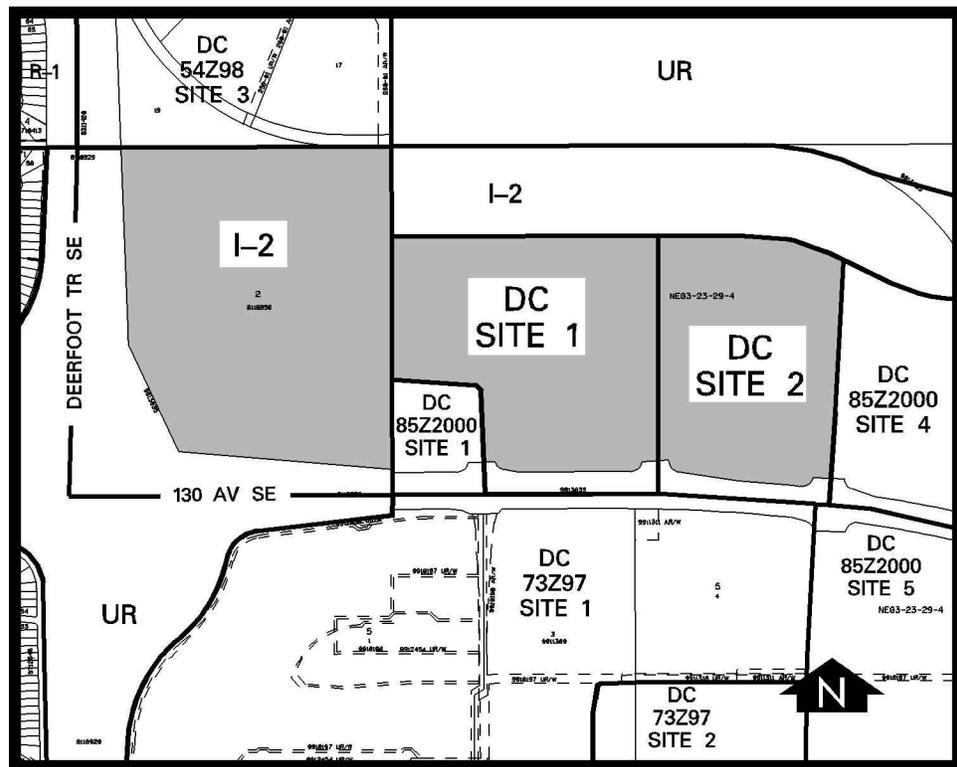


**Amendment # 2001/039**  
**Bylaw # 89Z2001**  
**Council Approval: 2001 September 10**

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Site 1 – 7.56 ha± (16.68 ac±)**

**1. Land Use**

The Permitted and Discretionary Uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the additional Discretionary Use of one retail food store.

2. Development Guidelines

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted and Discretionary Uses Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

(a) Maximum Net Floor Area

Subject to the provision of adequate transportation network and capacity, the following maximums will apply to the satisfaction of the Approving Authority:

- (i) A total combined area of 14 100 square metres;
- (ii) Notwithstanding Section 45(5)(e)(i), a total maximum combined net floor area for Restaurant/Drinking Establishment and Restaurant-Food Service Only shall be 1858 square metres.

(b) Retail Food Store Area

There shall be no more than one retail food store on the site which shall have a minimum floor area of 9400 square metres.

(c) Access

There shall be no access to or from 46 Street SE and 128 Avenue SE. Access to or from 48 Street SE shall be all turns at a location approximately 210 metres north of 130 Avenue SE and shall be designed and located to the satisfaction of the General Manager, Planning and Transportation Policy.

**Site 2 – 6.13 ha ± (15.15 ac±)**

1. Land Use

The Permitted and Discretionary Uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the additional Discretionary Use of one retail store.

2. Development Guidelines

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted and Discretionary Uses Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

(a) Net Floor Area

Subject to the provision of adequate transportation network and capacity, the following will apply to the satisfaction of the Approving Authority:

- (i) A maximum total combined area of 13 000 square metres;
- (ii) The minimum net floor area for any use shall be 465 square metres.

(b) Access to 48 Street SE

Access to 48 Street SE shall be right turns in and out only and located to the satisfaction of the Approving Authority.