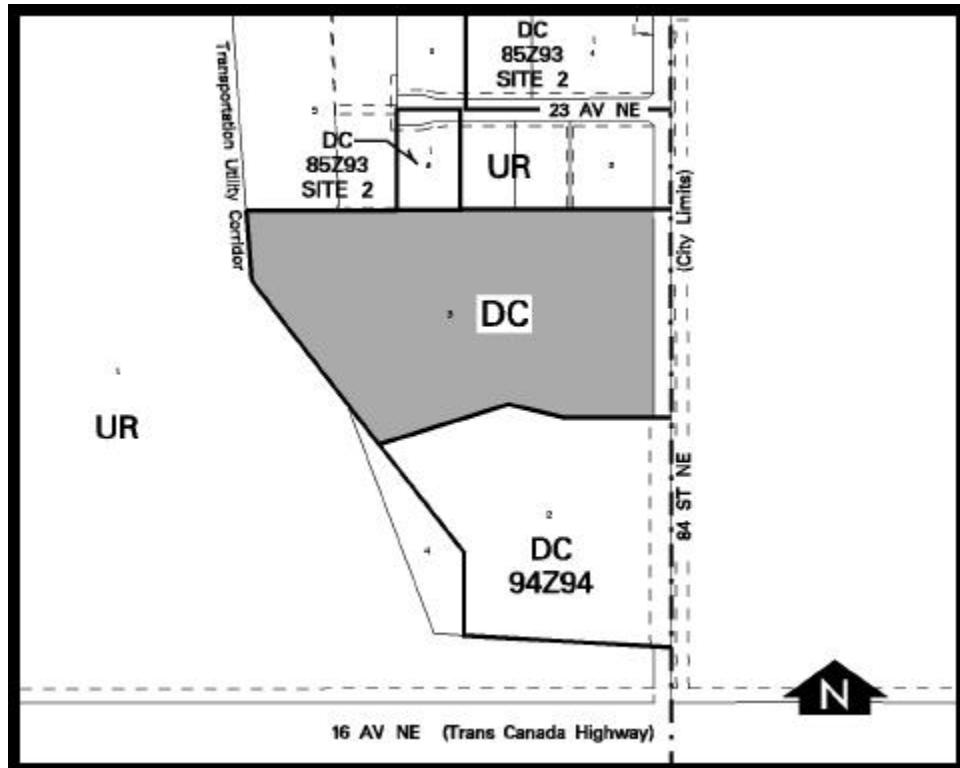


Amendment # LOC2002-0102
Bylaw # 84Z2003
Council Approval: 2003 November 24

SCHEDULE B



DIRECT CONTROL DISTRICT

1. Land Use
 - (a) Permitted Uses:
 - Signs – Class 1
 - Manufacturing of doors and the associated fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products
 - Utilities
 - (b) Discretionary Uses:
 - Signs – Class 2 – except for freestanding identification
 - Utility Building

2. Development Guidelines

The General Rules for Industrial Districts contained in Section 45 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-4 Limited Serviced Industrial District shall apply, except as amended or replaced 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 Utility Corridor

- (i) All development on any portion of the site abutting the Transportation Utility Corridor shall be subject to a maximum of 50 metres wide 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 that substantial visual separation is achieved;
 - (C) The geodetic elevation of the site is higher than the geodetic elevation of the future East Freeway; and
 - (D) The landscape buffer area contains a stormwater detention pond and a landscape buffer on the border of the pond is provided;

(c) Screening

In addition to the landscape buffer requirements in b (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;

(d) Floor Area

A maximum gross floor area of 3500 square metres.

(e) Site Access

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