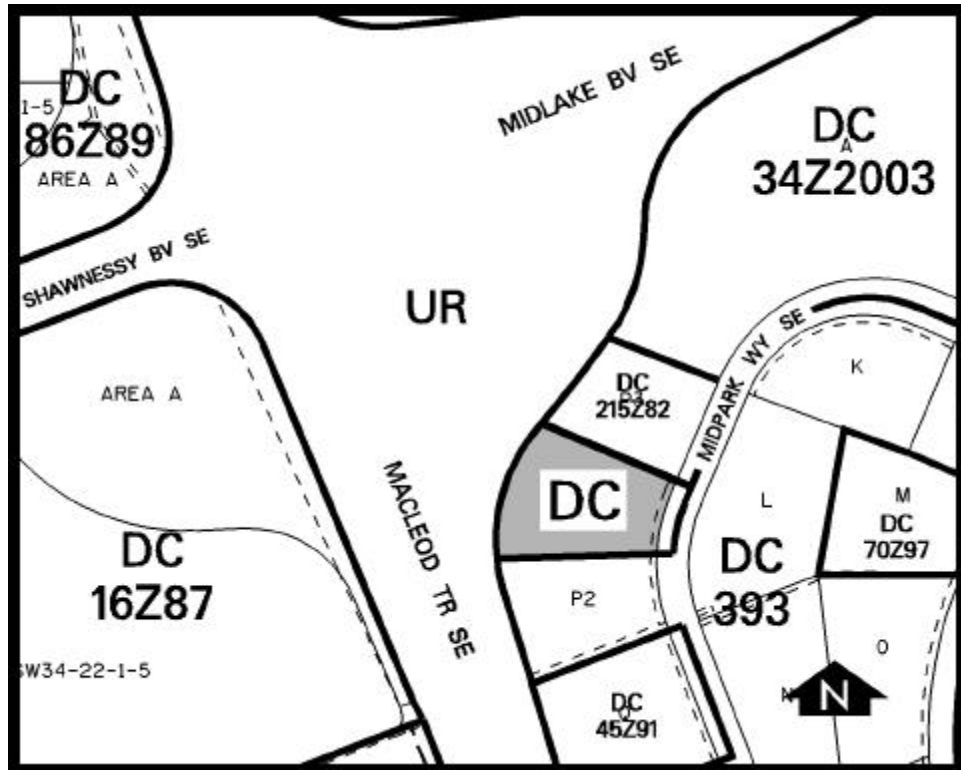


Amendment # LOC2004-0034
Bylaw # 74Z2004
Council Approval: 2004 September 13

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use
 - (a) Permitted Uses:
 - Essential Public Service
 - Parks and Playgrounds
 - Signs - Class 1
 - Utilities

(b) Discretionary Uses:

Athletic & recreational facilities
Childcare facilities
Commercial schools
Laboratories
Production, processing, cleaning, servicing, testing, repair, movement or storage of materials, goods or products
Mechanical reproduction and printing establishment
Medical clinics (including pharmacies and laboratories)
Offices
Private schools
Public and quasi public buildings
Research and development
Signs – Class 2 (freestanding identification only)

For the purpose of this Bylaw, Research and Development shall be defined as establishments primarily engaged in research and development, computer software, electronic, scientific or other such products. Uses include, but are not limited to, biotechnology, optical, pharmaceutical and X-ray research, data processing, laboratories and non-toxic computer component manufacturers, telecommunications, biochemistry, prosthetics and robotic engineering.

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-2 General Light Industrial District shall apply to Permitted Uses and Discretionary Use Rules of the I-2 General Light Industrial District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Floor Area Ratio

A maximum of 3.0 times the site area.

(b) Site Access

All access shall be from Midpark Way SE. There shall be no vehicular access to or from Macleod Trail South.

(c) Front Yards

(i) A minimum depth of 6 metres.

(ii) For the purpose of this bylaw, all street frontages shall be considered front yards.

(d) Side Yards

A minimum width of 1.2 metres.

(e) Building Height

A maximum height of 17 metres.

(f) Landscaping

(i) The following areas shall be landscaped:

(A) all front yards to a minimum depth of 6 metres;

(B) a minimum width of 1.2 metres along the entire length of the side property line; and

(C) all adjoining City boulevards.

(ii) Parking areas shall be screened from adjacent roads through the use of landscaped berms and/or plantings of trees and shrubs; and

(iii) Fencing around the parking areas shall be discouraged and all other fencing shall be to the satisfaction of the Approving Authority.

(g) Outdoor storage and outdoor display are prohibited.

No outside storage, nor outdoor display, shall be allowed on site.

(h) Signage

Signage shall comply with the Sign Appendix of Bylaw 2P80 except as follows:

(i) each sign shall identify only the user or use of the site and shall be of a size, shape, material, colour, type of construction method, intensity of lighting and location to be in scale and harmony with the development on the subject site and adjacent sites;

(ii) billboards or other third party advertising signs are prohibited on the site;

(iii) no blinking, flashing or rotating signs that move or have moving parts shall be allowed;

(iv) roof signs, or signs projecting above the parapet of any building, are not allowed;

(v) identification signs are to be located in front setback areas a minimum of 1.5 metres from the sidewalk; and

(vi) all freestanding signs shall have a maximum of 9 square metres and a maximum single dimension of 4 metres.

(i) Roof Top Mechanical Screening

All roof top mechanical equipment shall be screened to the satisfaction of the Approving Authority.