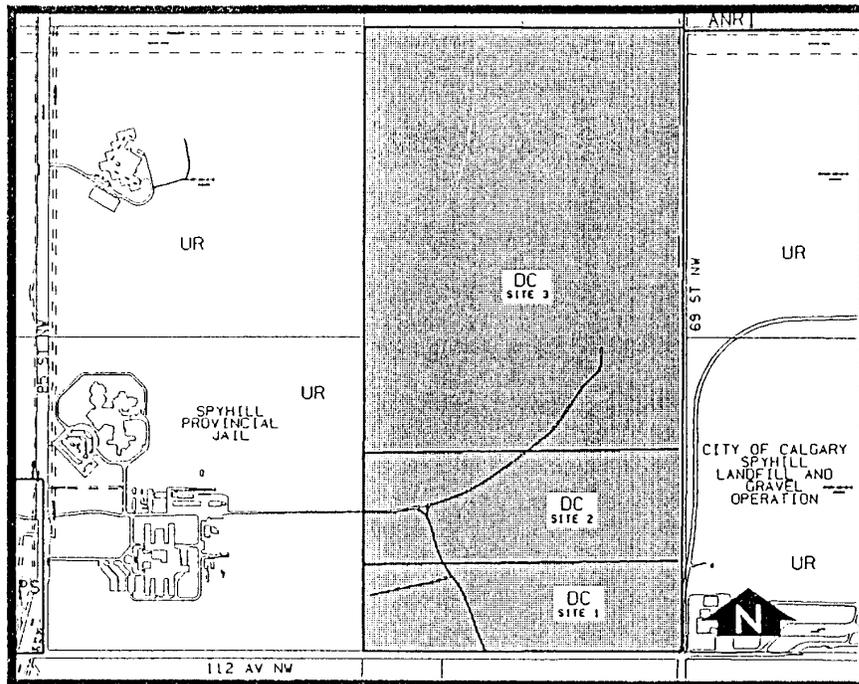


Amendment No. 96/050
Bylaw No. 88Z96
Council Approval: 12 November 1996

SCHEDULE B



SITE 1: 17.4 ha± (43 ac±)

1. LAND USE

- a. The permitted use shall be an aggregate extraction operation.
- b. The discretionary uses shall be the following general light industrial uses:
 - Accessory Uses
 - Ancillary Commercial Uses
 - Laboratories
 - Manufacturing, Fabricating, Processing, Assembly, Disassembly or Production of Materials, Goods or Products
 - Offices
 - Custodial Quarters
 - Warehousing

2. DEVELOPMENT GUIDELINES

For an aggregate extraction operation, the General Rules for Industrial Districts of Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-3 Heavy Industrial District shall apply unless otherwise noted below.

For general light industrial uses, the General Rules for Industrial Districts of Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below.

a. Parcel Size

Site 1 and Site 2 shall be retained as one parcel of land until such time as an Outline Plan as required under Section 2(e) below is submitted to and approved by the Calgary Planning Commission.

b. Supporting Information

In addition to the requirements of Section 10(1) of Bylaw 2P80, a development permit application for an aggregate extraction operation shall include the following information to the satisfaction of the Development Authority:

- i. an Extraction Plan containing a phasing plan and a geotechnical, a hydrological and an environmental study, together with any other information determined necessary to evaluate the development of the site;
- ii. an Operational Plan containing a statement addressing the time frame and duration of the operation, and a noise, a dust and a traffic analysis, together with any other information determined necessary to evaluate the impact of the development on adjacent properties;
- iii. a Reclamation Plan containing a final grading plan and related phasing, material storage, compaction and revegetation information, together with any other information determined necessary to evaluate how the site will be rehabilitated to accommodate its ultimate urban use.

c. Concept Plan

- i. A concept plan for Site 1 and Site 2 combined shall be submitted with the initial development permit application for either site to the satisfaction of the Development Authority containing the proposed land use pattern, internal roadway network and utility servicing system to ensure that both sites develop in a logical and comprehensively-planned manner.
- ii. The concept plan may be revised with each successive development permit application for Site 1 or Site 2 by the Development Authority.

d. Landscaped Berm

With the development of an aggregate extraction operation, a concrete plant, an asphalt plant or a related shipping and receiving facility on Site 1 or Site 2, a landscaped berm shall be constructed within Site 1 along 112 Avenue NW and at the intersection of 112 Avenue/69 Street NW of sufficient length and height to visually screen those uses from

residential development to the south and east to the satisfaction of the Development Authority, prior to gravel extraction.

e. Outline Plan

An Outline Plan for Site 1 and Site 2 combined shall be submitted to and approved by the Calgary Planning Commission prior to the approval of a development permit or a plan of subdivision for any general light industrial use.

f. Protection of Sanitary Landfill

No general light industrial use shall be allowed which compromises or constrains the development of a sanitary landfill operation on Site 3.

g. Municipal Utilities

A general light industrial use shall be serviced with municipal utilities to the satisfaction of Development Authority.

h. Development Plans

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

SITE 2: 23.1 ha± (57 ac±)

1. LAND USE

a. The permitted use shall be an aggregate extraction operation.

b. The discretionary uses shall be a concrete plant (C.U.), an asphalt plant (C.U.) and a related shipping and receiving facility (C.U.) for aggregate, asphalt and concrete. Notwithstanding clause (A) to (E) of Section 11(2)(b)(ii) of Bylaw 2P80 which shall not apply, a concrete plant, an asphalt plant and a related shipping and receiving facility shall have Certainty of Land Use (C.U.) and shall not be refused by the Development Authority or the Subdivision and Development Appeal Board on the grounds of use.

2. DEVELOPMENT GUIDELINES

The General Rules for Industrial Districts of Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-3 Heavy Industrial District shall apply unless otherwise noted below.

a. Parcel Size

Site 1 and Site 2 shall be retained as one parcel of land until such time as an Outline Plan as required under Section 2(e) below is submitted to and approved by the Calgary Planning Commission.

b. Supporting Information

In addition to the requirements of Section 10(1) of Bylaw 2P80, a development permit application for an aggregate extraction operation shall include the following information to the satisfaction of the Development Authority.

- i. an Extraction Plan containing a phasing plan and a geotechnical, a hydrological and an environmental study, together with any other information determined necessary to evaluate the development of the site;
- ii. an Operational Plan containing a statement addressing the time frame and duration of the operation, and a noise, a dust and a traffic analysis, together with any other information determined necessary to evaluate the impact of the development on adjacent properties;
- iii. a Reclamation Plan containing a final grading plan and related phasing, material storage, compaction and revegetation information, together with any other information determined necessary to evaluate how the site will be rehabilitated to accommodate its ultimate urban use.

c. Concept Plan

- i. A concept plan for Site 1 and Site 2 combined shall be submitted with the initial development permit application for either site to the satisfaction of the Development Authority containing the proposed land use pattern, internal roadway network and utility servicing system to ensure that both sites develop in a logical and comprehensively-planned manner.
- ii. The concept plan may be revised with each successive development permit application for Site 1 or Site 2 by the Development Authority.

d. Landscaped Berm

With the development of an aggregate extraction operation, a concrete plant, an asphalt plant or a related shipping and receiving facility on Site 1 or Site 2 a landscaped berm shall be constructed within Site 1 along 112 Avenue NW and at the intersection of 112 Avenue/69 Street NW of sufficient length and height to visually screen those uses from residential development to the south and east to the satisfaction of the Development Authority, prior to gravel extraction.

e. Outline Plan

An Outline Plan for Site 1 and Site 2 combined shall be submitted to and approved by the Calgary Planning Commission prior to the approval of a development permit or a plan of subdivision for any general light industrial use.

f. Development Plans

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

SITE 3: 88.5 ha± (218.7 ac±)

1. LAND USE

- a. The permitted uses shall be an aggregate extraction operation, a sanitary landfill operation, a utility and an essential public service.
- b. The discretionary uses shall be a park and recreation area and a shooting range.

2. DEVELOPMENT GUIDELINES

For an aggregate extraction operation, a sanitary landfill operation, a utility or an essential public service, the General Rules for Industrial Districts of Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use rules of the I-3 Heavy Industrial District shall apply unless otherwise noted below.

For a park and recreation area or a shooting range, the General Rules for Special Districts of Section 48 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the PE Public Park, School and Recreation District shall apply unless otherwise noted below.

a. Supporting Information

In addition to the requirements of Section 10(1) of Bylaw 2P80, a development permit application for an aggregate extraction operation or a sanitary landfill operation shall include the following information to the satisfaction of the Development Authority.

- i. an Extraction Plan containing a phasing plan and a geotechnical, a hydrological and an environmental study, together with any other information determined necessary to evaluate the development of the site;
- ii. an Operational Plan containing a statement addressing the time frame and duration of the operation, and a noise, a dust and a traffic analysis, together with any other information determined necessary to evaluate the impact of the development on adjacent properties;
- iii. a Reclamation Plan containing a final grading plan and related phasing, material storage, compaction and revegetation information, together with any other information determined necessary to evaluate how the site will be rehabilitated to accommodate its ultimate urban uses.

b. Shooting Range

- i. Subject to ii. below, the design, orientation and setback distance from the site boundaries of a shooting range shall be to the satisfaction of the Development Authority.
- ii. A shooting range shall be set back a minimum distance of 220 metres from the south boundary of the site.

c. Ravine Conservation

- i. Subject to ii. below, the east-west ravine on the north side of the site shall be retained in a natural state.

ii. At such time as a development permit application is determined to impact the ravine, an evaluation of its continued viability for recreation and drainage purposes shall be submitted to the satisfaction of the Development Authority and if it is determined to be viable for these purposes it shall be retained in a natural state.

d. Development Plans

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