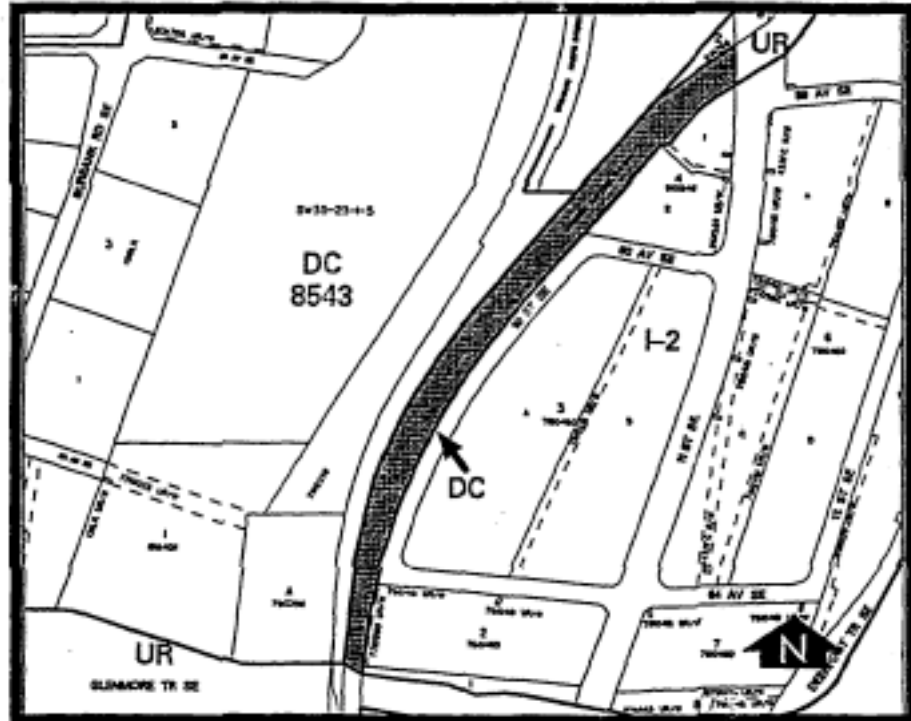


**Amendment No. 97/087**  
**Bylaw No. 130Z97**  
**Council Approval: 28 February 1998**

**SCHEDULE B**



1. Land Use

The permitted and discretionary uses of the I-2 General Light Industrial District shall be discretionary uses excluding:

- a. grocery stores, child care facilities, custodial quarters, drinking establishments, entertainment establishments, hotels and motels, private clubs and organizations, private schools and restaurants:
- b. a food establishment as defined in the Subdivision and Development Regulation.

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-2 General Light Industrial District shall apply unless otherwise noted below:

# **Amendment No. 97/087 Bylaw No. 130Z97**

## **SCHEDULE B**

CONTINUED

- a. Comprehensive Subdivision Design
  - i. As part of a subdivision application, a concept plan shall be submitted to the satisfaction of the Subdivision Authority for the entire site that is the subject of the application to demonstrate that the proposed parcels can suitably accommodate general light industrial development.
  - ii. The concept plan shall show the proposed:
    - A. building locations;
    - B. storage areas;
    - C. parking lots;
    - D. access and egress points;
    - E. internal circulation routes;
    - F. landscaping.
  - iii. The concept plan shall not apply to any portion of the site to be consolidated with an adjacent parcel.
- b. Comprehensive Site Development
  - i. As part of a development permit application, a concept plan shall be submitted to the satisfaction of the Development Authority that identifies how any residual undeveloped area within the parcel that is the subject of the application can suitably accommodate general light industrial development.
  - ii. The concept plan shall show the proposed:
    - A. building locations;
    - B. storage areas;

# Amendment No. 97/087

## Bylaw No. 130Z97

### SCHEDULE B

CONTINUED

- C. parking lots;
  - D. access and egress points;
  - E. internal circulation routes;
  - F. landscaping.
- iii. The concept plan may be revised with successive development permit applications.
- c. Environmental Site Assessment
- i. No subsurface buildings or foundations, including basements and underground storage tanks, shall be allowed.
  - ii. An application for a development permit shall include a risk assessment/risk management plan submitted to the satisfaction of the Development Authority with the plan to include, but not be limited to:
    - A. a methane monitoring and management program for any proposed building;
    - B. groundwater monitoring to confirm the nature and extent of any contaminants;
    - C. determination of the risk management procedures to be implemented during the development of the site to prevent contaminants, including nuisance, toxic or flammable vapours, from entering any proposed structures or migrating along or through utility lines or other conduits on or off site.
- d. Development Plans

Approval of this application does not constitute approval of development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.