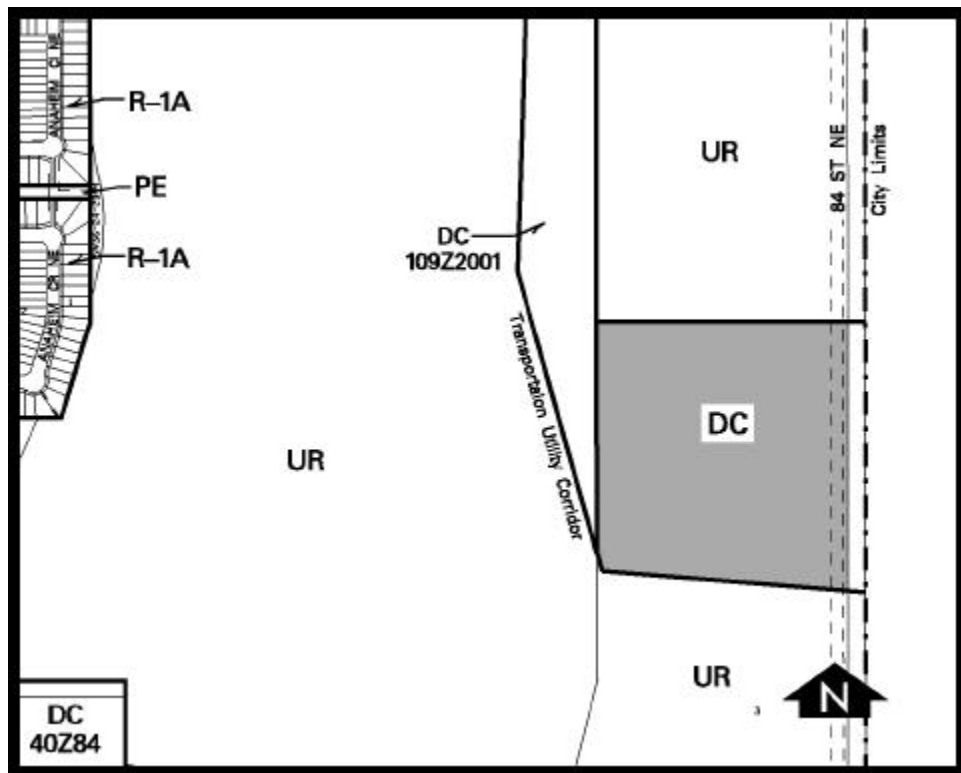


Amendment # LOC2003-0148
Council Approval: 2004 July 28

Bylaw # 60Z2004

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the UR Urban Reserve District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of outside storage of vehicles and maintenance equipment.

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the UR Urban Reserve District shall apply to Permitted Uses and the Discretionary Use Rules of UR Urban Reserve District shall apply to discretionary uses unless otherwise noted below.

(a) Outside Storage

A development permit for outside storage of vehicles and maintenance equipment shall not be issued for a period of more than five (5) years.

(b) Screening

In addition to the landscape buffer requirements in 2(d) below, 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 Discretionary Uses in the I-2 General Light Industrial District, to the satisfaction of the Approving Authority.

(c) Height of Outside Storage Materials

The maximum height of any outside storage shall be 10 metres.

(d) Landscape Buffer

(i) Development on any portion of the site abutting the Transportation Utility Corridor (future East Freeway) shall be subject to a maximum 50 metre landscape buffer.

(ii) Notwithstanding (i) above, the depth of the landscaped buffer may be varied to a lesser depth provided that one or more of the following apply:

- A lesser depth is necessary to achieve viable development of the site, at the sole discretion of the Approving Authority;
- the distance between the site and the carriageway of the future East Freeway and the proposed development is sufficient to ensure substantial visual separation is achieved;
- the geodetic elevation of the site is higher than the geodetic elevation of the future East Freeway.

(e) Ancillary Buildings

A maximum of two buildings on site, of which the total area shall not exceed 900 square metres.

(f) Discontinuation of Development and Site Restoration

Upon the expiry of a Development Permit, or the discontinuation of the development, the site will be vacated and restored to the state it was in prior to development, within twelve months from either the expiry date of a development permit or the discontinuation of the development.