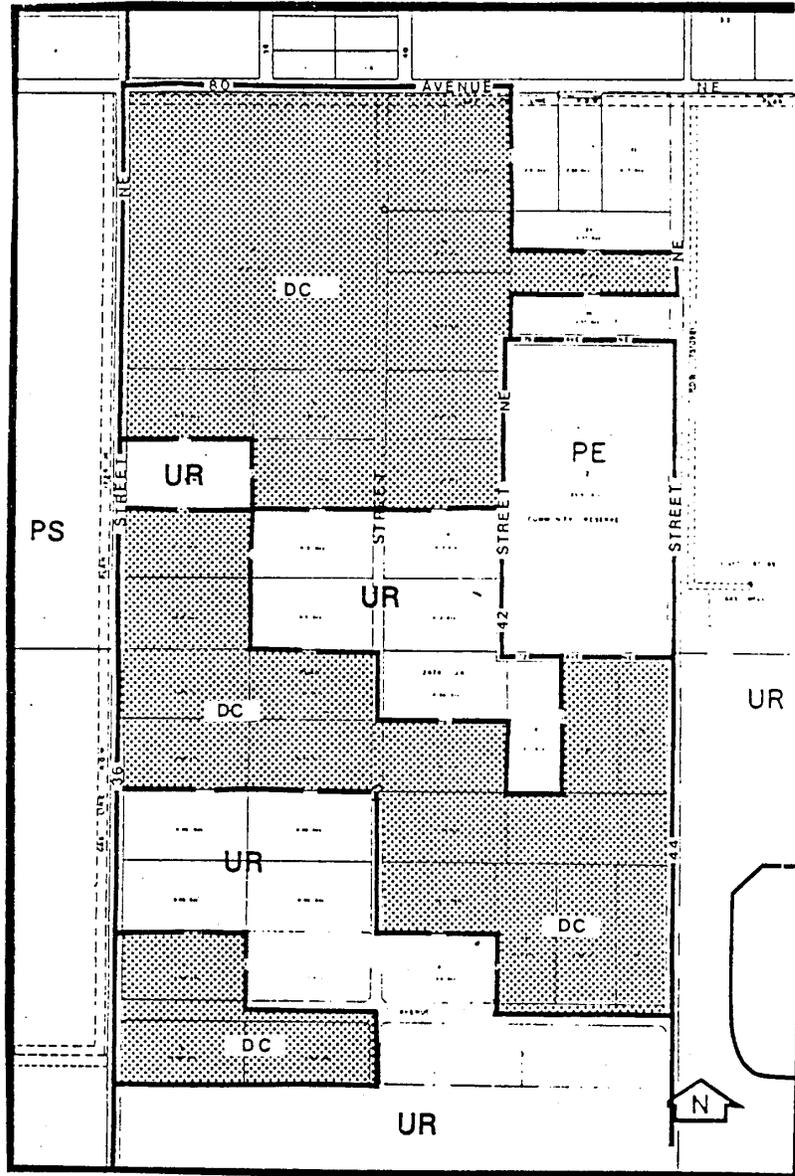


Amendment No. 82/117
Bylaw No. 16Z84
Council Approval: 14 May 1984

SCHEDULE B



1. Land Use

The land use shall be those permitted and discretionary uses within the I-4 district and those residential uses existing at the time of passage of this By-law.

2. Development Guidelines

The General Rules for Industrial Districts contained in Section 43 of By-law 2P80 and the Permitted and Discretionary Use Rules of the I-4 (Limited Service Industrial District) shall apply unless otherwise noted below.

Performance Standards

- i) No use or operation shall cause or create any conditions which may be objectionable or dangerous beyond the boundary line of the I-4 District which contains it, such as the following:
 - i) noise,
 - ii) odour,
 - iii) earthborn vibrations,
 - iv) heat, or
 - v) high brightness light sources,
 - vi) toxic airborne particles

- ii) Interface Treatment

Where a site abuts a public thoroughfare or any other land use district, the treatment of the interface in terms of distance, visual screening and landscaping shall be to the satisfaction of the Approving Authority. In this regard, the Approving Authority shall pay special attention to screening which shall consist of fencing and/or berming or any combination thereof which will have the effect of screening the industrial use from the adjoining uses. Where a site abuts a purely residential use in another district, screening shall be concentrated in the area where the industrial use directly impacts the residential portion of the adjacent use. Screening shall be compatible with the adjacent uses and shall be maintained by the industrial user on an ongoing basis.

- iii) Lot Area

A minimum of 1.2 ha± (3 acres±) for those sites existing at the time of the passage of the By-law.

- iv) Signage

Where a site abuts a purely residential use, the Approving Authority shall ensure that signage is limited in size, design and location and must be compatible with the adjoining residential use to the satisfaction of the Approving Authority.

- v) Dust

The owner shall be responsible for minimizing any dust from driveways and parking areas on-site to the satisfaction of the Approving Authority.

- vi) Applications for development permits shall be notice posted.

- vii) If the owner of any property carrying out an industrial use as of the date of the passage of this by-law, has not applied for a Development Permit within 90 days of the passage of this by-law, the Approving Authority shall take appropriate enforcement action with respect to the illegal uses.

- viii) Within 6 months of the release of a Development Permit, if the applicant of any industrial property abutting a purely residential property has not complied with any required screening and/or landscaping conditions, the applicant shall post a bond or similar security in an amount and in a form that is satisfactory to the Approving Authority to ensure fulfilment of the outstanding requirements of the Development Permit.
- ix) Prior to release of the Development Permit the Approving Authority shall ensure that a “Deferred Services Agreement” shall be executed between the owners and the City, to the satisfaction of the City Engineer.
- x) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Calgary Planning Commission as part of a development permit application.