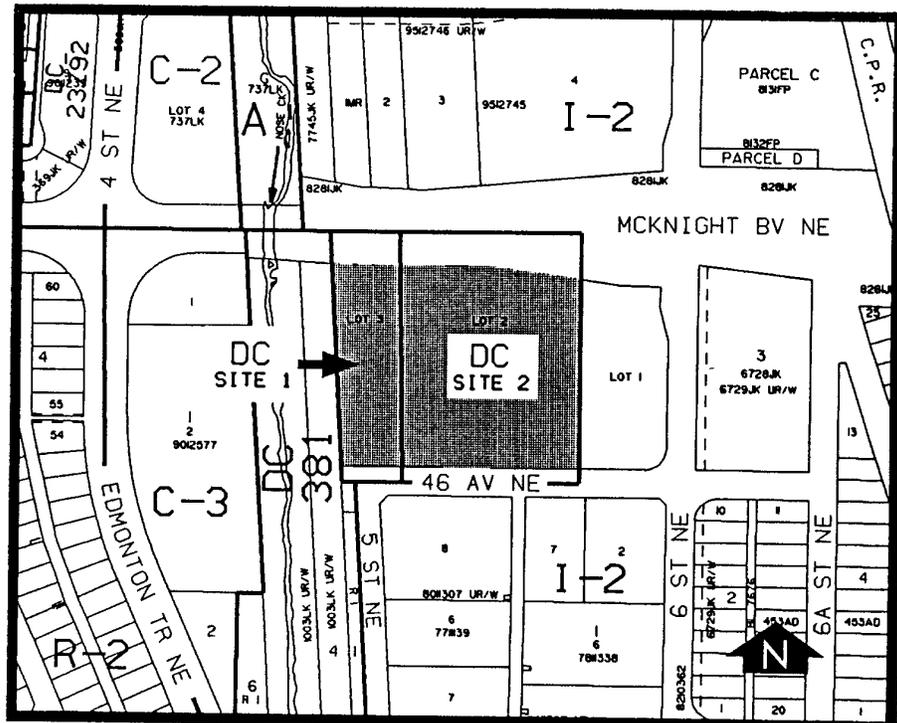


Amendment No. 95/106
Bylaw No. 109Z96
Council Approval: 09 December 1996

SCHEDULE B



1. LAND USE SITE 1 (0.656 hectares ±)

The Permitted and Discretionary Uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be discretionary uses.

2. DEVELOPMENT GUIDELINES SITE 1

- a) The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Discretionary Use Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below.
- b) Vehicular Access and Egress

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SCHEDULE B

CONTINUED

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Director of Transportation. No direct vehicular access shall be permitted from or to McKnight Boulevard NE.

c) Side Yard

A minimum width of 1.2 metres for the west side yard.

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.

e) Outside Storage

At the time of any development permit application, the approving authority shall ensure that any outside storage is visually screened from the Nose Creek pathway, open space system to the west, and McKnight Boulevard.

3. LAND USE SITE 2 (1.71 hectares ±)

The Permitted and Discretionary Uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be discretionary uses.

2. DEVELOPMENT GUIDELINES SITE 2

a) The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Discretionary Use Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below.

b) Vehicular Access and Egress

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Director of Transportation. No direct vehicular access shall be permitted from or to McKnight Boulevard NE.

c) Soil Contamination

Prior to the approval of a Development Permit, a Phase II Environmental Site Assessment and, if required, a Phase III Remediation/Risk Management Plan shall be submitted to the satisfaction of Alberta Environmental Protection and Calgary Health Services.

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SCHEDULE B

CONTINUED

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.