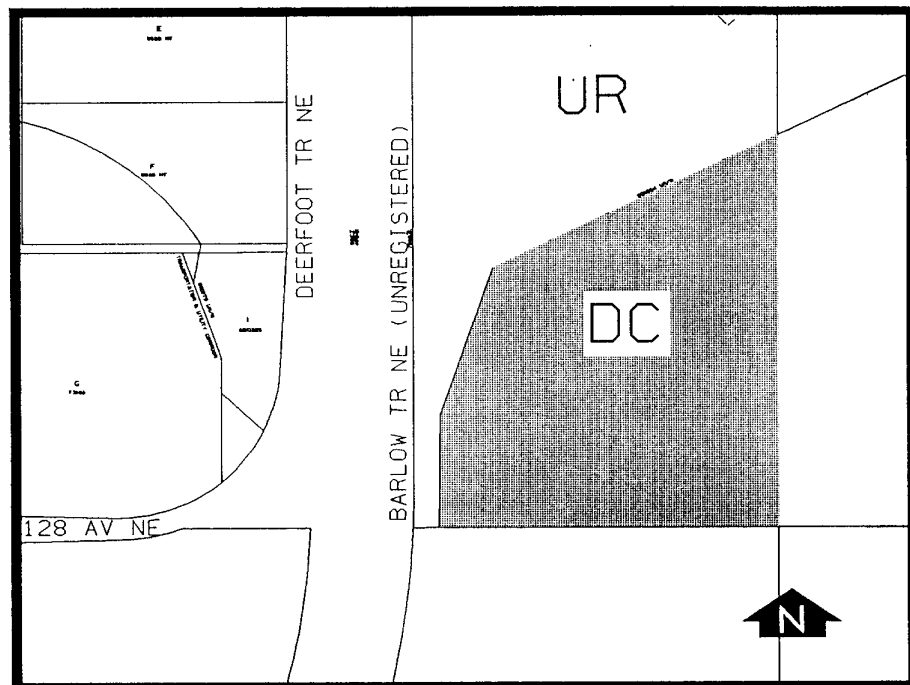


Amendment No. 95/048
Bylaw No. 66Z96
Council Approval: 22 July 1996

SCHEDULE B



1. Land Use

Land uses shall be limited to the following Discretionary Uses only and shall not include a vehicle demolition or repairs.

- Custodial quarters
- Essential public services
- Parks and Playgrounds
- Utilities
- Vehicle auction facility

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:

a) Servicing

The site may incorporate private water and sewer facilities provided the applicant enters into a Deferred Servicing Agreement with The City prior to the issuance of a development permit.

b) Stormwater Management

The owner shall employ on-site stormwater management techniques which regulate stormwater leaving the development site in a manner and at a rate and quality as determined by the City Engineer from time to time. Bird control measures shall be installed.

c) Vehicular Access

Access to be provided via an access easement from the service road paralleling Deerfoot Trail until such time as alternative access becomes available as a result of future development in the area. No direct access to Deerfoot Trail shall be permitted.

d) Landscaping

A detailed landscaping plan shall be submitted to the Development Authority as part of a development permit application. Extensive landscaping shall be required along the north, south and west boundaries of the site as a means of visually screening parking and storage areas from Deerfoot Trail. The landscaping adjacent to Deerfoot Trail shall be a minimum of forty feet wide to accommodate berming and back sloping requirements.

e) Development Plans

Approval of this application does not constitute an approval of a development permit. A development permit application shall be submitted to the Approving Authority.