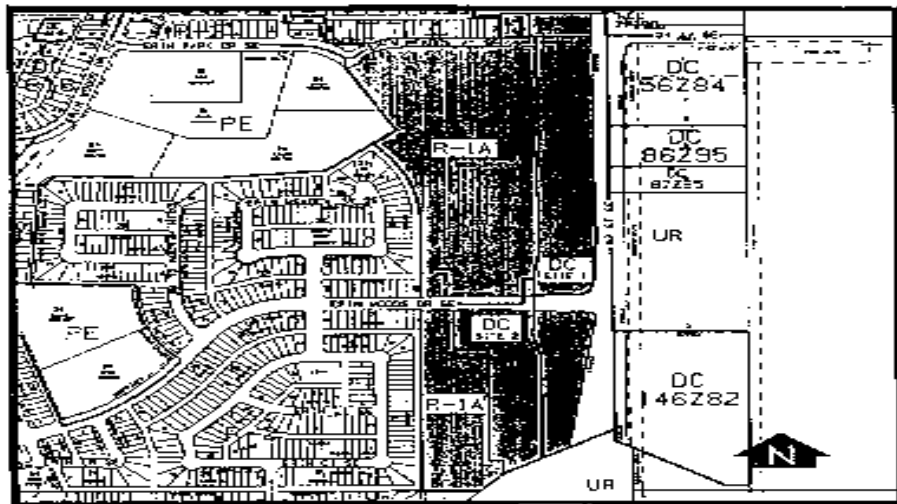


Amendment No. 96/058
Bylaw No. 7Z97
Council Approval: 22 January 1997

SCHEDULE B



Site 1 4.9 ha± (12.15 ac±)

1. Land Use
 - a. The Permitted and Discretionary Uses of the I-2 General Light Industrial District shall be discretionary uses.
 - b. Notwithstanding subsection a. above, a food establishment as defined in the Municipal Government Act, Subdivision and Development Regulations (Alberta Regulation 212/95) shall be prohibited.

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:

1. Building Height

A maximum of 8.0 metres.
2. Front Yard
 - a. A minimum of 6.0 metres.

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CONTINUED

- b. For the purpose of subsection a., any street frontage allowing vehicular access or egress shall be considered a front yard.

3. Interface Treatment on West Side

On the west side of the site, the interface treatment shall be to the satisfaction of the Development Authority and shall include:

- a. a high-quality minimum maintenance screening fence of 2.4 metres in height;
- b. a minimum landscaped building setback area of 6.0 metres;
- c. a continuous row of coniferous trees planted within the landscaped building setback area.

4. Interface Treatment on North Side

On the north side of the site, the interface treatment shall be to the satisfaction of the Development Authority and shall include:

- a. a high quality minimum maintenance screening fence of 1.8 metres in height;
- b. a minimum landscaped building setback area of 4.5 metres.

5. Interface Treatment on Remaining Sides

Where the site abuts 52 Street SE or Erin Woods Drive SE, the interface treatment in terms of distance, visual screening and landscaping shall be to the satisfaction of the Development Authority.

6. Material Storage

No storage of materials or equipment shall be allowed within any yard on the west side of the site.

7. Vehicular Access

- a. Vehicular access and egress to and from the site shall be to the satisfaction of the Development Authority.

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CONTINUED

- b. No vehicular access or egress shall be allowed from the site to a public roadway or private parcel on the west of the site.

8. Pedestrian Circulation

A public access easement shall be registered against the title of the site to accommodate pedestrian traffic and the regional pathway along the north boundary of the site.

9. Concept Plan

- a. A concept plan for the site shall be submitted with the initial development permit application or subdivision application within the site to the satisfaction of the Approving Authority containing the proposed buildings, parking areas, driveways, access and egress points and such other information considered necessary to ensure that the site develops in a logical and comprehensively-planned manner.

- b. Development Plans

The concept plan may be revised with any successive development permit application or subdivision application if determined necessary by the Approving Authority.

10. Development Plans

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

Site 2 2.37 ha± (5.85 ac±)

1. Land Use

The Permitted and Discretionary Uses of the R-1A Residential Narrow Lot Single-Detached District shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

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SCHEDULE B

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The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the R-1A Residential Narrow Lot Single-Detached District shall apply unless otherwise noted below:

1. Lot Width
 - a. A minimum of 11.6 metres.
 - b. A maximum of 17.0 metres, except a maximum of 18.8 metres for corner lots.
2. Lot Depth

A minimum of 22 metres.
3. Development Permit Requirements

For the purpose of determining if a development permit is required, Section 8 of Bylaw 2P80 shall apply.