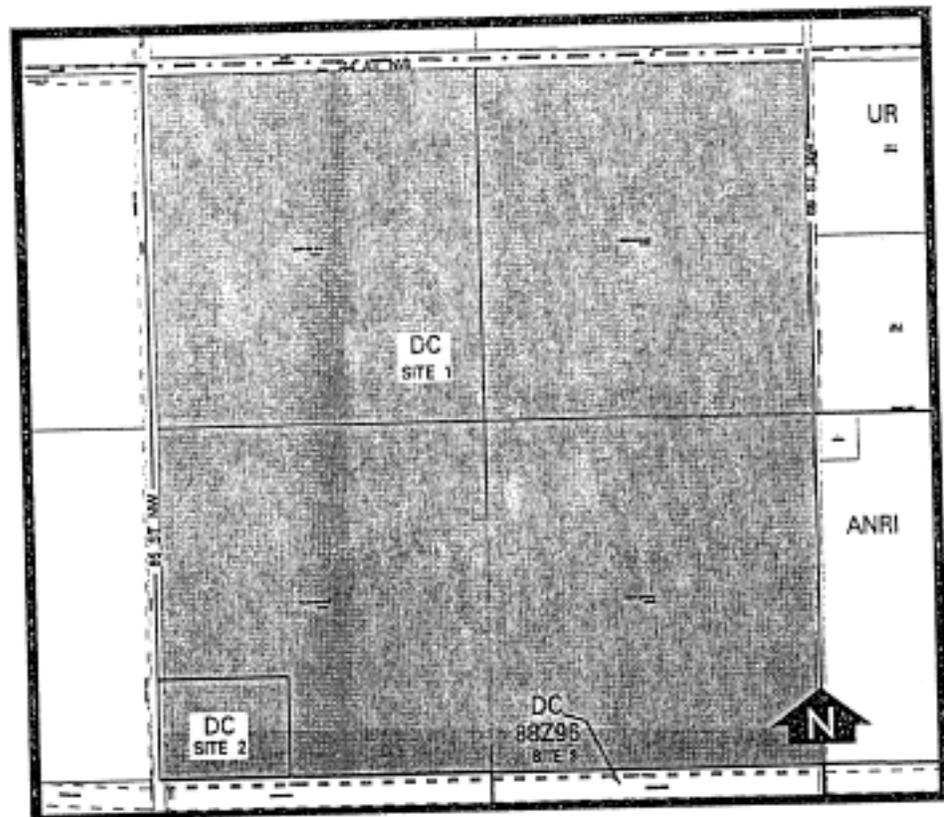


Amendment No. 97/036
Bylaw No. 92Z97
Council Approval: 28 July 1997

SCHEDULE B



Site 1 **252.4 ha± (623.7 ac±)**

1. Land Use
 - a. The permitted use shall be an aggregate extraction operation only.
 - b. The discretionary uses shall be an asphalt plant (C.U.) and accessory uses. Notwithstanding Clause (A) to (E) of Section 11(2)(b)(ii) of Bylaw 2P80 which shall not apply, an asphalt plant shall have Certainty of Land Use (C.U.) and shall not be refused by the Development Authority or the Subdivision and Development Appeal Board on the grounds of use.

2. Development Guidelines

The General Rules for Industrial Districts of Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-3 Heavy Industrial District shall apply unless otherwise noted below.

a. Yards

- i. On the north side adjacent to 144 Avenue NW and on the south side adjacent to Site 2, a minimum depth of three metres.
- ii. In all other cases, a minimum depth of 25 metres.
- iii. Except for fences, gates, driveways or signage, no aggregate extraction or other land disturbance shall be allowed in any yard.

b. Ravine Conservation

- i. The two ravines in the northwest and northeast corners of the site shall be retained in a natural state.
- ii. No aggregate extraction or other land disturbance shall be allowed within 10 metres of the defined top-of-bank of a ravine.
- iii. At such time as the phasing of aggregate extraction warrants, a fence shall be constructed along the 10 metre setback from the defined top-of-bank of a ravine to protect the bank from disturbance.

c. Additional Development Requirements

In addition to the requirements of Section 10(1) of Bylaw 2P80, a development permit application for an aggregate extraction operation shall include the following information to the satisfaction of the Development Authority:

- i. an extraction plan containing a phasing plan and, if required, a geotechnical, a hydrological and an environmental study, together with any other information determined necessary to evaluate the development of the site;
- ii. an operational plan containing a statement addressing the time frame and duration of the operation, and a noise, a dust and a traffic analysis, together with any other information determined necessary to evaluate the impact of the development on adjacent properties;
- iii. a rehabilitation plan containing a final grading plan and related phasing, material storage, compaction and revegetation information, together with any other information determined necessary to evaluate how the site will be rehabilitated upon completion of mining activities for future use.

d. Development Plans

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

Site 2 6.6 ha± (16.3 ac±)

1. Land Use
 - a. The permitted use shall be a concrete plant only.
 - b. The discretionary uses shall be accessory uses.
2. Development Guidelines

The General Rules for Industrial Districts of Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-3 Heavy Industrial District shall apply unless otherwise noted below.

- a. Yards
 - i. On the west side adjacent to 85 Street NW, a minimum depth of 180 metres.
 - ii. On the south side adjacent to the boundary of the site, a minimum depth of 50 metres.
 - iii. On the north and east sides adjacent to Site 1, a minimum depth of 1.2 metres.
 - iv. Except for fences, gates, driveways or signage, no land disturbance shall be allowed in any yard.
- b. Visual Screening

Landscaping shall be provided adjacent to 85 Street and along the south boundary of the site to visually screen the base of the concrete plant.
- c. Concrete Plant Cladding

Any part of the concrete plant visible from a public roadway shall be clad with precast concrete panels, concrete block or painted metal siding.
- d. Roadway Improvements

Roadway improvements considered necessary for access and egress to the site shall be provided by the developer to the satisfaction of the Development Authority.
- e. 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.