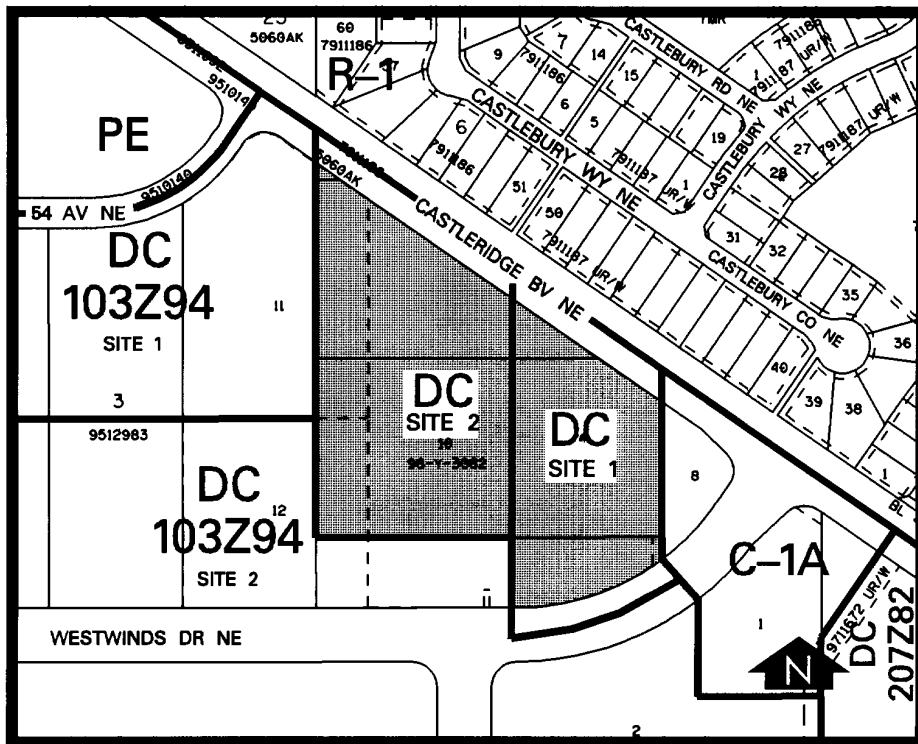


**Amendment No. 98/026**  
**Bylaw No. 75Z98**  
**Council Approval: 14 September 1998**

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Site 1**                      **1.127 ha± (2.78 ac±)**

1. Land Use

The Permitted and Discretionary Uses of the C-1A Local Commercial District shall be the permitted and discretionary uses respectively, with the additional discretionary use of warehouse storage only.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-1A District shall apply unless otherwise noted below.

a. Gross Floor Area

The maximum gross floor area shall be 5,600 square metres.

b. Ancillary Commercial Uses

Ancillary commercial uses may occupy up to 38 square metres (409 sq.ft.) or 10% of the net site area of the primary use, whichever is greater, to a maximum of 280 m<sup>2</sup> (3,013 sq.ft.) when the primary use is a discretionary industrial use. For purposes of this bylaw, ancillary commercial means a directly related retail and/or display area that occupies a portion of a building for a discretionary industrial use.

c. Access

No direct vehicular access shall be permitted from any parcel to Castleridge Boulevard NE.

d. Yards

Yards directly abutting Castleridge Yards shall have a minimum depth of 7.5 metres or a depth equal to half the height of the principal building, whichever is greater.

e. Landscaping

All yards abutting Castleridge Boulevard shall be uniformly bermed and landscaped to the satisfaction of the Approving Authority.

f. Fencing

Screening fencing shall be provided on any parking lots visible from Castleridge Boulevard.

g. Parking - Ancillary Commercial

Parking for ancillary commercial uses shall be at the same rate as the principal use.

h. Architectural Controls

The developer shall submit a development permit application for the architectural guidelines covering such matters as design exterior finishes, facade, rooflines and roof-top mechanical, landscaping and parking unless a single comprehensive development permit is submitted for the development of the entire site.

i. Development Plans

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

**Site 2**

**1.877 ha± (4.64 ac±)**

1. Land Use

The land use shall be for the permitted and discretionary uses listed below only:

Permitted Uses

Essential public services  
Parks and playgrounds  
Utilities

## Discretionary Uses

Accessory uses  
Amusement arcades  
Ancillary commercial uses  
Auction halls  
Athletic and recreational facilities  
Auto body and paint shops  
Automotive sales and rentals  
Automotive services  
Automotive specialities  
Billiard parlours  
Bottle return depots  
Child care facilities  
Churches  
Cleaning, servicing, testing or repairing  
Commercial schools  
Crematoriums and columbariums  
Custodial quarters  
Drinking establishments  
Entertainment establishments  
Farmers markets and flea markets  
Financial institutions  
Grocery stores  
Hotels and motels  
Intensive agricultural uses  
Kennels  
Laboratories  
Liquor stores  
Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products  
Mechanical reproduction and printing establishments  
Movement or storage of materials, goods or products  
Offices  
Parking areas and structures  
Private clubs and organizations  
Private schools  
Public and quasi-public buildings  
Radio and television studios  
Recreational and commercial vehicle repair, service, sales and rental  
Restaurants  
Signs (except for freestanding identification)  
Veterinary clinics  
Veterinary hospitals  
Warehouse stores\*

\*(for the purposes of this Bylaw Warehouse store means the use of a building for the retail sale of a limited range of bulky goods the size and nature of which typically require large floor areas for direct display to the purchaser, and include, but are not limited to, such bulky goods as furniture, floor coverings, major appliances, paints and wall coverings, light fixtures, but does not include the sale of food, clothing, or other personal goods, wares, substances, articles or things.)

## 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 District shall apply unless otherwise noted below:

a. Ancillary Commercial Uses

Ancillary commercial uses may occupy up to 38 m<sup>2</sup> (409 sq.ft.±) or 10% of the net floor area of the primary use, whichever is greater, to a maximum of 280 m<sup>2</sup> (3,013 sq.ft.±). For purposes of this Bylaw, ancillary commercial means a directly related retail and/or display area that occupies a portion of a building the primary use of which is a permitted or discretionary industrial use.

b. Parking - Ancillary Commercial

Parking for ancillary commercial uses shall be at the same rate as the principal use.

c. Access

No direct vehicular access shall be permitted from any parcel to Castleridge Boulevard NE.

d. Yards

Yards, directly abutting Castleridge Boulevard shall have a minimum depth of 7.5 metres or a depth equal to half the height of the principal building, whichever is greater.

e. Landscaping

All yards abutting Castleridge Boulevard shall be uniformly bermed and landscaped to the satisfaction of the Approving Authority.

f. Architectural Controls

The developer shall submit a development permit application for the architectural guidelines covering such matters as design, exterior finishes, facade, rooflines and roof-top mechanical, landscaping, and parking unless a single comprehensive development is submitted for the development of the entire site.

g. Fencing

Screening fencing shall be provided on any parking lots visible from Castleridge Boulevard.

h. Development Plans

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