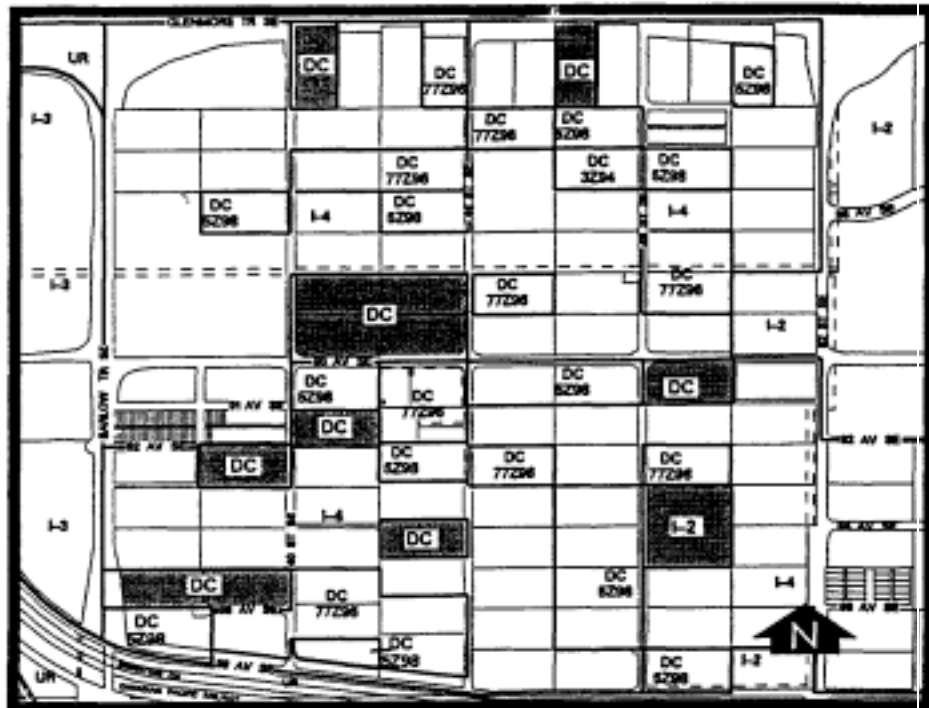


Amendment No. 98/150B
Bylaw No. 60Z99
Council Approval: 22 June 1999

SCHEDULE B



(1) Land Use

The Permitted and Discretionary Uses of the I-4 Limited-Service Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the additional discretionary uses of:

- auction halls;
- movement or storage of materials, goods or products;
- commercial vehicle repair, service, sale and rental.

(2) Development Guidelines

The General Rules for Industrial Districts contained in Section 43 of By-law 2P80 and the Permitted and Discretionary Use Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

- a) Performance Standards

Section 45(3)(a) of the I-2 General Light Industrial District shall apply.

b) Yards
Section 45(3)(f) to (h) of the I-2 General Light Industrial District shall apply.

c) Building Height
Section 45(3)(i) of the I-2 General Light Industrial District shall apply.

d) Landscaped Area
Section 45(3)(j) of the I-2 General Light Industrial District shall apply.

e) Floor Area Ratio
A maximum of 0.4 times the site area.

f) Bareland Condominium
A bareland condominium plan shall be permitted to subdivide a parcel into a maximum of three units, excluding the common property, with a minimum unit size of 0.4 hectares.

g) Stormwater Management
The developer shall employ on-site stormwater management techniques which regulate stormwater leaving the site in a manner and at a rate and quality to the satisfaction of the Development Authority.

h) Site Access
Access and egress to and from a site shall be to the satisfaction of the Development Authority.

i) Food Establishments
No food establishments as defined in the Subdivision and Development Regulations shall be allowed as a use, or in conjunction with a use in this district.

j) Servicing Information
Prior to approval of a development permit, the developer shall submit the following information to the satisfaction of the Development Authority:

- i) a potable water usage impact statement, describing the anticipated demand for potable water by the development, throughout the life of the development;
- ii) a sanitary sewer impact statement, detailing the method by which the sanitary effluent generated by the development and in accordance with the potable water impact statement is to be stored, treated, discharged and disposed of throughout the life of the development to the satisfaction of the City Engineer;

iii) a stormwater report for the site is in compliance with the Master Stormwater System in Section 22E and is to the satisfaction of the City Engineer.

k) 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. Prior to approval of any Development Permit, a Phase I Environmental Site Assessment shall be submitted and approved by The City of Calgary, Calgary Regional Health Authority and Alberta Environmental Protection. Should the Phase 1 E.S.A. indicate that there is a potential for site contamination, then the applicant is to submit a Phase 2 Environmental Site Assessment and will be reviewed to the satisfaction of the Alberta Environmental Protection and Calgary Regional Health Authority.