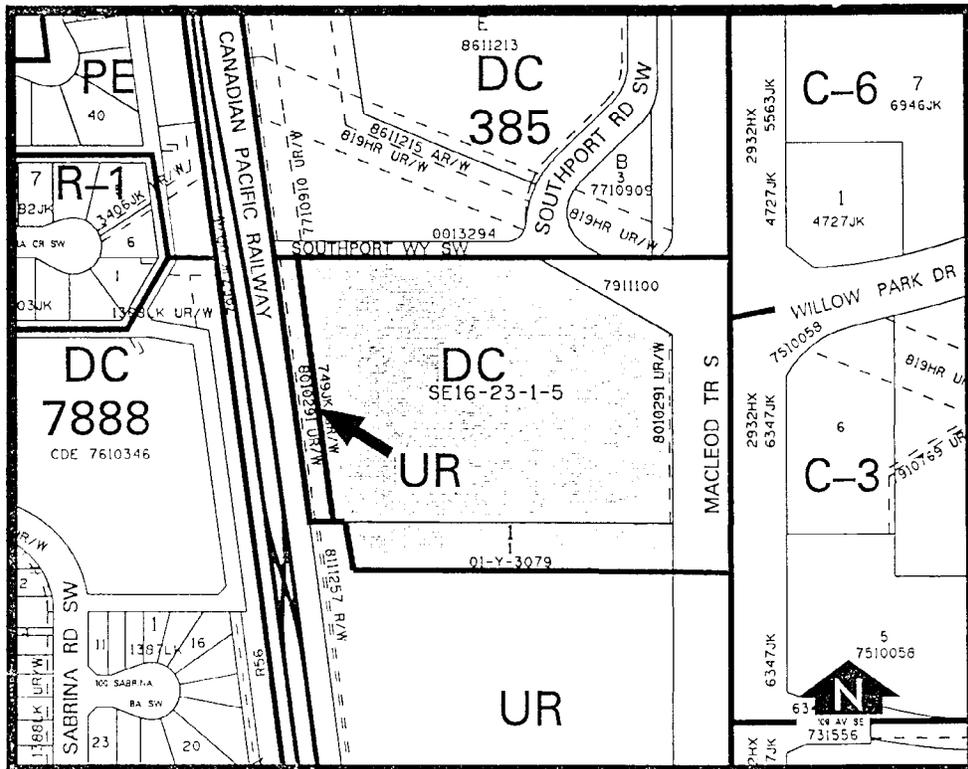


**Amendment # 2001/040**  
**Bylaw # 76Z2001**  
**Council Approval: 2001 August 29**

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

1. Land Use

The Permitted and Discretionary Uses of the C-6 Highway Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively excluding gaming establishment - bingo and bottle return depots.

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-6 Highway Commercial District shall apply unless otherwise noted below:

(a) Vehicular Access and Egress

Access and egress to the site shall be from Southport Way SW. No access to or egress from the site shall be allowed to Macleod Trail.

(b) Landscaping

A detailed landscaping plan shall be submitted to the Approving Authority as part of a development permit application. Contained within the plan shall be the following:

- (i) a minimum 9 metre wide landscaped buffer strip along the entire east property line of Macleod Trail South. Such landscaping to consist of mature trees (not less than 85 millimetre calliper) placed to the satisfaction of the Approving Authority;
- (ii) a minimum 6 metre wide landscaped buffer strip along the entire west property line. Such landscaping to consist of mature 85 millimetre calliper trees spaced at 6 metre intervals;
- (iii) an inventory of all existing trees and vegetation on site;
- (iv) those portions of the south property line not landscaped shall be enclosed with a suitable traffic barrier or fencing to the satisfaction of the Approving Authority.
- (v) a proposal to upgrade the appearance of the west edge of the property, visible from the L.R.T., where appropriate.

(c) Parking Areas

Large parking areas shall be made visually discontinuous through the use of landscaping which includes berms, terraces, planters, vegetation and similar treatments to the satisfaction of the Approving Authority.

(d) Building Design

The design and exterior finishing materials of proposed developments shall be to the satisfaction of the Approving Authority having regard to the character and quality of surrounding development.

(e) Garbage Storage

Garbage enclosures shall be integrated with the building and visually screened from all adjacent sites and public thoroughfares.

(f) Signage

A comprehensive signage proposal shall be submitted as part of a development permit application, but no freestanding signs shall be permitted within 26 metres of Macleod Trail.