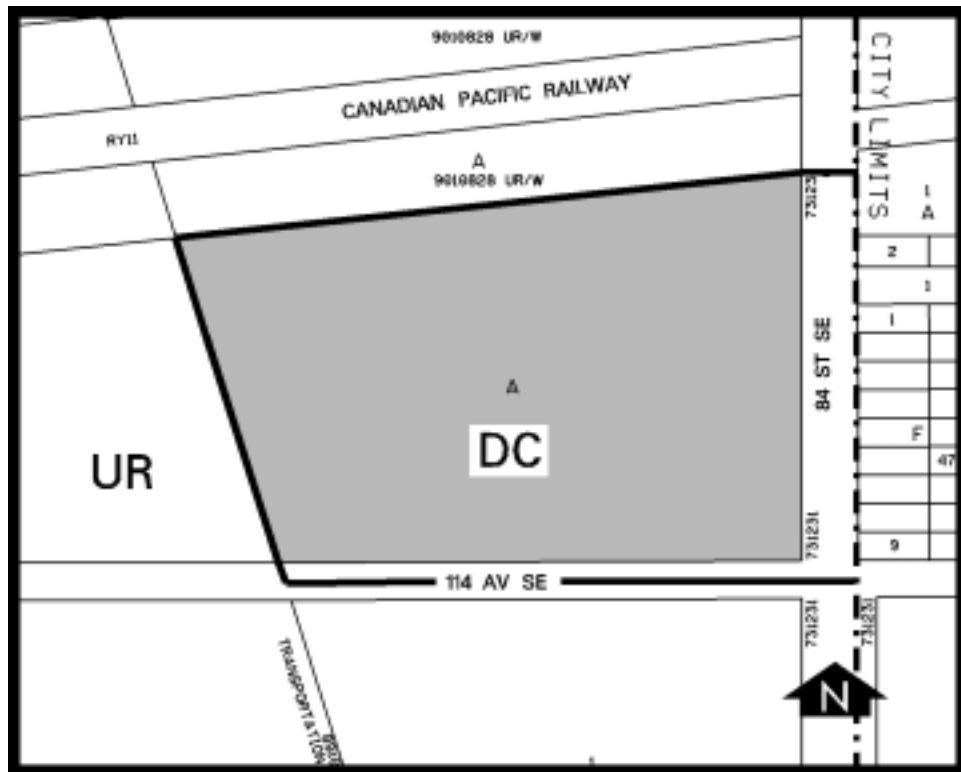


**Amendment # 2001/014**  
**Bylaw # 88Z2001**  
Council Approval: 2001 October 16

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

1. Land Use

The Permitted and Discretionary Uses of the I-4 Limited-Serviced Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the exclusion of the following:

- auto wrecking yards
- scrap metal yards
- manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products
- cleaning, servicing, testing or repairing

and the inclusion of the following discretionary uses:

- recreational vehicle storage
- self storage
- automotive services
- grocery store.

## 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-4 Limited-Serviced Industrial District shall apply unless otherwise noted below:

### (a) Stormwater Management

The developer shall employ on-site stormwater management techniques in accordance with the requirements of the General Manager, Wastewater and Drainage.

### (b) Site Area

The minimum site area shall be 5.92 hectares± (14.63 acres±).

### (c) Site development

Development of the site shall be compatible with the overall standard of development for general light industrial areas with regard to landscaping, building design and screening of storage with special emphasis given to the interface with the future East Freeway and the Hamlet of Shepard, to the satisfaction of the Approving Authority.

### (d) Floor Area

The combined net floor area of all buildings shall be a maximum of 2300 square metres.

### (e) Capacity

The maximum number of recreational vehicles stored on the site at any one time shall not exceed 300.

### (f) Access

Access to or from the site for the recreational vehicle and self-storage components shall be restricted to 114 Avenue SE only.

### (g) Landscaping

(i) Development on any portion of the site abutting the Transportation Utility Corridor (future East Freeway) shall be subject to a maximum 50 metre landscaped buffer.

(ii) Notwithstanding (i) above, the depth of the landscaped buffer may be varied to a lesser depth provided that one or more of the following apply:

- a lesser depth is necessary to achieve viable development of the site;

- the distance between the site and the carriageway of the future East Freeway and the proposed development is sufficient to ensure substantial visual separation is achieved;
- the geodetic elevation of the site is higher than the geodetic elevation of the future East Freeway; or
- the landscaped buffer area contains a stormwater detention pond and a landscaped buffer on the interior border of the pond is provided.

(h) Yards

- i) A minimum 10 metre landscaped yard shall be provided along 114 Avenue S.E.
- ii) A minimum 10 metre landscaped yard shall be provided along 84 Street S.E. adjacent to any outside storage or self storage uses.
- iii) A minimum 6 metre landscaped yard shall be provided along 84 Street S.E. adjacent to all other uses.