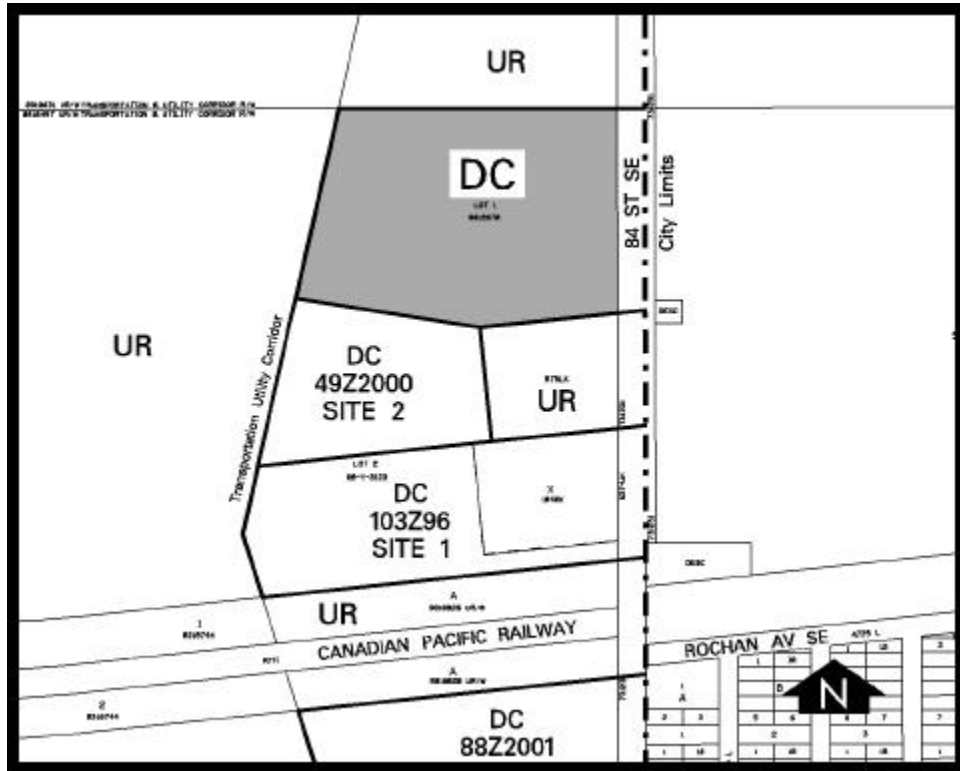


Amendment # LOC2001-0039
Bylaw # 14Z2003
Council Approved: January 20 2003

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

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

A stormwater management report and plan shall be submitted to the satisfaction of the Manager, Urban Development as part of any Development Permit application for the site.

(b) Landscape Buffer Abutting the Transportation Utility Corridor

(i) All development on any portion of the site abutting the Transportation Utility Corridor shall provide a landscaped buffer to a maximum depth of 50 metres;

(ii) The depth of the landscape buffer may be less than 50 metres where one or more of the following conditions exist:

(A) A lesser depth is necessary to achieve viable development of the site;

(B) The distance between the site and the carriageway of the future East Freeway is sufficient to ensure substantial visual separation;

(C) The geodetic elevation of the site is higher than the anticipated geodetic elevation of the future East Freeway; or

(D) The landscape buffer area contains a stormwater retention pond and a landscape area on the border of the pond is provided;

all to the satisfaction of the Approving Authority.

(c) Screening

Screening of outside storage on the site shall be commensurate with the overall standard of development for the I-2 General Light Industrial District, to the satisfaction of the Approving Authority.

(d) Site Area

Lots shall be a minimum area of 2.34 hectares.

(e) Site Access

No direct vehicular access/egress shall be allowed to or from the Transportation Utility Corridor.