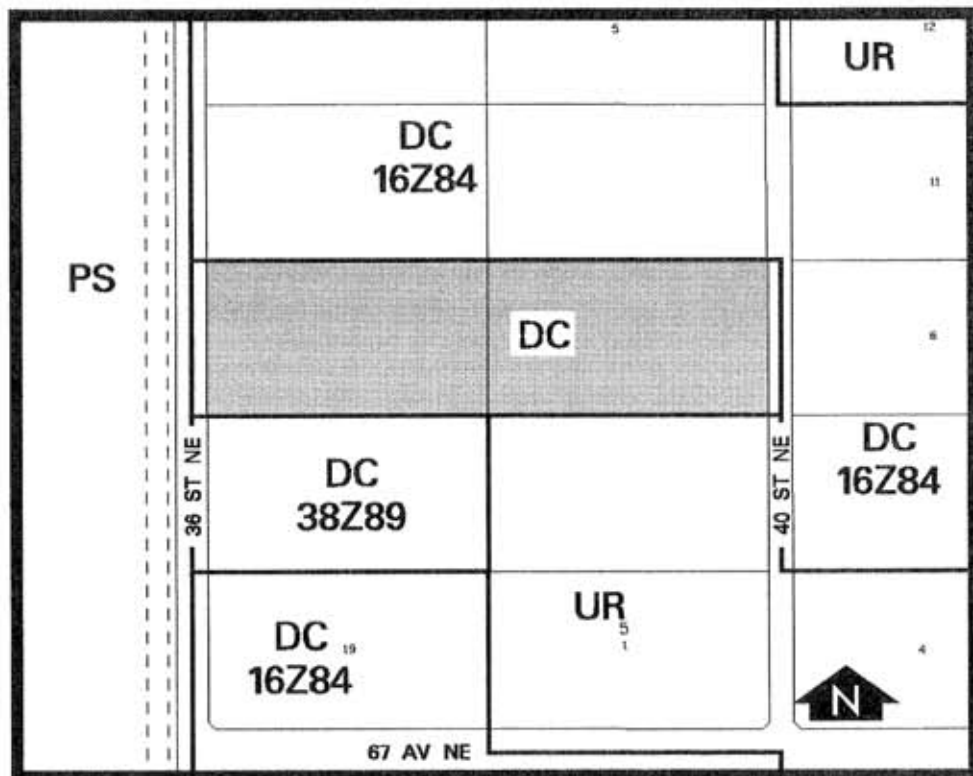


# Amendment LOC2005-0025 Bylaw 7Z2006

Council Approved: 2006 March 13

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted Uses of the I-4 Limited-Serviced Industrial District and the Discretionary Use of outside storage (C.U.).

# Amendment LOC2005-0025 Bylaw 7Z2006

## SCHEDULE B

### CONTINUED

#### 2. Development Guidelines

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the I-4 Limited Serviced Industrial District shall apply to the Permitted Uses and the Discretionary Use Rules of the I-4 Limited-Serviced Industrial District shall apply to Discretionary Uses unless noted below:

##### (a) Outside Storage

The term of any Development Permit shall not extend beyond 5 years. Continuation of this use beyond 5 years will require a new Development Permit application and approval.

##### (b) Interface Treatment

Where the site abuts a public thoroughfare or any other land use district, the treatment of the interface in terms of distance, visual screening and landscaping shall be to the satisfaction of the Approving Authority. In this regard, the Approving Authority shall pay special attention to screening which shall consist of fencing and/or berming or any combination thereof which will have the effect of screening the industrial use from the adjoining uses. A minimum I-2 General Light Industrial landscaping standard shall be achieved in conjunction with any proposed development. Where the site abuts a residential use in another district, screening shall be concentrated in the area where the industrial use directly impacts the residential portion of the adjacent use.

##### (c) Outside Storage

(i) The storage, movement and treatment of materials shall be such that it does not adversely impact adjacent areas; and

(ii) The storage of materials and equipment shall be located and screened such that it does not have an operational or negative visual impact on adjacent uses, to the satisfaction of the Approving Authority.

##### (d) Site Access

Access to 36 Street NE is at the discretion of the General Manager of Transportation and may be restricted to right turns-in/out only.