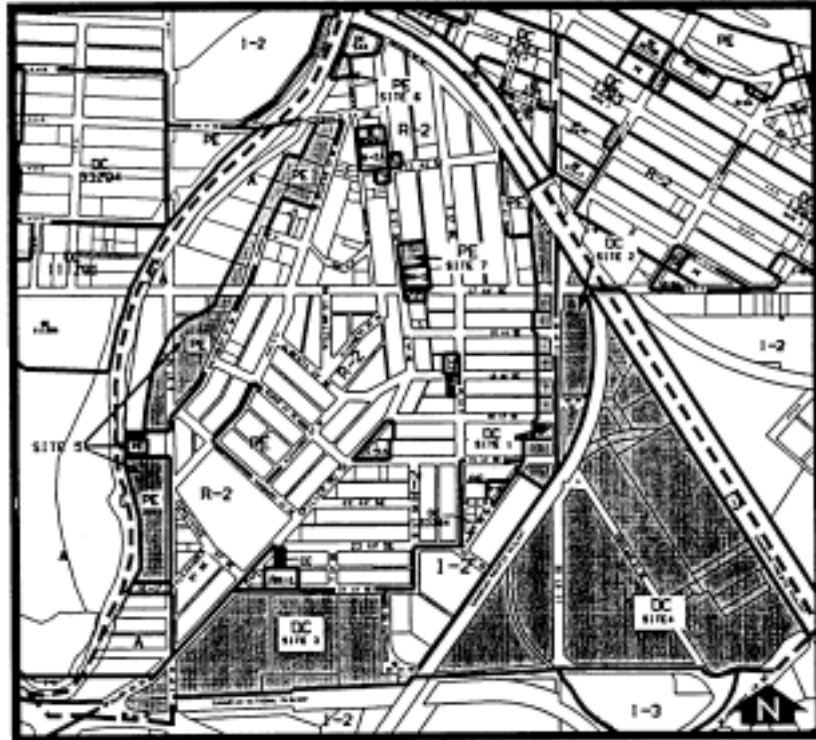


**Amendment No. 94/033**  
**Bylaw No. 48Z94**  
**Council Approval: 20 June 1994**

**SCHEDULE B**



**Site 1**

1. Land Use

The permitted and discretionary uses of the C-2 (12) General Commercial District shall be the permitted and discretionary uses respectively.

2. Development Guidelines

The general rules for commercial districts contained in Section 33 of the By-law 2P80 and the permitted and discretionary use rules of the C-2 (12) General Commercial District contained in Section 36 shall apply unless otherwise noted below.

a) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and

colour, landscaping, parking and access, shall subsequently be submitted to the Approving Authority as part of a development permit application.

b) Access/Parking/Landscaping

i) Where properties front onto or are adjacent to 11 Street S.E., access shall be provided from 11 Street S.E. and not the residential avenues. Where a mixed use development (commercial/residential) is proposed, access to the residential portion of the mixed use project may be provided from the adjacent residential avenue, to the satisfaction of the Approving Authority.

ii) Where front yard parking is provided, a 2 metre wide landscaped area extending the full width of the front yard is required. Within this landscaped area, a 0.9 metre high screen fence is required together with trees and shrubs that mature to a maximum height of 4.5 metres or less.

c) Signs

i) Freestanding Identification Signs

- Where a proposed commercial building is one to two storeys in height, the maximum height of a sign shall not exceed 6 metres in height.
- Where a proposed commercial building is three storeys or more in height, the maximum height of a sign shall not exceed 9 metres in height.

ii) Third Party Signs

The maximum size of a sign shall not exceed the following dimensions: 3 metres by 6 metres, or 3.6 metres by 4.8 metres.

**Site 2**

1. Land Use

The permitted and discretionary uses of the C-2(16) General Commercial District shall be the permitted and discretionary uses respectively, excluding dwelling units.

2. Development Guidelines

The general rules for commercial districts contained in Section 33 of the By-law 2P80 and the permitted and discretionary use rules of the C-2(16) General Commercial District contained in Section 36 shall apply unless otherwise noted below.

a) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and access shall subsequently be submitted to the Approving Authority as part of a development permit application.

b) Parking/Landscaping

Where front yard parking is provided, a 2 metre wide landscaped area extending the full width of the front yard is required. Within this landscaped area, a 0.9 m high screen fence is required together with trees and shrubs that mature to a maximum height of 4.5 metres or less.

c) Signage

i) Freestanding Identification Signs

- Where a proposed commercial building is one to two storeys in height, the maximum height of a sign shall not exceed 6 metres in height.
- Where a proposed commercial building is three storeys or more in height, the maximum height of a sign shall not exceed 9 metres in height.

ii) Third Party Signs

The maximum size of a sign shall not exceed the following dimensions: 3 metres by 6 metres, or 3.6 metres by 4.8 metres.

**Site 3**

1. Land Use

The permitted and discretionary uses of the I-2 General Light Industrial District shall be discretionary uses.

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 contained in Section 45 shall apply unless otherwise noted.

a) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and access shall subsequently be submitted to the Approving Authority as part of a development permit application.

b) Parking

All parking areas shall be screened from adjacent residential areas, with fencing, soft landscaping, or a combination to the satisfaction of the Development Officer.

c) Signs

i) Freestanding Identification Signs

- Where a proposed industrial building is one to two storeys in height, the maximum height of a sign shall not exceed 6 metres in height.

- Where a proposed industrial building is three storeys or more in height, the maximum height of a sign shall not exceed 9 metres in height.

ii) Third Party Signs

The maximum size of a sign shall not exceed the following dimensions: 3 metres by 6 metres, or 3.6 metres by 4.8 metres.

d) Interface Area

A 30 metre wide "perimeter" interface area shall be provided adjacent to Spiller Road S.E. and 24 Avenue S.E. Within this area, the following shall apply:

- i) transition in building height and use intensity between adjacent residential uses and industrial operations on-site, with building height not to exceed a maximum 12 metres.
- ii) the number of access and egress points from the site to 24 Avenue S.E. shall be a maximum of four points, to the satisfaction of the Approving Authority.
- iii) restaurants within this area shall be limited to a maximum of 93 m<sup>2</sup> (1,000 sq. ft.) of net floor area, excluding kitchen.
- iv) no outside operation or outside storage shall be located within this area.

e) Interior Area

The interior area of the site is that portion of the site which excludes the 30 meter wide perimeter interface area adjacent to Spiller Road S.E. and 24 Avenue S.E. Within this area, the following shall apply:

i) Building Height

The maximum building height of any development located in the interior portions of the site or adjacent to off-site industrially designated land shall not exceed 16 metres.

ii) Ancillary Commercial Uses

- Accessory commercial uses shall not exceed 20% of the net floor area of the primary industrial use, to a maximum of 56 m<sup>2</sup> (600 sq. ft.±), for a single industrial use with a net floor area not exceeding 929 m<sup>2</sup> (10,000 sq. ft.).
- Accessory commercial uses shall not exceed 10% of the net floor area of the primary industrial use, to a maximum of 279 m<sup>2</sup> (3,000 sq. ft. ±) for a single industrial use with a net floor area greater than 929 m<sup>2</sup> (10,000 sq. ft.).
- Restaurants shall not exceed a maximum of 186 m<sup>2</sup> (2,000 sq. ft.±) net floor area, excluding kitchen.

iii) Outside Operations/Storage

- Any outside operations (e.g. sandblasting and outside storage) shall not be located within 30 metres of Spiller Road S.E. and 24 Avenue S.E. in the interim.
- Any outside operation or outside storage area, visible from a residential area, shall be screened to the satisfaction of the Approving Authority.

#### **Site 4**

##### **1. Land Use**

- a) The permitted and discretionary uses of the I-2 General Light Industrial District shall be the permitted and discretionary uses respectively, excluding Neighborhood Shopping Centres.

##### **2. Development Guidelines**

The general rules for industrial districts as contained in Section 43 of By-law 2P80 and the permitted and discretionary use rules of the I-2 General Light Industrial District contained in Section 45 shall apply unless otherwise noted.

- a) **Development Plans**

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and access shall subsequently be submitted to the Approving Authority as part of a development permit application.

- b) **Office, Business or Commercial Establishments**

Office, business or commercial establishments shall have a minimum gross floor area of 743 m<sup>2</sup> (8,000 sq. ft.).