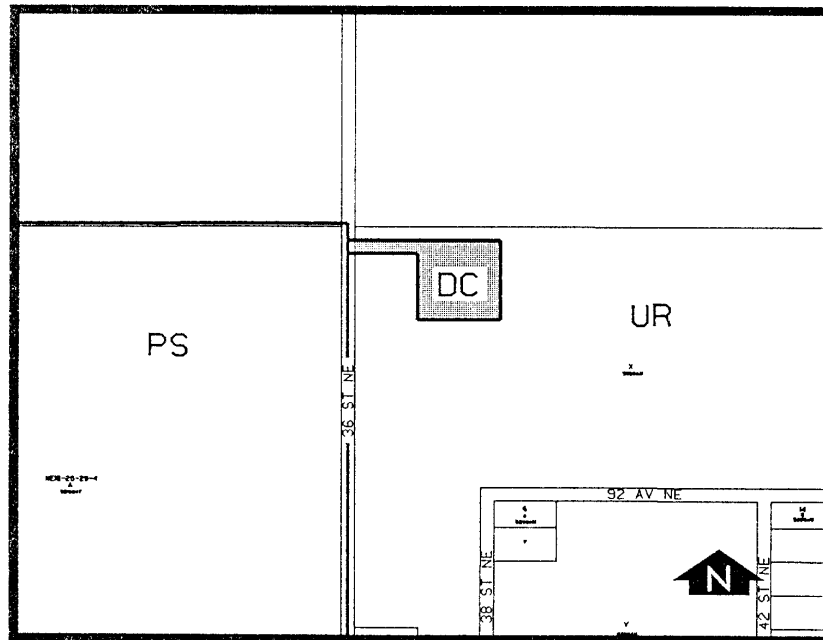


**Amendment No. 96/021**  
**Bylaw No. 69Z96**  
**Council Approval: 23 September 1996**

**SCHEDULE B**



1. Land Use

The land use shall be a construction service business with an office and ancillary outside and inside storage and maintenance for vehicles, equipment and materials related to the business.

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-2 General Light Industrial District shall apply, unless otherwise noted below:

a. Site Access and Egress

Site access and egress shall be from 36 Street N.E. The Applicant shall provide signage on site and shall make all reasonable efforts to assure that until 36 Street N.E. is improved to the satisfaction of the City Engineer and the Director of Transportation, all truck traffic egressing the site shall turn north bound (right) on 36 Street N.E., while all truck traffic accessing the site shall do so from the north.

b. Site Coverage

- i. The maximum site coverage for buildings shall be 930 square metres.
- ii. The placement of permanent buildings shall not encroach within 6 metres of the area required for the future 96 Avenue right-of-way.

c. Building Height

The maximum building height shall be

- i. 12 metres,
- or
- ii. the maximum allowable height as determined subject to compliance with either the Calgary Airport Vicinity Protection Area or the Calgary Airport Zoning Regulations respectively,

whichever is the lesser of either (i.) or (ii.).

d. Outside Storage

- i. All outside storage, including the storage of vehicles, equipment, and materials shall be located in the rear yard of the site corresponding to the east boundary of the site.
- ii. All outside storage of materials shall be limited to a maximum height of 1.8 metres.

e. Yards

The site shall provide the following yards:

- i. a minimum 6 metre wide yard shall be provided on the north, east, and south boundaries of the site;
- ii. a minimum 30 metre front yard shall be provided on the west side of the site.

f. Landscaped Area and Screening

Soft landscaping shall be provided as follows:

- i. in all minimum required yards;
- ii. along the north and west boundaries of the site, within the minimum required yard, a total of 25 deciduous trees of the same species and size shall be planted at equal intervals;
- iii. along the south and east boundaries of the site, within the minimum required front yard, a total of 18 deciduous and 21 coniferous trees, of the same species and size respectively, shall be planted alternately and at equal intervals,

to the satisfaction of the Development Authority.

g. Fencing

A chain link fence a minimum of 1.8 metres high shall be provided around the entire perimeter of the site, including the access driveway.

h. Lot Area

The lot area shall be a minimum of +/- 1.2 hectares.

i. Dust Control

The owner of the site, or operator if tenanted, shall be responsible for minimizing any dust from driveways and on-site parking areas, to the satisfaction of the Development Authority.

j. Signage

Signage on the site shall be limited to a monument sign up to a maximum of 1.8 metres high to be located at the entrance of the site.

k. Airport Vicinity Protection Area and Airport Zoning Regulations.

The development of the site shall comply with Section 19 Airport Vicinity Special Regulations contained in Bylaw 2P80.

l. Stormwater Management

i. The owner shall employ on-site stormwater management techniques which regulate stormwater leaving the development site in a manner and at a rate and quality as determined by the City Engineer from time to time.

ii. Bird control measures shall be employed to control the attraction of birds with respect to any stormwater retention pond on the site.

m. Deferred Services Agreement

Prior to the release of a development permit the Development Authority shall ensure that a Deferred Services Agreement shall be executed between the owners and the City, to the satisfaction of the City Engineer.

n. Development Plans

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