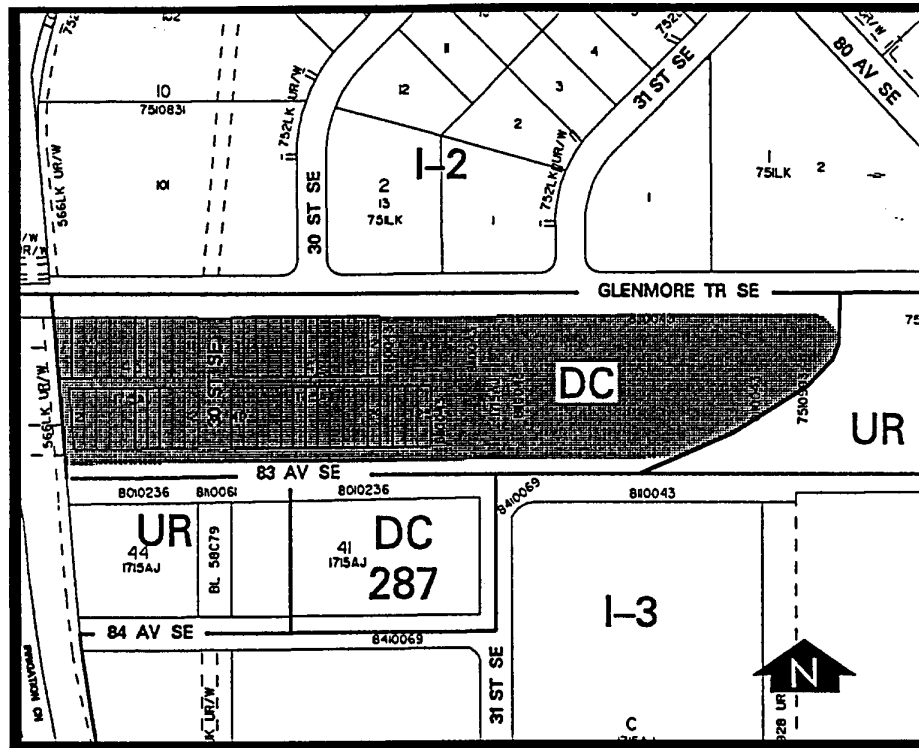


**Amendment No. 97/105**  
**Bylaw No. 30Z98**  
**Council Approval: 20 April 1998**

**SCHEDULE B**



(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 of 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:

(1) Traffic Impact

- (i) The traffic generated by development on the site shall not exceed 700 vehicle trips during the PM peak hour period.

(ii) Prior to the approval of a development permit, the developer shall submit a traffic analysis study to the satisfaction of the Development Authority.

(b) Concept Plan

(i) Prior to the approval of the initial development permit on the site, a concept plan shall be submitted for the entire site to the satisfaction of the Development Authority.

(ii) The concept plan shall show the proposed

- (A) building locations,
- (B) parking areas,
- (C) access and egress points,
- (D) circulation routes, and
- (E) landscaped areas.

(iii) The concept plan may be revised with the submission of successive development permit applications.

(c) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

(d) Access

Direct access to/from Glenmore Trail for the eastern parcel is temporary. The exit ramp from westbound Glenmore Trail is required to meet applicable highway design standards. The applicant is to enter into a special access agreement prior to release of the development permit for the east parcel. This agreement will detail cost obligations, design requirements and conditions of removal for the direct access to/from Glenmore Trail.

All turns access for both parcels is provided from 30th Street S.E.

(e) The initial development permit for the site and the concept plan shall be referred to Calgary Planning Commission for a decision.