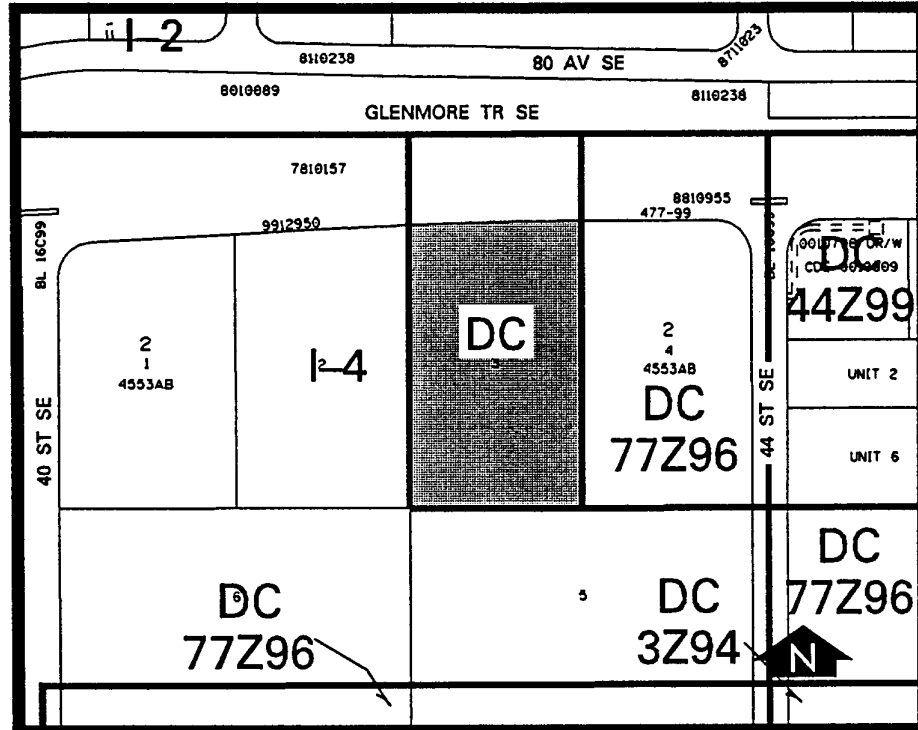


**Amendment No. 2000/056**  
**Bylaw No. 112Z2000**  
**Council Approval: 18 September 2000**

**SCHEDULE B**



**1. Land Use**

The Permitted and Discretionary Uses of the I-4 Limited-Serviced Industrial District of Bylaw 2P80 shall be Permitted and Discretionary Uses respectively, with the addition of the following as Discretionary Uses:

- Auction halls
- Custodial quarters
- Kennels
- Movement or storage of materials, goods or products
- Ancillary commercial use

**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. Ancillary Commercial Use

For ancillary commercial use, the maximum gross floor area shall be 91 square metres.

b. Vehicular Access and Egress

Access and egress shall be determined at the time of application for a development permit, to the satisfaction of the Approving Authority, however, no direct vehicular access or egress shall be permitted from or to Glenmore Trail S.E.

c. Net Floor Area

The total gross floor area for all buildings on the site shall not exceed 40 percent of the site area.

d. Lot Area

A minimum of 1.56 hectares (3.85 acres).

e. Bareland Condominium

A bareland condominium plan may be allowed to subdivide a parcel into a maximum of three units, excluding common property, with a minimum unit size of 0.4 hectares.

f. Service Plan

Prior to the approval of a development permit, the developer shall submit the following information to the satisfaction of the Development Authority:

- (i) a potable water usage impact statement describing the anticipated demand for potable water throughout the life of the development;
- (ii) a sanitary sewer impact statement describing the method by which the sewage effluent generated by the development is to be stored, treated, discharged and disposed of throughout the life of the development;
- (iii) a Stormwater Management Report and Plan for the site which is in compliance with the Master Stormwater Management Report for Section 22 SE.

g. Stormwater Management

The developer shall employ on-site stormwater management techniques which regulate stormwater leaving the site in a manner and at a rate and quality to the satisfaction of the Approving Authority.

h. 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.