SCHEDULE "B"

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. **General Purpose**

   The purpose of this Zone is to establish a site-specific Development Control Provision to allow for a mix of lower intensity Industrial and limited Commercial Uses on the site that allow for the industrial nature of the area to be maintained. Limited outdoor activities related to a principal use may occur provided the outdoor activities do not conflict with the primary purpose or dominate the use of the site.

2. **Area of Application**

   Lot 10, Block 9, Plan 7722843, located as shown on the Schedule "A" of the Bylaw adopting this provision, Parsons Industrial.

3. **Uses**

   a. Breweries, Wineries and Distillers
   b. Business Support Services
   c. Convenience Vehicle Rentals
   d. Creation and Production Establishments
   e. Equipment Rentals
   f. Fleet Services
   g. General Industrial Uses
   h. Health Services
   i. Indoor Participant Recreation Services
   j. Limited Contractor Services
   k. Market
   l. Media Studios
   m. Mobile Catering Food Services
   n. Personal Service Shops
   o. Private Club
   p. Professional, Financial and Office Support Services
   q. Secondhand Stores
   r. Special Event
   s. Special Industrial Uses
   t. Specialty Food Services
   u. Veterinary Services
   v. Warehouse Sales
   w. Fascia On-premises Signs
   x. Freestanding On-premises Signs
   y. Projecting On-premises Signs
   z. Temporary On-premises Signs

4. **Development Regulations**

a. Notwithstanding Section 720.3(2) of the Zoning Bylaw, a Site Plan is not appended to this provision.
b. The maximum Floor Area Ratio (FAR) shall be 1.2. The FAR may be increased to 1.6 where underground parking is provided.
c. A minimum Setback of 6.0 m shall be required where a Site Abuts a public roadway.
d. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
e. The maximum building Height shall not exceed 14.0 m, except that the Development Officer may, notwithstanding Section 11.4, grant a variance to permit a greater height for a building operating a General Industrial Use, up to a maximum of 18.0 m where this is required to facilitate the industrial development of the use involved.
f. Equipment Rentals shall ensure that all equipment and goods for rent are contained within an enclosed building
g. Specialty Food Services shall be limited for the less than 100 occupants and 120 m2 of Public Space.
h. Signs shall comply with the regulations found in Schedule 59F.

5. **General Performance Standards**

a. All uses and activities, except those noted in clauses (b) and (c) below, shall be located and carried on within an enclosed building and there shall be no outdoor display areas, except for Convenience Vehicle Rentals.

b. All loading, service, trash collection and Accessory storage areas, and trucking yards shall be located to the rear or sides of the principal building, and shall be screened from view from any public roadway other than a Lane, and from adjacent Sites if such projections are inconsistent with the character and appearance of surrounding development or the intended visual qualities of this Zone.

c. Except for landscape materials, screening shall a maximum height of 3.7m.