SCHEDULE S
PRAIRIE INDUSTRIAL PARK PLANNED DEVELOPMENT OVERLAY-2
(PDO-2 PRAIRIE INDUSTRIAL PARK)

Purpose

1. The purpose of this overlay is to provide flexibility for “M3” Manufacturing Heavy Zoning District uses for the area defined as the PDO-2 Prairie Industrial Park.

Applicability

2. The PDO-2 Prairie Industrial Park overlay district is located as shown on the attached Map 1.

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of this By-Law apply within the boundaries shown on the attached map (Map 1).

Permitted Use Regulations

4. Notwithstanding other provisions of this By-law, in the PDO-2 Prairie Industrial Park, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying M3 zoning district:

    (1) Drinking establishment (see section 7 for applicable use specific standard)
    (2) Restaurant
    (3) Call centre
    (4) Office
    (5) Landscape or garden supplies
    (6) Auto/light truck/motorcycle, sales and rental
    (7) Drive-in or drive-through

Conditional Use Regulations

5. Notwithstanding other provisions of this By-law, in the PDO-2 Prairie Industrial Park, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying M3 zoning district:

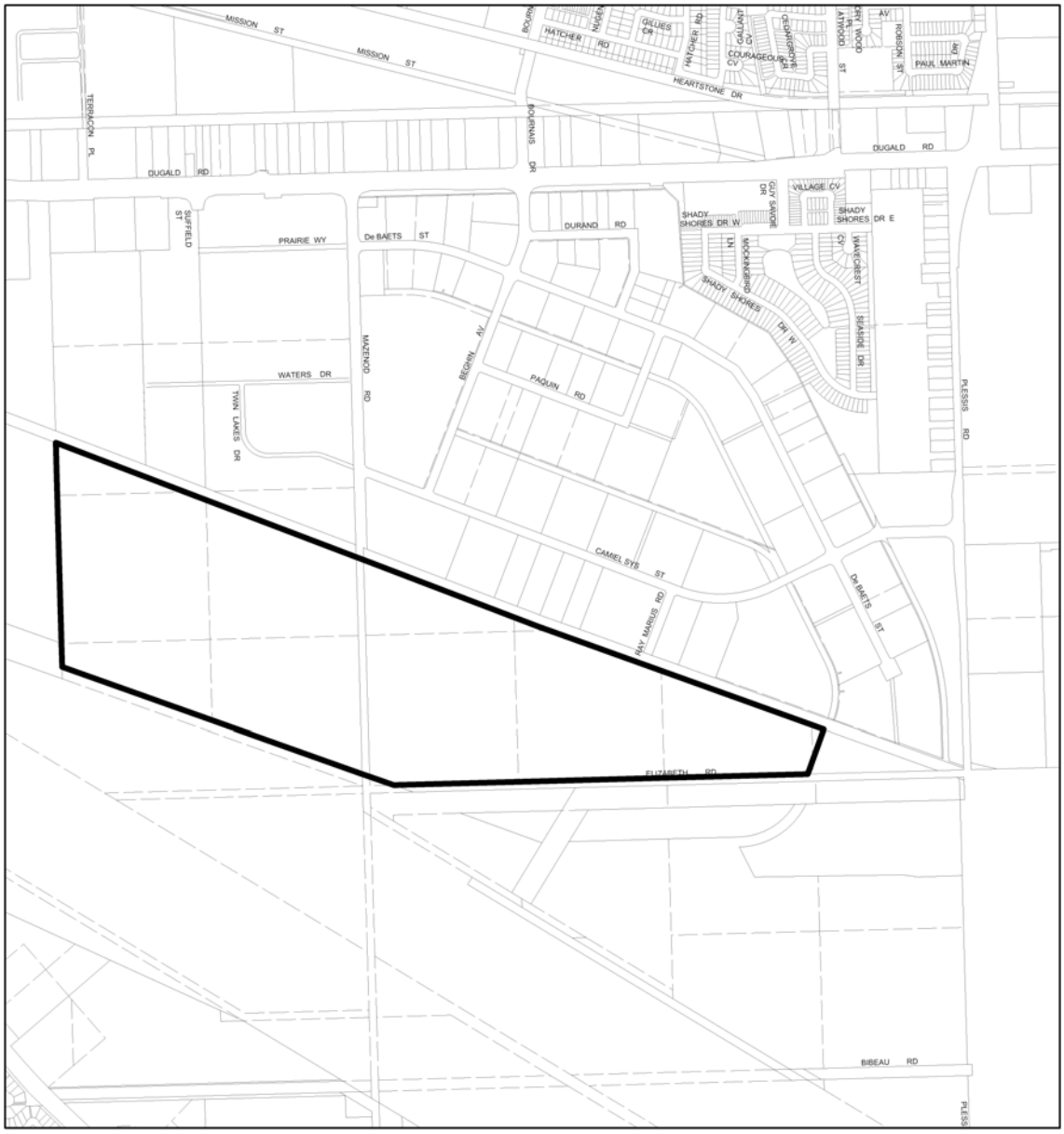
    (1) Commercial school
    (2) Community/recreation centre
    (3) Day care centre
    (4) Amusement enterprise, indoor
    (5) Studio/radio/TV/motion picture broadcast and production
    (6) Amusement enterprise, outdoor
    (7) Sports or entertainment arena/stadium, indoor
    (8) Hotel or motel

Use Specific Standards

6. Regardless of whether a use is allowed as a permitted use or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a Conditional Use or Variance Order.

Drinking Establishment

7. Drinking establishments are limited to a maximum of 5,000 square feet of gross floor area.



PDO-2 Prairie Industrial Park

Map 1: Prairie Industrial Park Planned Development Overlay-2 (PDO-2 Prairie Industrial Park)

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