

## Proposed Terms of Zoning Agreement

**Overpass Farms Inc. – Riel Industrial Sector**

**Civic Address – n/a**

**Draft Terms of Zoning Agreement – Rezoning from D- Agricultural District 1  
(Corman Park-Saskatoon Planning District) to IH by Agreement**

**ISC Surface Parcel No. 203131561, Parcel A, Plan No. 102194669 Extension 0**

**1. Use of Land:**

- a. Short-term storage, processing and redistribution of concrete, concrete with steel, granite, asphalt, asphalt singles, dirt and gravel;
- b. disposal, evacuation, processing and storage of recycled hydrovac materials; and
- c. cold storage with a maximum gross floor area of 1,400 square metres.

**2. Development Standards:**

- a. Buildings on the site shall be located:
  - i) 300 metres from any residential residence;
  - ii) 55 metres from any road right-of-way;
  - iii) 45 metre setback on the north side of the site; and
  - iv) no permanent buildings within 427 metres radius of the intersection of the proposed Saskatoon Freeway and Highway 12.
- b. The site plan must be developed sustainably in accordance with the site plan attached to the agreement.

**3. Parking:** Parking of vehicles and equipment shall be located a minimum of 300 metres from any residential residence and shall be outside the 300 metre separation distance as shown on the site plan attached to this agreement.

**4. Driveway Access:** Driveway access shall be located a minimum of 368 metres from the intersection of Highway 12 and Township Road 380, unless otherwise authorized by the Approving Authority. Driveway access must have a minimal impact on existing access roads.

**5. Landscaping:**

- a. Berming and landscaping shall be located within 15 metres of the north, west and south property boundaries.
- b. Landscaping shall be done in accordance with the site plan.

**6. Outdoor Storage:** Outdoor storage is permitted and shall be suitably screened to the satisfaction of Development Officer.

**7. Signage:** Signage shall comply with Signage Group 5 of the Sign Regulations subject to the following: Billboards, Superboards and Electronic Message Centres are not permitted.

**8. Site Drainage:** Drainage facilities within the site must be designed to release run-off along natural drainage at pre-development rates.

All other provisions of the IH District shall apply.