

Proposed Terms of Rezoning Agreement**Overpass Farms Inc. – Riel Industrial Sector****Civic Address – n/a****Draft Terms of Zoning Agreement – Rezoning from D-Regional Waste Management 1 District (Corman Park-Saskatoon Planning District) to IH by Agreement****ISC Surface Parcel No. 203131561, Parcel A, Plan No. 102194669**

1. **Use of Land:** Short-term storage, processing, and redistribution of concrete, concrete with steel, granite, asphalt, dirt, and gravel.
2. **Development Standards:**
 - a. Cold storage building shall have a maximum gross floor area of 1,400 square metres.
 - b. Buildings on the site shall be located:
 - i) 300 metres from any residential residence;
 - ii) 55 metres from any road right-of-way; and
 - iii) no buildings within 427 metres radius of the intersection of the proposed Saskatoon Freeway and Highway 12.
 - c. The site plan must be developed sustainably in accordance with the site plan attached to this agreement.
3. **Landscaping:**
 - a. Berming and landscaping shall be located within 15 metres of the north, west, and south property boundaries.
 - b. Trees and shrubs shall have a minimum setback of 55 metres from any road right-of-way.
 - c. Landscaping shall be done in accordance with the attached site plan.
4. **Driveway Access:** Driveway access shall be located a minimum of 368 metres from the intersection of Highway 12 and Township Road 380.
5. **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.
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:** As the existing drainage is managed by land topography and roadside ditches, the development shall release stormwater to any ditches by only the pre-development flow rate.

All other provisions of the IH District shall apply.