

Proposed Terms of Rezoning Agreement

Redhead Equipment Ltd. – Riel Industrial Sector

Address – 1045 North Service Road

Zoning Agreement from DAG1 - D-Agricultural 1 District (Corman Park-Saskatoon Planning District) to IL1 – Light Industrial by Agreement

1. **Use of Land:** Sales and service of agricultural, commercial, and industrial equipment and products.
2. **Development Standards:**
 - a) Buildings shall be located per the attached site plan. The total maximum gross floor area for all buildings shall not exceed 3,200 square metres.
 - b) Expansions of warehouse or storage uses shall not exceed 10% of the maximum gross floor area for all buildings on site.
 - c) Building setbacks shall be provided as follows:
 - i) Front yard - 45 metres;
 - ii) Side yards - 15 metres; and
 - iii) Rear yard - 15 metres.
 - d) The site must be substantially developed in accordance with the site plan attached to this agreement.
3. **Accessory buildings:** Accessory building shall be permitted.
4. **Parking:** Parking shall be provided as per attached site plan.
5. **Landscaping:** Landscaping shall be provided to the satisfaction of the Development Officer.
6. **Outdoor Storage:** Outdoor display and storage of equipment is permitted and shall be suitably screened to the satisfaction of the Development Officer.
7. **Outdoor Lighting:** All outdoor lighting must be of an appropriate arrangement and intensity that does not unduly interfere with the adjacent land uses or interfere with the safe operation of nearby roadways and traffic control devices.
8. **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.
9. **Site Access:** Access to the site shall be provided from the North Service Road.

All other provisions of the IL1 District shall apply.