

## Proposed Terms of Rezoning Agreement

**Flaman Sales Ltd – Riel Industrial Sector**

**Address – 535 71<sup>st</sup> Street West**

**Surface Parcel No. 164612763, Block A, Plan No. 77S09024**

**Draft Terms of Zoning Agreement – DAG 1 (Corman Park- Saskatoon Planning District to IL1 by Agreement**

1. **Use of Land:** The sales and service of agricultural equipment and products
2. **Development Standards:**
  - a. Buildings shall be located as per attached site plan. The total floor area for all building shall not exceed 5,500 square metres.
  - b. Expansions, warehouse, or storage uses shall not exceed 10% of the maximum gross floor area for all buildings.
  - c. Building setbacks shall be provided as follows:
    - i) Front yard – 45 metres;
    - ii) Side yard – 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 buildings shall be permitted
4. **Parking:** Shall be provided as per attached site plan.
5. **Landscaping:** Landscaping must 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:** No new access on Highway 16 or 71<sup>st</sup> Street West.

All other provisions of the IL1 Zoning District shall apply.