

Amendment No. 2663
LUCG/342
Council Approval: 06 October 1975

Land Use Guidelines

The land uses shall be Local Commercial uses only as outlined in the Schedule II of the Development Control By-law (Bylaw 8600).

Development Guidelines

The following development guidelines shall apply.

1. The development proposal shall meet all the requirements for use, setback, parking and loading space of the C-1 Local Commercial District in addition to the following.
2. That on 52 Street N.E. only one access will be permitted and this access must be adjacent to the northern property line and will be restricted to right-turns only.
3. No vehicle access shall be permitted to or from the lane.
4. That exclusive of street widening that a landscaped buffer with a minimum width of 5 feet be provided along the eastern and western boundary and shall be landscaped with native coniferous trees and other coniferous trees and planting to the satisfaction of the Calgary Planning Commission
5. That a landscaped area not less than 20 feet in width be provided adjacent to the south and north property line (except for approved driveways, parking and garbage facilities) landscaped to the satisfaction of the Calgary Planning Commission.
6. That the developer understands that reclassification of the site in no way adopts the plans as submitted and that detailed plans including parking and landscaping shall be subsequently submitted to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit.