

**Amendment No. 2687**  
**LUCG/372**  
**Council Approval: 12 January 1976**

Land Use Guidelines:

The land use will be for townhouses with a minimum of three and a maximum of eight in any one dwelling group.

Development Guidelines:

1. Minimum individual site areas not to be less than 2,500 square feet.
2. Minimum individual front yards to be not less than 12 feet.
3. Minimum individual site widths to be not less than 15 feet.
4. Maximum building heights not greater than 28 feet.
5. A minimum of one parking pad per individual unit. Where individual parking pads abut a common property line, individual garages will not be permitted. All garages will be of a design compatible with the associated dwelling group.
6. That prior to the issuance of a Development Permit a landscape plan will be submitted to the satisfaction of the Development Officer. This plan will include suitable fencing and/or berming as required.
7. That this reclassification in no way approves the plans as submitted and that prior to the issuance of development permits outline, subdivision approval must be obtained from the approving authorities.
8. That comprehensive development plans including building design, site lay-out, exterior finishes and colour, landscaping, parking and access shall be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the issuance of Development Permit, having regard to the adjacent development; the purpose and intent of which is to ensure that the various components are related in expression of form, materials and space relationships.
- 9a. That plans of subdivision will not be registered and no development permit or building permit applications will be accepted until the sour gas problem has been removed.
- b. That, unless the sour gas potential hazard is removed within two years of the date of approval of this reclassification, the applicant, at his expense, will initiate a reclassification application for a more appropriate non-residential use.