

Amendment No. 2506
LUCG/228
Council Approval: 15 July 1974

- (1) The use of the property shall be restricted to one single-family dwelling plus a commercial photography business only. The maximum floor space devoted to the photography business including studio, processing, business office, storage, and ancillary uses shall not exceed 950 square feet.
- (2) The external design and character of the structure and the site shall be residential in appearance and shall not have any advertising or displays related to the business discernable from outside the building.
- (3) All existing mature trees shall not be removed from the site except those required for the erection of the building. All trees to remain must be protected throughout the construction period.
- (4) The minimum building setback from both 21 Avenue and 14 Street shall be 12 feet. All other setbacks shall conform to the requirements of the R-2 Low-Density Residential District.
- (5) All off-street parking shall be accessible from the lane and shall be restricted to the rear yard area or garage. A minimum of four off-street spaces shall be required which includes space in a garage and driveway.
- (6) The entrance to the photography business shall be oriented to 21 Avenue.
- (7) Only one employee not living on the premises shall be permitted.
- (8) That a road plan be registered dedicating a 17-foot property setback along the entire eastern property line (14 Street N.W.) prior to the issuance of a Development Permit, and to be at no cost to the City.
- (9) That the Applicant understands that the reclassification in no way adopts the plans as submitted and that detailed plans incorporating the guidelines established shall be submitted to the satisfaction of the Calgary Planning Commission, prior to the issuance of a Development Permit.
- (10) That in the event that 14 Street becomes a divided highway then the developer will have no claim against the City for injurious affection.

NOTE: The Applicant should be aware that parking lot and roof drainage is to tie into the storm sewer. Storm sewer redevelopment charges are applicable and payment is to coincide with the development of this site.