

Amendment No. 2696
LUCG/370
Council Approval: 12 January 1976

Land Use Guidelines

That the land use be restricted to those contained in Schedule 11 attached to By-Law 8600 (C-1 uses).

Development Guidelines

1. That C-1 (Local Commercial District) uses are to apply unless noted below.
2. That a road plan be registered dedicating the 17' by-lawed property line setback on 36th Street SE prior to the issuance of a Development Permit and at no cost to the City.
3. That a 10' minimum landscaped strip be provided along the front of the property in addition to the by-lawed setback, which setback must also be landscaped and maintained by the owner until such time as it may be used for road widening purposes. The landscaping treatment shall include the planting of mature trees and shrubs to the satisfaction of the Calgary Planning Commission.
4. That access to the rear lane be for a loading area only.

That this reclassification in no way adopts the plans as submitted and that detailed plans including parking and landscaping (including the guidelines as herein noted) shall be subsequently submitted to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit.

Note: The applicant is to be made aware that future upgrading of 36th Street SE may limit access to the site by way of right turns only.