

Amendment No. 2904
LUCG/538
Council Approval: 12 April 1977

Land Use Guidelines

The land use guidelines shall include educational, recreational and community services uses only.

Development Guidelines

Comprehensive development plans including building design, site layout, 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 a 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 relationship;

Land Use Guidelines

The land use shall be for a mobile home park only as proposed. Permitted uses shall include only the following: mobile homes, modular (prefabricated homes), day care centres, home occupations, and identification signs

Development Guidelines

1. All mobile homes to conform to C.S.A. standards (240Z) for structural construction, plumbing, heating and electric wiring.
2. All mobile homes be provided with skirting within 30 days of their installation and the skirting be constructed out of material which is either the same as the outside cladding of mobile home unit or complimentary to it. The skirting finish is to provide the resistance to fire at least equivalent to that offered by the mobile home exterior cladding.
3. The mobile homes be provided with an access panel of minimum width of four feet to allow access to the area enclosed by the skirting and be made out of the same material as the skirting.
4. A minimum of two off-street parking spaces be provided for each mobile home unit.
5. That the placing of all mobile homes within the park (subdivision) be in accordance with all the minimum requirements of C.M.H.C. or A.H.C. depending upon which agency insures the development.
6. Where a wall adjacent to a lot line contains windows, the yard dimensions shall be increased as necessary to meet the fire protection standards of the Canadian Code for Residential Construction, 1970.

7. A patio, if provided, should be accessible by means of a walkway to the mobile home entrance and constructed of concrete, concrete slabs, asphalt or appropriate paving material on a base course of well drained, uniformly graded and compacted subgraded material, at an elevation at least as high as the mobile home stand.
8. All storage facilities located adjacent to a mobile home unit be constructed of maintenance-free materials and located in an inconspicuous fashion.
9. All fences must conform to the provisions of By-law 8600.
10. No additions other than garages, carports, shelters against sun and rain and storage facilities be allowed on-site. Total area of such additions shall be restricted to a maximum 10% of the site.

(Note: Garages must be to the satisfaction of the Development Officer).

11. A landscape plan be prepared for the whole site to the satisfaction of the Development Officer as part of final approval of the project. The landscaping of the site should provide generous use of berming and other land forms to provide variety to the otherwise flat facades of the mobile homes.
12. A recreation vehicle storage area is to be provided as an integral part of the site above the escarpment to the satisfaction of the C.P.C.
13. Wherever layout of lots at an angle is not feasible, the setbacks of the mobile homes from the street should be varied for each unit.
14. That all residential development within the 25 to 30 NEF contour zones conform to special sound-proofing requirements as outlined in the supplement to the C.M.H.C. Site Planning Handbook entitled "Housing and Airport Noise".
15. Unless superseded or amended by the above conditions, the Rules of Appendix 14 (By-law 8600) R-MH (Residential Mobile Home Park District) shall apply.

NOTE: The further conditions were added by Council:

16. That development of 4th Street N.E. to four lanes not be considered at this time; but rather that there be only development of the two easterly traffic lanes.
17. That one additional acre of land be provided and dedicated for parks purposes.