

**Amendment No. 2627**  
**LUCG/299**  
**Council Approval: 09 June 1975**

Site 1

(1) Barlow Trail Guidelines

The Barlow Trail Guidelines which are intended to replace, modify or be supplementary to the Land Use Regulations that are included above. The Barlow Trail Guidelines will be included in the Airport Phase I Design Brief for the subject area.

(i) Intent of the Land Use Control Guidelines

The intent of the land use controls recommended for the study area is to encourage only those commercial or industrial developments which, by their scale, design, construction materials and landscaping provide a visually attractive appearance to users of the Barlow Trail.

(ii) Intent of the Development Control Guidelines

It is intended that the land uses permitted in the Site 1 area be those industrial, commercial, and office uses not necessarily or wholly dependent upon retail trade or direct highway access and whose operation will not in any way detract from the overall quality of the study area. Such uses as laboratories, light manufacturing, offices, public buildings and utilities, warehouses, and industrial equipment sales, shall be acceptable together with such other uses as, in the opinion of the Calgary Planning Commission meet the intent of these criteria.

Site 2

(1) Barlow Trail Guidelines

The Barlow Trail Guidelines which are intended to replace, modify or be supplementary to the Land Use Regulations that are included above. The Barlow Trail Guidelines will be included in the Airport Phase I Design Brief for the subject area.

(i) Intent of the Land Use Control Guidelines

The intent of the land use controls recommended for the study area is to encourage only those commercial or industrial developments which, by the natures of their scale, design, construction materials and landscaping provide a visually attractive appearance to users of the Barlow Trail.

(ii) Intent of the Development Control Guidelines

It is intended that the land uses permitted in this area shall be those such as hotels, motels, and their associated uses which require front service road access and the exposure afforded by the interchange location, but are nevertheless, in the opinion of the Calgary Planning Commission of such a standard that their operation does not detract from the overall quality of the study area.

### Site 3

AP Airport District and M-2 S.D.A. (General Light Industrial District - Special Development Area) guidelines.

### Site 4 and 5

#### (1) Intent of the Land Use Guidelines

It is intended that the land uses permitted in this area will be C-2 (General Commercial District) unless otherwise noted and will be those which normally tend to locate adjacent to Regional Shopping Centres (e.g. restaurants, drive-ins, free standing - retail - wholesale outlets, motels, hotels, amusement business, discount houses, theatres, car dealerships, car washes, service stations, etc.) and whose operation in any way shall not detract from the operation of the Regional Shopping Centres. These uses shall be acceptable together with such other uses as in the opinion of the Calgary Planning Commission meet the intent of these criteria.

#### (2) Intent of the Development Guidelines

The intent of the development controls of the subject area is to encourage only those commercial and industrial developments which by nature of their scale, design, construction materials and landscaping provide a visually attractive appearance to the proposed Regional Shopping Centre. All buildings in the subject area shall be integrated in terms of design, expression and materials to the satisfaction of the Calgary Planning Commission.