

Amendment No. 2579
LUCG/287
Council Approval: 12 May 1975

- a) that the land use shall be for a auto and trucks parts recycling depot only as proposed.
- b) that until Glenmore Trail is upgraded, access to the site will be from 31st Street S.E. and this right-of-way to be provided at the applicant's costs.
- c) that a Road Plan be registered dedicating the requirement for a right-of-way for the future Glenmore Trail subject to the Transportation Department's specifications, at no cost to the City prior to the issuance of a Development Permit.
- d) That no road right-of-way adjacent to the applicant's property be closed, pending solution to the access problems created when Glenmore Trail is upgraded.
- e) That no direct access to this property from Glenmore Trail will be permitted after it has been upgraded.
- f) A deferred services agreement will be required at the time of development of this site to the satisfaction of the City Engineering Department.
- g) That a continuous decorative screen fence having a minimum height of 6 feet be constructed along the entire south and west property line of block 41 and that all racks and outside storage to be contained within the storage yard be limited to a maximum 6 feet in height.
- h) That the developer understands that the reclassification of the site in no way adopts the plans as submitted and that detailed plans including parking, landscaping and exterior finishing materials shall be subsequently submitted to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit, having regard to the exposure and intent of high quality of development adjacent to a major roadway within the City.
- i) that the applicant agree to hold the City harmless with respect to the provision of access to this property after the upgrading of Glenmore Trail is completed.