

**Amendment No. 2646**  
**Bylaw No. 327**  
**Council Approval: 08 September 1975**

Land Use

The land use shall be for Local Commercial uses only.

Development

The following development guidelines shall apply:

- 1) C-1 Local Commercial guidelines to apply in addition to the following.
- 2) Storm drainage from the parking lot must be directed to temporary drywells. These drywells must be connected to the storm main at the time that the main is installed in 36th Street S.E. Storm sewer redevelopment charges will be levied at the time of development.
- 3) That a road plan be registered dedicating the 17' by-lawed property setback on 36th Street S.E. prior to the issuance of a Development Permit and at no cost to the City.
- 4) 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.
- 5) That no access shall be allowed to the rear lane.
- 6) That there be no outside storage on site.
- 7) 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 S.E. may limit access to the site by way of right turns only.