

Amendment No. 2782
LUCG/441
Council Approval: 09 August 1976

Land Use Guidelines

The land use will be for those low density residential uses only as contained in Schedule 7 attached to the Development Control By-law (By-law 8600).

Development Guidelines

i) General

Unless noted below R-2 (Low Density Residential District) development guidelines are to apply.

ii) Parcel Area - Single Family Detached

That the minimum parcel area for detached single family dwellings is to be not less than 2,500 sq. feet for both lane and laneless subdivisions.

iii) Comprehensive Block Plans

That a comprehensive block plan showing building placements and driveways is to be submitted to the satisfaction of the Development Officer prior to the Issuance of any Building Permits within that Block Plan area. Individual block plan boundaries are to be to the satisfaction of the Development Officer and are to take cognizance of adjacent developments.

NOTE: The purpose of Guideline (iii) is to ensure that the development of the area does not proceed on a piecemeal basis without due regard to surrounding uses, while at the same time does not restrict the scope and flexibility of initiatives in housing types and design.

iv) Subdivision Approval

That the approval of this reclassification in no way approves the plans as submitted and that prior to the issuance of building permits subdivision approval must be obtained from the approving authorities.

AND maintaining a further 28.5 acres ± under the existing D.C. (Direct Control District) classification with the following land use and development guidelines:

Land Use Guidelines

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

Development Guidelines

That 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.

AND FURTHER that the following additional conditions be applied overall.

- a) That the applicant provide, to the satisfaction of the City Solicitor and the Director of Finance, a letter of Credit for the sum of \$50,000.00 to cover the cost of purchase and installation of automatic emergency cut-off valves in the potentially hazardous sour gas pipeline.
- b) That the applicant not present to the Southern Alberta Land Titles Office any plans for registration without the prior written approval of the Chairman of the Energy Resources Conservation Board and the Commissioner of Planning and Transportation of the City of Calgary. These approvals will be to the effect that any potential hazard from the 100 p.p.m. sour gas isopleth has been reduced to the satisfaction of the Energy Resources Conservation Board and the City of Calgary.
- c) That no development be commenced until the potential hazard resulting from proximity to the 100 p.p.m. isopleth has been removed to the satisfaction of the Commissioner of Planning and Transportation for the City of Calgary and to the satisfaction of the Energy Resources Conservation Board for the Province of Alberta.