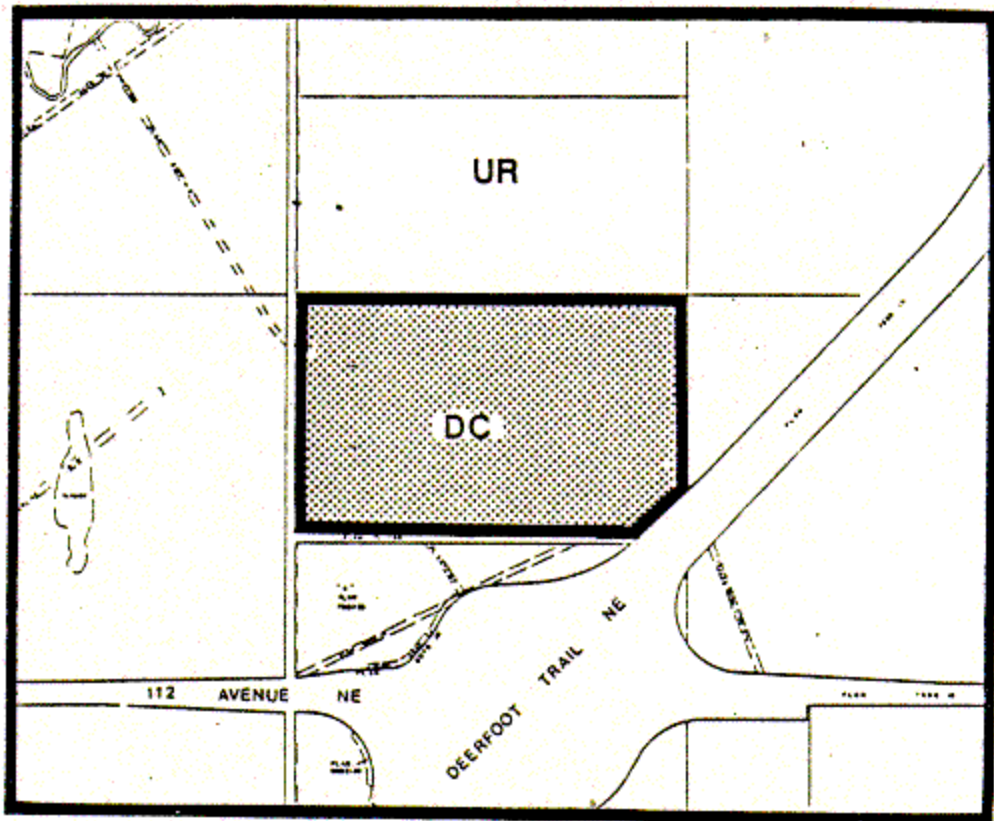**Amendment No. 3349**
Bylaw No. 31Z81
Council Approval: 09 March 1981

SCHEDULE B

Land Use Guidelines:

The Land Use shall be for agricultural implement dealerships and associated uses only.

Development Guidelines:

The General Rules for Industrial Districts in Section 43 of the Land Use Bylaw and Rules for I-2 District as set out in Section 45 of the Land Use Bylaw shall apply except as noted below:

Landscaped Areas:

1.   The following areas shall be landscaped:

        (i)   all minimum required front yards;

        (ii)   a strip adjacent to the front of the principal building where loading does not occur,
                 to an average depth of 2.5 metres;
        (iii)   side yards between the front and rear of a principal building where they are not
                 used for vehicular circulation, and

        (iv)   all adjoining City boulevards.

2.   There shall be a minimum 20 metre strip where land abuts the Deerfoot Trail, tapering to
        15 metres paralleled to access ramps. This area shall be landscaped to at least the
        standard as set out in Bylaw 2P80 Section 43 (8). This strip shall be bermed to sufficient
        height as to adequately screen parking and storage areas from the Deerfoot Trail.

3.   Any planting which dies must be replaced to the satisfaction of the City of Calgary.

Development Permit Approval:

1.   Prior to approval of any tentative plan or development permit, approval by the Calgary
        Planning Commission of a concept plan for the area is required.

        The area to be covered by this concept plan includes those lands bounded by the
        proposed 96th Avenue North to the south; Deerfoot Trail to the east; the proposed Stoney
        Trail to the north; and the Nose Creek to the west.

        The concept plan must include agreement on the location and method of provision for the
        ultimate access to 112th Ave. N.E. (Beddington Road).
2.   Prior to approval of any development permit, water and sewer arrangements shall be
        completed to the satisfaction of the City Engineer and shall include at the expense of the
        Developer the extension of off-site services to the site from the existing services.