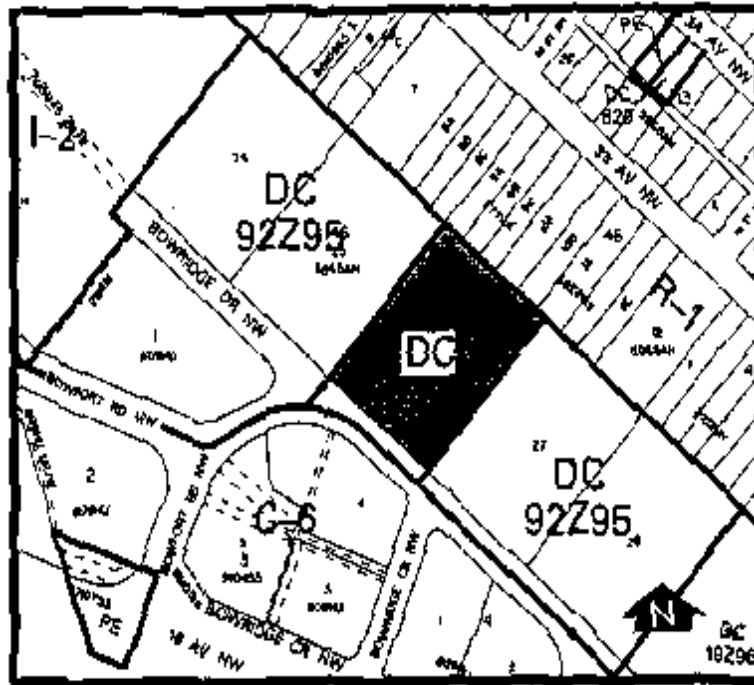


**Amendment No. 97/054**  
**Bylaw No. 112Z97**  
**Council Approval: 17 November 1997**

**SCHEDULE B**



1. Land Use

The land use shall be self-storage warehousing, outside storage of vehicles, ancillary offices and custodial quarters.

2. Development Guidelines

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

a. Escarpment Development Setback

- (i) Any new development or redevelopment adjacent to an existing escarpment (for example, development above the 33 Avenue escarpment) shall provide a 60 foot (18 metre) development setback from the top of the escarpment, or a slope stability setback line as determined by a qualified engineering consultant and approved by the City Engineer, whichever setback is greater. The setback area shall apply to parking areas as well as buildings.

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### SCHEDULE B

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(ii) Appropriate measures should be employed by the applicant to prevent erosion or seepage impacts on slope stability, to the satisfaction of the Approving Authority.

(iii) The escarpment portion of the site, including the 60 foot development setback shall be left in its natural state.

b. Building Design, Character and Appearance

The design, character and appearance of new buildings shall be visually compatible with existing storage buildings on the site.

c. Overall Building Height

A maximum of 7.6 metres.

d. Lighting

All on-site lighting, and in particular any along the escarpment side of the site, shall be of an intensity, design and orientation such that adjacent residential uses are not unduly impacted, nor that the light be a prominent feature if visible from the valley floor.

e. Screening

i. Screening shall be provided along Bowridge Drive N.W., and the southeast and northwest property lines, in a manner that is compatible with the character and appearance of surrounding development, subject to the satisfaction of the Approving Authority.

ii. A screening fence of at least 1.8 metres shall be provided on the brow of the escarpment to screen the valley floor of the Bowness area from on-site development.

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**SCHEDULE B**

CONTINUED

f. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Calgary Planning Commission as part of the development permit application.

7. Storm Drainage

That storm drainage be contained on site.