

Amendment No. 2718
LUCG/413
Council Approval: 08 June 1976

A. MULTIPLE-FAMILY SITES

1. Multiple-Family Sites 1 and 2

Land Use Guidelines

The Land Use will be for townhouses, semi-detached and detached dwellings only with a minimum of three and a maximum of eight in any one townhouse dwelling group.

Development Guidelines

- i) Minimum parcel sizes shall be in accordance with those contained in the Development Control By-law (By-law 8600).
- ii) Maximum building heights shall be in the order of 28' to the satisfaction of the Calgary Planning Commission.
- iii) A minimum of one parking pad per individual unit. Where individual parking pads abut a common property line, individual garages will not be permitted. All garages will be of a design compatible with the associated dwelling group.
- iv) That provision be made for the parking of recreational vehicles to the satisfaction of the Calgary Planning Commission.
- v) That prior to the issuance of a Development Permit, a landscape plan will be submitted to the satisfaction of the Development Officer. This plan will include suitable fencing and/or berming as required.
- vi) That this reclassification in no way approves the plans as submitted and that prior to the approval of development permits, subdivision approval must be obtained from the approving authorities.
- vii) That comprehensive development plans on a block basis including building design, site lay-out, 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 relationships.

B. CHURCH SITE

Land Use Guidelines

The Land Use shall be for religious and associated uses only.

Development Guidelines

1. A 20 feet landscaped boulevard is to be provided along the proposed Ranchlands Way.
2. That comprehensive development plans including building design, site lay-out, exterior finishes and colour, landscaping, parking and access and fencing 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 this guideline is to ensure that the uses on this site relate in expression of space and location relationships to the commercial site to the north and the surrounding residential areas.

C. JOINT-USE RESERVE SITE

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 lay-out, 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.