

Amendment No. 3207
LUCG/807
Council Approval: 19 March 1979

A. Land Use Guidelines

The land use shall be those permitted under the Planning Act and the regulations appertaining thereto with respect to reserve lands.

Development Guidelines

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 approval of a development permit the purpose and intent of which is to ensure that the various components are related in expression of form materials and space relationship.

B. Land Use Guidelines (Site 1)

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 feet to the satisfaction of the Calgary Planning Commission.
- iii. A minimum of one parking pad per individual unit. Where individual parking pads about 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 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 relationships.

C. Land Use Guidelines

The land use shall be for single detached residential dwellings only.

Development Guidelines

1. R-1 (Single Detached Residential) district guidelines shall apply except as noted below.
2. Minimum site width shall be 30 ft.
3. Minimum site area per dwelling unit shall be 3,000 square feet.

D. Land Use Guidelines (Site 2)

The land use shall 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

1. Minimum parcel sizes shall be in accordance with those contained in the Development Control By-law (By-law 8600).
2. Maximum building heights shall be in the order of 28 feet to the satisfaction of the Calgary Planning Commission.
3. 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.
4. That provision be made for the parking of recreational vehicles to the satisfaction of the Calgary Planning Commission.
5. 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.
6. 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.
7. That comprehensive development plans on a block basis 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 relationships.
8. The maximum density shall be in the order or 18 u.p.a.