



PLANNING POLICY

TO: Council
DATE: April 27, 2021 **DIVISION:** 7
FILE: 1013-380
SUBJECT: First Reading Bylaw – Highway 1 East Area Structure Plan

PURPOSE: To give first reading to the draft Highway 1 East Area Structure Plan to guide future redesignation, subdivision, and development proposals within the plan area.

GENERAL LOCATION: Located south of Highway 1, north of Township Road 240, between Highway 791 and the border with Wheatland County at Boundary Road.

APPLICANT: MVH Urban Planning & Design

POLICY DIRECTION: The *Municipal Government Act* (MGA), Interim Growth Plan (IGP), the County Plan, and any other applicable policies.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8174-2021 be given first reading.

Option #2: THAT Bylaw C-8174-2021 be denied.

REQUIREMENTS:

This item requires technical assessment to determine the feasibility of the draft Area Structure Plan policies and land use strategy.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Kent Robinson”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

BTV/sl

APPENDICES:

Attachment ‘A’: Bylaw C-8174-2021 & Schedule A

Attachment ‘B’: Consolidated Draft Highway 1 East Area Structure Plan