



PLANNING POLICY

TO: Council
DATE: April 27, 2021 **DIVISION:** 4
FILE: 1015-450
SUBJECT: First Reading Bylaw – Shepard Industrial Area Structure Plan

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

GENERAL LOCATION: Located in southeast Rocky View County adjacent to the city of Calgary. Generally between the Canadian Pacific mainline to the south, Range Road 284 to the west, Range Road 282 to the east, and extending approximately 0.50 mile north of Township Road 232.

APPLICANT: Simpson Ranching Ltd. and Shepard Development Corp.

POLICY DIRECTION: The *Municipal Government Act* (MGA), Interim Growth Plan (IGP), the County Plan, Rocky View County / City of Calgary Intermunicipal Development Plan, and any other applicable policies.

COUNCIL OPTIONS:

- Option #1: THAT Bylaw C-8172-2021 be given first reading.
- Option #2: THAT Bylaw C-8172-2021 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

JA/sl

APPENDICES:

- Attachment ‘A’: Bylaw C-8172-2021 & Schedule A
- Attachment ‘B’: Consolidated Draft Shepard Industrial Area Structure Plan