

PLANNING POLICY

TO: Council

DATE: September 7, 2021

DIVISION: 8

FILE: 05618459

APPLICATION: PL20210121

SUBJECT: First Reading Bylaw – Residential Redesignation

NOTE: This application should be considered in conjunction with application PL20210120 (agenda item G-6)

APPLICATION: To redesignate the subject lands from Residential, Rural District to Direct Control District to allow the development of a 200 unit residential community catering to seniors.

GENERAL LOCATION: Located immediately adjacent to the city of Calgary, approximately 1.2 kilometres (0.75 miles) south of Highway 1A, and on the west side of 12 Mile Coulee Road.

LAND USE DESIGNATION: Residential, Rural District (R-RUR)

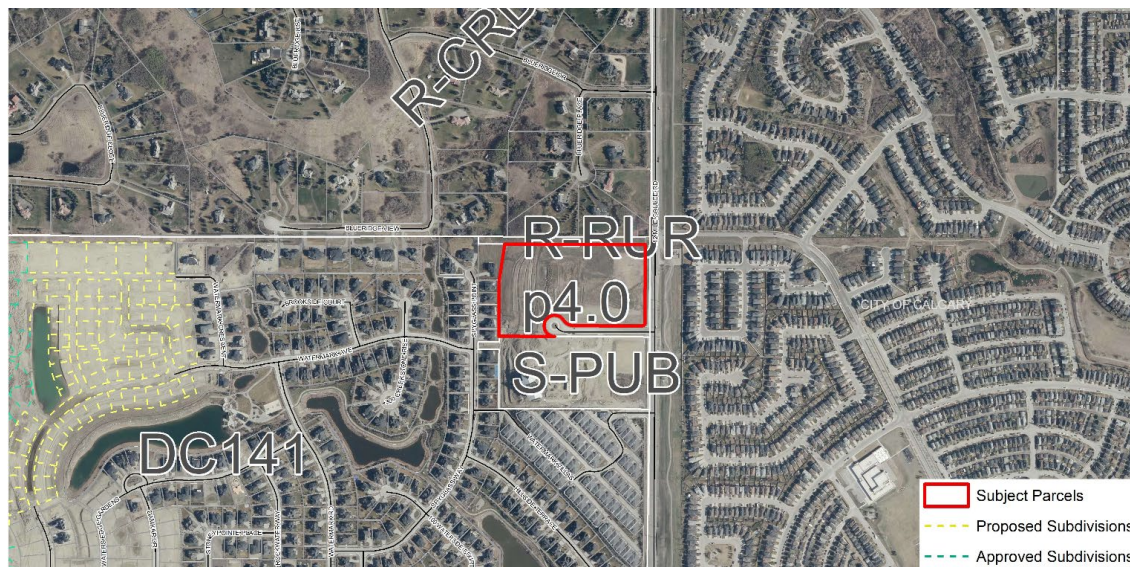
EXECUTIVE SUMMARY: The Interim Growth Plan, Rocky View County / City of Calgary Intermunicipal Development Plan, County Plan, Bearspaw Area Structure Plan and the Watermark Conceptual Scheme.

OPTIONS:

Option #1: THAT Bylaw C-8222-2021 be given first reading.

Option #2: THAT application PL20210121 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Jessica Anderson, Planning Policy



ROCKY VIEW COUNTY

Respectfully submitted,

“Brock Beach”

Acting Executive Director
Community Development Services

JA/rp

Concurrence,

“Kent Robinson”

Acting Chief Administrative Officer

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8222-2021 & Schedule A

ATTACHMENT ‘B’: Map Set