



PLANNING

TO: Council

DATE: March 8, 2022

DIVISION: 7

FILE: 03215001/004/005

APPLICATION: PL20220005

SUBJECT: First Reading Bylaw – Conceptual Scheme Amendment

APPLICATION: To amend the existing Bridges of Langdon Conceptual Scheme:

- Change the Phase 2 area from Commercial and Medium Density Residential use to Low Density Residential use only, resulting in the changes on the land use statistics;
- Relocate the commercial site further south to the neighbourhood centre located in Phase 10;
- Revise the site previously indicated as Manufactured Housing to Medium Density Residential.

GENERAL LOCATION: Located approximately 0.8 kilometres (0.5 miles) south of Railway Avenue West and immediately west of Centre Street, within the hamlet of Langdon.

POLICY DIRECTION: The Interim Growth Plan, Municipal Development Plan (County Plan), and the Langdon Area Structure Plan.

OPTIONS:

Option #1: THAT Bylaw C-8271-2022 be given first reading.

Option #2: THAT application PL20220005 be denied.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Xin Deng, Planning and Development Services



Respectfully submitted,

Concurrence,

“Brock Beach”

“Byron Riemann”

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

XD/lh

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8271-2022 & Schedule A

ATTACHMENT ‘B’: Proposed Amendments to the Bridges of Langdon Conceptual Scheme (redline version)

ATTACHMENT ‘C’: Map Set