



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: December 22, 2020 **DIVISION:** 3
FILE: 04736002/6011 **APPLICATION:** PL20200084
SUBJECT: First Reading Bylaw – Residential / Commercial Redesignation

PURPOSE: The purpose of this application is to redesignate the subject lands from Agricultural, General District to Direct Control to accommodate a mixed commercial development and Residential, Mid-Density Urban District to accommodate the development of a residential community within the eastern portion of the lands.

GENERAL LOCATION: Located at the southeast junction of Highway 1 and Range Road 31, directly bordering the City of Calgary.

APPLICANT: David Symes (Stantec Consulting Ltd.)

OWNERS: Coach Creek Developments Inc.

POLICY DIRECTION: Relevant policies for this application include the Interim Growth Plan, Rocky View Count / City of Calgary Intermunicipal Development Plan, County Plan and the Central Springbank Area Structure Plan.

COUNCIL OPTIONS:

Option #1: THAT Bylaw C-8122-2020 be given first reading.
 Option #2: THAT application PL20200084 be denied.

APPLICATION REQUIREMENTS:

The application submission appears complete; however, additional information may be requested through the assessment of the application.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/lt

ATTACHMENTS:

ATTACHMENT ‘A’: Bylaw C-8122-2020 & Schedule A
 ATTACHMENT ‘B’: Map Set

Administration Resources

Jessica Anderson, Planning Policy