



## PLANNING

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**TO:** Council  
**DATE:** September 13, 2022 **DIVISION:** 7  
**FILE:** 03215001/04/05 **APPLICATIONS:** PL20220124/ PL20220125  
**SUBJECT:** First Reading Bylaw: Residential and Special Redesignation; Textual Amendment to the Land Use Bylaw

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### APPLICATION:

PL20220124 (03215004) - Bridges of Langdon Phase 3 Redesignation:

- To redesignate ± 4.96 hectares (± 12.26 acres) of the subject land from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID) to facilitate the creation of 73 residential lots in Phase 3.

PL20220125 (03215001/04/05) – Site Specific Amendment to the Land Use Bylaw:

- To include a clause in Residential, Mid-Density Urban District (R-MID) that the residential lots within the Bridges of Langdon community can have a minimum 1.5 m side yard setback on both sides.

**GENERAL LOCATION:** Located approximately 0.8 kilometres (0.5 miles) south of Railway Avenue, west of Centre Street and north of Township Road 232 within the hamlet of Langdon.

**POLICY DIRECTION:** The Calgary Metropolitan Region Growth Plan, Municipal Development Plan (County Plan), Langdon Area Structure Plan, and the Land Use Bylaw

### OPTIONS:

#### PL20220124:

Option #1: THAT Bylaw C-8327-2022 be given first reading.

Option #2: THAT application PL20220124 be denied.

#### PL20220125:

Option #1: THAT Bylaw C-8328-2022 be given first reading.

Option #2: THAT application PL20220125 be denied.

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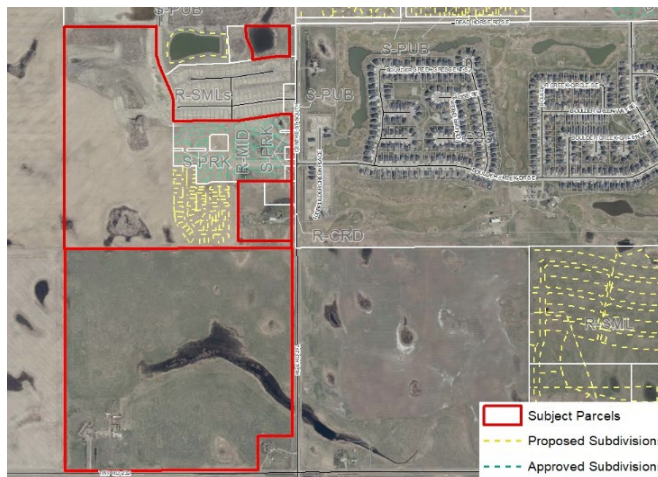
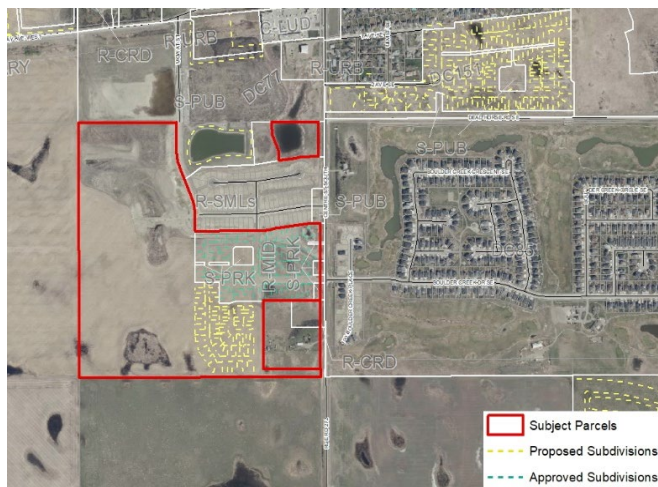
### Administration Resources

Xin Deng, Planning and Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:**

PL20220124 – Redesignation for  
Bridges of Langdon Phase 3

PL20220125 - Amendment to the Land Use Bylaw



Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

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Acting Executive Director  
Community Services

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Chief Administrative Officer

XD/rp

**ATTACHMENTS:**

ATTACHMENT ‘A’: Bylaw C-8327-2022 and Schedule A

ATTACHMENT ‘B’: Bylaw C-8328-2022

ATTACHMENT ‘C’: Map Set