

## **PLANNING**

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**TO:** Council  
**DATE:** October 25, 2022  
**FILE:** 04331003 / 6 / 8  
**SUBJECT:** First Reading Bylaw: Commercial & Industrial Uses and Conceptual Scheme

**DIVISION:** 6  
**APPLICATION:** PL20200056 & 57

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**PROPOSED BYLAW:** Bylaw C-8343-2022 (PL20200056) – To adopt the Westcon Business Park Conceptual Scheme that provides a policy framework to guide future redesignation, subdivision, and commercial & industrial development.

Bylaw C-8344-2022 (PL20200057) – To redesignate ± 51.13 hectares (± 126.34 acres) from Agricultural, General District (A-GEN) to ± 14.75 hectares (± 36.45 acres) of Business, Regional Campus District (B-REG), ± 40.00 hectares (± 98.83 acres) of Industrial, Light District (I-LHT), ± 0.98 hectares (± 2.43 acres) of Special, Natural Open Space District (S-NOS), ± 3.81 hectares (± 9.42 acres) of Special, Parks and Recreation District (S-PRK), and ± 5.21 hectares (± 12.87 acres) of Special, Public Service District (S-PUB).

**GENERAL LOCATION:** Located south of Township Road 250, west of Range Road 285, on the east boundary of the city of Calgary.

**POLICY DIRECTION:** The Calgary Metropolitan Region Growth Plan, Rocky View County / City of Calgary Intermunicipal Development Plan, Municipal Development Plan (County Plan), and Conrich Area Structure Plan.

### **OPTIONS:**

#### Westcon Business Park Conceptual Scheme (PL20200056):

Option #1: THAT Bylaw C-8343-2022 be given first reading.

Option #2: THAT application PL20200056 be denied.

#### Redesignation (PL20200057):

Option #1: THAT Bylaw C-8344-2022 be given first reading.

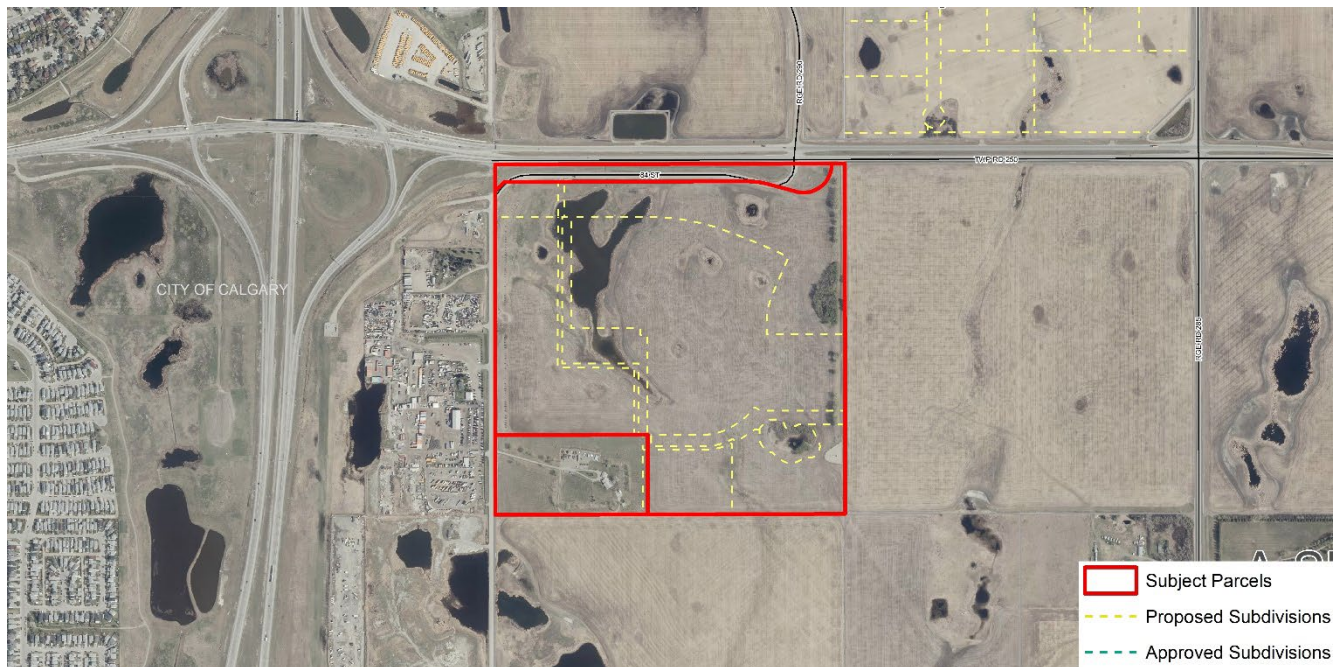
Option #2: THAT application PL20200057 be denied.

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### **Administration Resources**

Logan Cox, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:**



Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

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Acting Executive Director  
Community Services

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Chief Administrative Officer

LC/rp

**ATTACHMENTS:**

ATTACHMENT ‘A’: Bylaw C-8343-2022 & Schedule ‘A’: Proposed Westcon Business Park Conceptual Scheme

ATTACHMENT ‘B’: Bylaw C-8344-2022 & Schedule ‘A’

ATTACHMENT ‘C’: Map Set