



COUNCIL MEETING & PUBLIC HEARING – First Notice

Proposed Amendments to Land Use Bylaw C-8000-2020 and other statutory public hearings

Date: **Tuesday, April 13, 2021 – 9 a.m.**

Location: **Rocky View County – livestreamed on www.rockyview.ca**

Public Hearing Written Submission Deadline: **4:30 p.m., Wednesday, March 31, 2021**

Public Hearing Audio/Video Submission Deadline: **12:00 p.m., Monday, April 12, 2021**

MORNING APPOINTMENTS STARTING AT 9 A.M.

A BYLAW C-8037-2020

DIVISION 8 – Public hearing to consider Bylaw C-8037-2020, to redesignate a portion of NE-24-25-3-W5M from Agricultural, Small Parcel District (A-SMLp8.1) to Residential, Rural Residential District (R-RUR) and Special, Public Services District (S-PUB) in order to facilitate the future subdivision of a ± 5.95 acre parcel (Lot 1); ± 4.72 acre parcel (Lot 2); ± 4.34 acre parcel (Lot 3); ± 4.02 acre parcel (Lot 4); and ± 0.618 acre public utility lot (PUL) (Lot 5). Located 1.6 km (1 mile) west of the City of Calgary; located on the west side of Bearspaw Road, approximately 1.0 km (2/3 mile) south of Highway 1A.

File: PL20200010 (05724053)

B BYLAW C-8138-2021

DIVISION 2 – Public hearing to consider Bylaw C-8138-2021 for an amendment to the River Edge Conceptual Scheme to replace the figures under section 3.4 and amendments to Direct Control District 168 which propose to change the minimum parcel size from 0.98 acres to 1.20 acres, increase the sizing for Accessory Buildings under the Greenspace Cell, and replace Schedule B with an updated parcel plan. Located approximately 9.5 km (6 miles) west of the City of Calgary, 1.6 km (1 mile) south of Springbank Road, and on the west side of Range Road 34.

File: PL20210014 (04717004)

AFTERNOON APPOINTMENTS STARTING AT 1 P.M.

C BYLAW C-8120-2020

DIVISION 3 – Public hearing to consider Bylaw C-8120-2020 to amend the Central Springbank Area Structure Plan providing for the proposed Highway 1 / Old Banff Coach Road Conceptual Scheme. Located at the southeast junction of Highway 1 and Range Road 31, directly bordering the city of Calgary.

File: PL20200087 (04736002/6011)

Note: This item is related to the two items below.

C BYLAW C-8121-2020

DIVISION 3 – Public hearing to consider Bylaw C-8121-2020 to adopt the Highway 1 / Old Banff Coach Road Conceptual Scheme providing a policy framework to guide future redesignation, subdivision and development proposals within a portion of SW-36-24-03-W05M. Located at the southeast junction of Highway 1 and Range Road 31, directly bordering the city of Calgary.

File: PL20200083 (04736002/6011)

Note: This item is related to the item above and below.

E BYLAW C-8122-2020

DIVISION 3 – Public hearing to consider Bylaw C-8122-2020 to redesignate the subject lands from Agricultural, General District to Direct Control accommodating a mixed commercial development, and to Residential, Mid-Density Urban District accommodating the development of a residential community within the eastern portion of the lands. Located at the southeast junction of Highway 1 and Range Road 31, directly bordering the City of Calgary.

File: PL20200084 (04736002/6011)

Note: This item is related to the two items above.

Important Information

1. If you have already submitted comments with regards to this file there is no need to resubmit your comments to Rocky View County.
2. If you are unable to attend the public hearing you may make a written submission on the bylaw that affects you. Your name, your municipal address or legal land description, and the bylaw number must be included with your submission.
 - a. Written submissions must be received by the deadline indicated on this notice. Late submissions will not be accepted.
 - b. Your written submission must be sent to Legislative Services by:
 - Mail: Legislative Services,
Rocky View County,
262075 Rocky View Point,
Rocky View County, AB, T4A 0X2
 - E-mail: legislativeservices@rockyview.ca (include the bylaw number in the subject line)
3. Please note that the County Hall remains closed to the public due to Covid-19 and is proceeding with the public hearing electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation. Members of the public who would normally provide submissions in person at the public hearing may provide their submissions as noted below:
 - a. If it was your intention to appear in person to present in favor or in opposition of the application during the public hearing, you may submit a pre-recorded video or audio presentation to be played during the public hearing. Pre-recorded presentations can be no longer than 5 minutes if you are speaking on behalf of yourself and 10 minutes if you are speaking on behalf of a group.

The video or audio presentation must include your name and the municipality in which you live, and if you are speaking on behalf of a group you must also provide the names and municipalities of the people you are speaking on behalf of. Audio must be submitted as a MP3 and cannot be more than 20MB in size, and video must be submitted as a MP4, MOV, or WMV format, and cannot be more than 300 MB in size. Files must be submitted to the following link <https://app.box.com/f/f27dcfa5a49e4bfe906aeb9f4c7460d3> and must be submitted no later than noon the day before the public hearing.
 - b. If it was your intention to appear in person to provide submissions in favor or in opposition of the application during the public hearing, you may also submit an email live during the public hearing to be distributed during the public hearing. Your email submission must include the bylaw number in the subject line and your first and last name and municipal address or legal land description in the body of the email.

Email submissions must be sent to PublicHearings@rockyview.ca as early as 9:00am on the day of the public hearing or during the public hearing. Council will be provided time to review email submissions during the public hearing. Emails received after the appropriate portion of the public hearing (in favour or in opposition) will not be provided to Council for consideration.
4. A public hearing will be held at the Rocky View County Council meeting that will be livestreamed, on the date indicated.
5. Copies of bylaws and related reports may be viewed beginning on the Wednesday before the hearing date at www.rockyview.ca/CouncilAgenda.
6. Your response to this advertisement will be considered your consent to the public distribution of your written or verbal submission as part of the public record for this hearing, including any personal information you provide.
7. If you have any questions about these bylaws contact Planning Services at 403-520-8166. If you have questions on the public hearing process contact Legislative Services at 403-230-1401.