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## **COUNCIL MEETING & PUBLIC HEARING – First Notice**

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

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Date: **Tuesday, September 27, 2022 – 9:00 a.m.**

Location: **Rocky View County Hall – Council Chambers  
262705 Rocky View Point, Rocky View County**

Public Hearing Written Submission Deadline: **4:30 p.m., Wednesday, September 14, 2022**

Public Hearing Audio/Video Submission Deadline: **12:00 p.m., Monday, September 26, 2022**

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MORNING APPOINTMENTS STARTING AT 9 A.M.

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#### **A BYLAW C-8139-2021**

**DIVISION 4** – Public hearing to consider Bylaw C-8139-2021 to close a ± 1.58 hectare (3.91 acre) portion of road allowance between SE-9-28-5-W5M and SW-10-28-5-W5M, and to consolidate equally between the eastern and western parcels. Located south of Grand Valley Road, between SE-9-28-5-W5M and SW-10-28-5-W5M, and approximately 0.35 km (0.22 miles) west of Grand Valley Road.

**File:** PL20210010 (08909002, 08910010, 08910021)

#### **B BYLAW C-8317-2022 AND C-8318-2022**

##### **DIVISION 5**

PL20220032 - Public hearing to consider Bylaw C-8317-2022 to amend the Balzac Commercial Campus Conceptual Scheme:

- Remove the requirement that the road system has been constructed and received a Construction Completion Certificate prior to a Development Permit being issued.
- Remove setback and site coverage requirements for buildings abutting Highway 566;
- Revise the policies requiring suitable building facade treatments, visual screening, and landscaping buffering facing Highway 566.

PL20220033 - Public hearing to consider Bylaw C-8318-2022 to amend Direct Control Bylaw C-6031-2005 (DC-99):

- Reduce the minimum required width of landscaped buffer facing Highway 566 from 10 m to 9 m;
- Increase the maximum building height in Cell A from 10 m to 15 m;
- Increase the maximum site coverage in Cell A from 25% to 48%;
- Include the subject lands into the area that is allowed for a maximum site coverage of 55%.

Located approximately 0.81 km (0.50 miles) west of Range Road 292 and on the south side of Highway 566.

**File:** PL20220032 and PL20220033 (06410003)

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AFTERNOON APPOINTMENTS STARTING AT 1 P.M.

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#### **C BYLAW C-8299-2022**

**DIVISION 6** – Public hearing to consider Bylaw C-8299-2022 to redesignate ±63.60 hectares (±157.16 acres) within N1/2-19-23-27-W04M from Agricultural, General District (A-GEN) to Special, Future Urban Development District (S-FUD) to allow storage of large earth moving equipment. Located approximately 2.41 km (1.50 miles) southeast of the city of Chestermere on the southeast corner of Highway 560 and Highway 791.

**File:** PL20200191 (03219003)

## **D BYLAW C-8287-2022**

**DIVISION 5** – Public hearing to consider Bylaw C-8287-2022 to redesignate the subject ±35.30 hectare (±87.52 acre) parcel, being the remainder of the north ½ of fractional Section 10-28-29-W04M, from Agricultural, General District (A-GEN) to Direct Control District (DC) to allow for the future subdivision of one ±17.81 hectares (±44.01 acres) parcel and the future development of a Solar Farm, Electric Vehicle Charging Station, Electric Storage System, and Electronic Data Processing on that parcel, thereby leaving a ±17.49 hectare (±43.22 acre) DC District parcel. The proposed balance parcel would also have the same uses of Solar Farm, Electric Vehicle Charging Station, and Data Processing uses available. Located approximately 3.2 km (1.99 miles) southeast of the town of Crossfield, on the southeast junction of Highway 2 and Highway 72 (Township Road 282).

**File:** PL20210124 (08410002)

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### **Important Information**

1. A public hearing will be held at County Hall, 262075 Rocky View Point, Rocky View County, AB, on the date indicated.
2. Anyone who believes they are affected by a proposed bylaw will be given an opportunity to be heard on the matters contained in the bylaw. To be heard, attend the public hearing at the time, date, and location indicated. If your verbal presentation includes a written component, you must bring 20 copies for distribution.
3. If you have already submitted comments with regards to this file there is no need to resubmit your comments to Rocky View County.
4. 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. Written submissions received after the indicated deadline will be accepted by Rocky View County and may be provided to Council as part of the Public Hearing, if approved through a resolution of Council.
  - 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](mailto:legislativeservices@rockyview.ca) (include the bylaw number in the subject line)
5. 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, as well as the names of anyone you are speaking on behalf of. 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**.
6. Copies of bylaws and related staff reports may be viewed beginning on the Wednesday before the hearing date at [www.rockyview.ca/CouncilAgenda](http://www.rockyview.ca/CouncilAgenda) or inspected at County Hall between the hours of 8:00 a.m. and 4:30 p.m., excluding weekends and holidays.
7. 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.
8. If you have any questions about these bylaws contact Planning Services at 403-230-1401. If you have questions on the public hearing process contact Legislative Services at 403-230-1401.