



ROCKY VIEW
COUNTY

SPECIAL COUNCIL MEETING & PUBLIC HEARING –

First Notice

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

Date: **Tuesday, November 1, 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, October 19, 2022**

Public Hearing Audio/Video Submission Deadline: **12:00 p.m., Monday, October 31, 2022**

MORNING APPOINTMENTS STARTING AT 9 A.M.

A BYLAW C-7979-2020

DIVISION 6 – Public hearing to consider Bylaw C-7979-2020, to redesignate a portion of SE-21-23-27-W04M from Agricultural, General District (A-GEN) to Industrial, Light District (I-LHT) to facilitate subdivision of a ± 18.2 hectare (± 45.0 acre) parcel with a ± 32.37 hectare (± 80.0 acre) remainder. Located at the northwest junction of Township Road 233 and Vale View Road, on the west boundary of the hamlet of Langdon.

File: PL20190179 (03221001)

B BYLAW C-8315-2022

DIVISION 2 – Public hearing to consider Bylaw C-8315-2022 to amend Bylaw C-6688-2008 (DC-129), as amended. Sections relating to Show Home Uses; allowable projections within the Village Core 1 (VC-1); minimum lot frontage, side yard setbacks, maximum ratio of Garages to Total Building Face, and Maximum Lot Coverages within the Village Residential 2 (VR-2) cell; and a revised Schedule 'A' are proposed. Located northwest of the Springbank Airport, approximately 1.61 km (1 mile) north of Township Road 250 and east of Range Road 40.

File: PL20210151 (Harmony Conceptual Scheme Area)

AFTERNOON APPOINTMENTS STARTING AT 1 P.M.

C BYLAW C-8327-2022 AND BYLAW C-8328-2022

DIVISION 7

PL20220124: Public hearing to consider Bylaw C-8327-2022 to redesignate ± 4.96 hectare (± 12.26 acres) of the subject land from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID) in order to facilitate the creation of 73 residential lots in Phase 3.

PL20220125: Public hearing to consider Bylaw C-8328-2022 for a 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.

Located approximately 0.81 km (0.5 miles) south of Railway Avenue West on the west boundary of Centre Street, within the hamlet of Langdon.

File: PL20220124 and PL20220125 (03215001/004/005)

D BYLAW C-8302-2022

DIVISION 1 – Public hearing to consider Bylaw C-8302-2022 to redesignate a portion of NW-10-24-03-W05M from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR) to facilitate future subdivision of the subject land. Located approximately 0.81 km (0.50 miles) north of Highway 8 on the east side of Range Road 33, approximately 7.24 km (4.50 miles) west of the city of Calgary

File: PL20220047 (04710003)

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 (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 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.