



COUNCIL MEETING & PUBLIC HEARING – First Notice

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

Date: **Tuesday, July 4, 2023 – 9:00 a.m.**

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

Public Hearing Written Submission Deadline: **Wednesday, June 21, 2023 – 4:30 p.m.**

Public Hearing Audio/Video Submission Deadline: **Monday, July 3, 2023 – 12:00 p.m.**

MORNING APPOINTMENTS STARTING AT 9 A.M.

1 BYLAW C-8389-2023 AND BYLAW C-8390-2023

DIVISION 5

PL20220076 – Public hearing to consider Bylaw C-8389-2023 to amend Direct Control Bylaw C-6031-2005 (DC-99):

- To remove Cannabis Cultivation and Cannabis Facility from the allowed uses for the subject lands;
- To increase the Maximum Site Coverage for the subject parcel from 40% to 55%, and include the subject land in Schedule C; and
- To delete Schedule E and renumber the rest of the schedule accordingly.

PL20220077 – Public hearing to consider Bylaw C-8390-2023 to amend the McLellan Business Park Conceptual Scheme, to reflect a new development concept for medium-and large-format industrial/commercial warehouse and logistics facilities.

Located within the Balzac East Area Structure Plan, approximately 3.22 km (2.00 miles) east of Highway 2, and immediately north of the city of Calgary boundary.

File: PL20220076 and PL20220077 (06403001)

2 BYLAW C-8408-2023

DIVISION 5 – Public hearing to consider Bylaw C-8408-2023 to redesignate a portion of Lot 1, Block 2, Plan 0716427 within NE-15-29-29-W04M from Agricultural, Small Parcel District (A-SML p12.1) to Residential, Rural District (R-RUR), and a portion of Lot 1, Block 2, Plan 0716427 within NE-15-29-29-W04M from Agricultural, Small Parcel District (A-SML p12.1) to Agricultural, General District (A-GEN) to facilitate future boundary adjustment of the subject land. Located southeast of the junction of Township Road 293 and Range Road 10, approximately 4.51 km (2.80 miles) north of the town of Crossfield.

File: PL20220180 (09415002)

AFTERNOON APPOINTMENTS STARTING AT 1 P.M.

3 BYLAW C-8405-2023

DIVISION 6 – Public hearing to consider Bylaw C-8405-2023 to redesignate a portion of the subject land from Agricultural, General (A-GEN) District to Residential, Rural (R-RUR) District to facilitate the creation of one new lot. Located southeast of the junction of Township Road 224 and Range Road 282, approximately 2.41 km (1.50 miles) south of the hamlet of Indus, and 4.83 km (3.00 miles) east of the city of Calgary.

File: PL20230018 (02323007)

4 BYLAW C-8406-2023

DIVISION 3 – Public hearing to consider Bylaw C-8406-2023 to redesignate Block 1, Plan 7410067 within SW-15-26-03-W05M from Agricultural, Small Parcel District (A-SML p8.1) to Residential, Rural District (R-RUR) to facilitate the future subdivision of three (3) new parcels. Located approximately 0.41 km (0.25 miles) north of Township Road 262, on the east side of Range Road 33, approximately 5.33 km (3.31 miles) northeast of the town of Cochrane.

File: PL20220148 (06715009)

5 BYLAW C-8414-2023

DIVISION 5 – Public hearing to consider Bylaw C-8414-2023 to close the following two portions of undeveloped road allowances for the purpose of consolidation with the SW-02-26-26-W04M:

1. A ± 1.64 hectare (± 4.05 acre) portion located along the west boundary of SW-02-26-26-W4M; and
2. A ± 1.64 hectare (± 4.05 acre) portion located along the south boundary of SW-02-26-26-W4M

Located immediately north of Wheatland County, approximately 1.61 km (1.00 mile) east of Range Road 263, and 2.40 km (1.50 miles) south of Township Road 262.

File: PL20230001 (06102003)

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 and Intergovernmental Services by:
Mail: Legislative Services, Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2
OR
Email: 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 and Intergovernmental Services at 403-230-1401.