



THE COUNTY REVIEW

APPROVED DEVELOPMENT PERMITS

NOTICE OF APPEAL DEADLINE: NOVEMBER 7, 2023 – 4:30 P.M.

DIVISION 1: 33076 Township Road 243; Home-Based Business (Type II), for a software development company. **Permit No:** PRDP20234185

DIVISION 1: SW-16-23-05-05; Single-lot regrading and the placement of clean fill for the construction of a driveway, two culverts, parking and foundation pad on site. **Permit No:** PRDP20234206

DIVISION 1: 104 White Avenue; Renewal of a Bed and Breakfast (with an existing Dwelling, Single Detached). **Permit No:** PRDP20234308

DIVISION 1: 101 Westview Estates; Construction of an Accessory Dwelling Unit (secondary suite), addition existing dwelling, single detached. **Permit No:** PRDP20234829

DIVISION 2: 25154 Escarpment Ridge View; Single-lot Regrading and Excavation for a swimming pond [placed without permits]. **Permit No:** PRDP20234790

DIVISION 2: NW-24-24-03-05; Signs, installation of one non-illuminated freestanding sign (monument entry sign), relaxation to the maximum freestanding sign height requirement and relaxation to the maximum freestanding sign area requirement. **Permit No:** PRDP20235475

DIVISION 3: 31049 Coyote Valley Road; Accessory Buildings (existing detached garage and doghouse), relaxation to the minimum side yard setback requirement and relaxation to the minimum rear yard setback requirement. **Permit No:** PRDP20235335

DIVISION 4: 27 Bearspaw Ridge Crescent; Construction of an Accessory Dwelling Unit (garden suite), relaxation to the maximum parcel coverage requirement, relaxation to the maximum accessory building height requirement, and relaxation to the maximum accessory dwelling unit gross floor area requirement. **Permit No:** PRDP20234261

DIVISION 4: 255149 Rocky Ridge Road; Care Facility (Child) (within an existing dwelling, single detached), relaxation to the maximum freestanding sign height requirement. **Permit No:** PRDP20234268

DIVISION 4: 30086 Bunny Hollow Drive; Construction of an Accessory Dwelling Unit. **Permit No:** PRDP20234739

DIVISION 4: 24250 Township Road 272A; Placement of a Dwelling, Manufactured. **Permit No:** PRDP20234479

DIVISION 5: 14 North Shore Point; Renewal of a Home-Based Business (Type II), for a landscaping company, relaxation of the maximum allowable outdoor storage area requirement and relaxation of the maximum number of non-resident employees requirement. **Permit No:** PRDP20234181

DIVISION 5: 265232 Range Road 14; Renewal of a freestanding sign. **Permit No:** PRDP20234410

DIVISION 5: 265068 Range Road 262; Cannabis Cultivation (existing building). **Permit No:** PRDP20234443

DIVISION 5: 24 Stage Coach Trail; Construction of an Accessory Dwelling Unit (secondary suite), addition to existing dwelling, single detached and relaxation to the maximum accessory dwelling unit gross floor area requirement. **Permit No:** PRDP20234719

DIVISION 5: 283044 Range Road 292; Placement of a Dwelling, Manufactured. **Permit No:** PRDP20234849

DIVISION 6: 233226 Range Road 284 & 283135 Glenmore Trail; General Industry (Type II) and Outdoor Storage, truck trailer and construction of over height fencing. **Permit No:** PRDP20230922

DIVISION 6: 251189 Sunshine Road; Outdoor Storage, for truck and trailer parking and accessory building (existing storage shop), relaxation of the maximum building area, relaxation of the minimum side yard setback, relaxation of the minimum rear yard setback, relaxation to the minimum separation distance from a dwelling, single detached and relaxation to the minimum separation distance from a parcel designated as residential land use (reactivation of PRDP20213673). **Permit No:** PRDP20233488

DIVISION 6: 5 Heatherglenn Crescent; General Industry, Type I, construction of a multi-tenant office/warehouse/storage building (20 units). **Permit No:** PRDP20233656

DIVISION 6: 230051 Range Road 284A; Home-Based Business (Type II), for a landscaping business. **Permit No:** PRDP20235009

DIVISION 7: 260 Northern Lights Crescent; Construction of an accessory building (detached garage), relaxation of the maximum accessory building parcel coverage requirement. **Permit No:** PRDP20234435

PUBLIC HEARINGS

HEARING DATE: TUESDAY, NOVEMBER 14, 2023 – 9 A.M.

DIVISION 7: Bylaw C-8350-2022; to include a new policy of Gateway Node within the Painted Sky Conceptual Scheme to facilitate future mixed-use development.

Bylaw C-8349-2022; to redesignate Lot 1, Block 14, Plan 2111497 within NW-22-23-27-W04M from Commercial, Local Urban District (C-LUD) to Commercial, Mixed Urban District (C-MIX); and to add Auctioneering, Automotive Services (Minor), Establishment (Entertainment), Recreation (Outdoor), Recycling/Compost Facility, Religious Assembly as discretionary uses within Gateway Node of the Painted Sky Conceptual Scheme. **File:** PL20220095 and PL20220168 (03222827)

DIVISION 5: Bylaw C-8412-2023; to create a site-specific amendment to Direct Control Bylaw C-4110-93 (DC-37) to allow for light/medium industrial use within NW-06-27-25-W04M. **File:** PL20230058 (07006004)

DIVISION 4: Bylaw C-8477-2023; to redesignate Lot 4, Block 1, Plan 0710865 within NE-16-28-05-W05M from Agricultural, Small Parcel District (A-SML p12.1) to Agricultural, Small Parcel District (A-SML p8.1) to facilitate the future subdivision of one new lot. **File:** PL20220097 (08916010)

HEARING DATE: TUESDAY NOVEMBER 14, 2023 – 1 P.M.

DIVISION 5: Bylaw C-8422-2023; to redesignate Block 4, Plan 731324 within NE-24-27-02-W05M from Agricultural, Small Parcel District (A-SML p8.1) to Residential, Rural District (R-RUR) to facilitate the subdivision of one new lot. **File:** PL20230011 (07624010)

DIVISION 3: Bylaw C-8399-202; 3 to redesignate Block 13, Plan 8185 JK within NE-12-26-04-W05M from Agriculture, Small Parcel District (A-SML p8.1) to Residential, Rural District (R-RUR) to facilitate future subdivision of two new lots. **File:** PL20220216 (06812014)

BOARD & COMMITTEE MEETINGS

SUBDIVISION DEVELOPMENT & APPEAL BOARD

Thursday, October 26, 2023 – 9:00 a.m.

CONSIDERATION OF AN OFF-SITE SOFT SERVICE LEVY BYLAW

LEARN MORE:

Open house on November 2, 2023 – 6 p.m.
Council Chambers

An off-site soft services levy bylaw would support future infrastructure needs for residents, such as recreational facilities and fire stations, and is applied only to future developments of land.

More information is available at: engage.rockyview.ca

The County is in the engagement phase of this proposed bylaw. Connect with us to have your questions answered.

LAND USE BYLAW AMENDMENT PROJECT

Rocky View County continues to work on key amendments to the *Land Use Bylaw*, scheduled to be presented at the October 31, 2023 Council Meeting.

The main areas of focus:

- Business Live-Work District
- Special Function Business use
- Special, Future Urban Development District

For more information, visit rockyview.ca/land-use-bylaw-amendment

Area Structure Plan CONRICH

Rocky View County is hosting several opportunities to gather feedback regarding Conrich Area Structure Plan amendments. This plan will provide Council with a road map for considering land use changes, subdivision, and development.

IN-PERSON OPEN HOUSE:

Saturday, October 21, 2023

Session One: 1:30 to 2:30 p.m.*

Session Two: 3 to 4 p.m.*

Prince of Peace Manor & Harbour Banquet Hall
300 Prince of Peace Way, Rocky View County

VIRTUAL OPEN HOUSE:

Online, virtual coffee chat. A meeting link will be made available upon registration.

Wednesday, October 25, 2023

Session One: 5:30 to 6:30 p.m.*

Session Two: 7 to 8 p.m.*

* Please register for either of these events by emailing planning_policy@rockyview.ca or calling 403-478-8162.

ONLINE SURVEY:

The County is also accepting feedback through an online survey and/or written submissions.

The link for the survey and more information is available at: rockyview.ca/conrich-future-policy-area

Completed surveys and written submissions accepted until November 5, 2023.



Join Division 3 Councillor Crystal Kissel to hear the latest news, ask questions, and provide feedback. Everyone is welcome.



Tuesday, October 24
6:00 to 8:00 p.m.
RockPointe Church
255024 Lochend Road

Light refreshments will be provided.

For more information, contact bscott@rockyview.ca

The agenda for all upcoming meetings will be available at www.rockyview.ca, six days prior to the meeting date.

The information on this page is for reference only, official record remains the County website. Please refer to the County's website for updates or corrections to public notices.

Visit www.rockyview.ca/notices for more information on approved development permits, Council notices, and hearings, including submission deadlines.