



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, October 31, 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, October 18, 2023 – 4:30 p.m.**

Public Hearing Audio/Video Submission Deadline: **Monday, October 30, 2023 – 12:00 p.m.**

MORNING APPOINTMENTS STARTING AT 9:00 A.M.

1 BYLAW C-8410-2023 AND BYLAW C-8411-2023

DIVISION 3

PL20220070 (Conceptual Scheme):

Public Hearing to consider Bylaw C-8410-2023 to adopt the Cochrane Lake Neighbourhood 'C' Conceptual Scheme, which provides a policy framework to guide future residential development within NW-22-26-04-W05M.

PL20220071 (Land Use Redesignation):

Public hearing to consider Bylaw C-8411-2023 to redesignate Block 7, Plan 7610783; Lot 6, Plan 7810147; Lot 1, Plan 9710956; Lot 2, Plan 9710956; Lot 3, Plan 8010745; and, Lot 4, 8010745, all within the NW-22-26-04-W05M, from Agricultural, Small Parcel District (A-SML p8.1) and Residential, Rural District (R-RUR) to Residential, Mid-Density Urban District (R-MID), Residential, Small Lot District (R-SML), Special, Parks and Recreation District (S-PRK), and Special, Public Service District (S-PUB) to facilitate future subdivision. Located adjacent to the south of Cochrane Lake Road West and east of Range Road 43, approximately 1.3 kilometres north of the Town of Cochrane, within the Cochrane Lake Hamlet Plan Area Structure Plan.

File: PL20220070 and PL20220071 (06822002/05/06/07/11/20)

2 BYLAW C-8347-2022

DIVISION 4 – Public hearing to consider Bylaw C-8347-2022 to redesignate Lot 1, Block 1, Plan 0810080 within SW-14-28-04-W05M from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p17.81) and Agricultural, Small Parcel District (A-SML p12.93) to facilitate future subdivision of one new lot. Located approximately 1.21 kilometres (0.75 miles) south of Township Road 283 and on the east side of Highway 22.

File: PL20220153 (08814007)

3 BYLAW C-8444-2023

DIVISION 6 – Public hearing to consider Bylaw C-8444-2023 for a site-specific amendment to the Direct Control Bylaw C-6586-2007 (DC-123) to allow the existing dwelling on Unit 298, Plan 2010713 within NE-13-26-06-W05M to have a minimum side yard setback of 2.36 metres (7.74 feet), instead of the current required 2.4 metres (7.87 feet). Located approximately 2.78 kilometres (1.73 miles) west of Highway 40, on the south side of Highway 1A, north of the Bow River, and east of the Ghost Reservoir Provincial Recreation Area. The parcel is located along Cottageclub Lane.

File: PL20230038 (10013299)

AFTERNOON APPOINTMENTS STARTING AT 1 P.M.

4 BYLAW C-8451-2023

ALL DIVISIONS – Public hearing to consider Bylaw C-8451-2023 to amend Bylaw C-8000-2020, being the *Land Use Bylaw*. Amendments include revisions to the Purpose section and minimum parcel size sections of the Business Live-Work (B-LWK) land use district.

File: 1013-137

5 BYLAW C-8452-2023

ALL DIVISIONS – Public hearing to consider Bylaw C-8452-2023 to amend Bylaw C-8000-2020, being the *Land Use Bylaw*. Amendments include revisions to Part 4 – Specific Uses and Activities sections for the Special Function Business (SFB) land use district.

File: 1013-137

6 BYLAW C-8453-2023

ALL DIVISIONS – Public hearing to consider Bylaw C-8453-2023 to amend Bylaw C-7280-2013, being the Municipal Development Plan (County Plan), and Bylaw C-8000-2020, being the *Land Use Bylaw*. Amendments include:

- revisions to the Purpose section and minimum parcel size sections of the Special, Future Urban Development (S-FUD) land use district;
- addition of a new section on *Interim Land Uses* into section 28.0 (Area Structure Plan Preparation and Amendment); and
- addition of a new definition for Interim Land Use in Appendix B (Definitions).

File: 1013-137

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.