



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, December 5, 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, November 22, 2023 – 4:30 p.m.**

Public Hearing Audio/Video Submission Deadline: **Monday, December 4, 2023 – 12:00 p.m.**

MORNING APPOINTMENTS STARTING AT 9:00 A.M.

1 BYLAW C-8466-2023, BYLAW C-8467-2023, AND BYLAW C-8468-2023

DIVISION 5

PL20230013 (Area Structure Plan Amendment):

Public hearing to consider Bylaw C-8466-2023 to amend the Balzac East Area Structure Plan to clarify that outdoor storage is not permitted to occur with any required yard setback within SDA#4 Cell A.

PL20230014 (Conceptual Scheme Amendment):

Public hearing to consider Bylaw C-8467-2023 to amend the existing Wagon Wheel Conceptual Scheme to clarify location of outdoor storage within Cell A and deleting Policy 4.2.3 regarding development permit requirements for road construction.

PL20230015 (Direct Control Bylaw Amendment):

Public hearing to consider Bylaw C-8468-2023, a site-specific amendment to Direct Control Bylaw C-6031-2005 (DC-99), to add outdoor storage, truck trailer use; increase maximum site coverage to 55%; increase principal building height to 16 metres; and, require a landscaping plan demonstrating sufficient screening on Lot 1, Block 1, Plan 0614759 within NW-11-26-29-W04M.

Located within the Balzac East Area Structure Plan, on the south side of Highway 566, and approximately 0.41 km (0.25 miles) east of Range Road 292.

File: PL20230013 / PL20230014 / PL20230015 (06411006)

2 BYLAW C-8458-2023 AND BYLAW C-8459-2023

DIVISION 5

PL20210093 (Adoption of Conceptual Scheme):

Public hearing to consider Bylaw C-8458-2023 to adopt the Alta Vista Landing Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision, and development proposals within NE/SE/SW-13-26-29-W04M.

PL20230059 (Land Use Redesignation):

Public hearing to consider Bylaw C-8459-2023 to redesignate NE/SE/SW-13-26-29-W04M from Agricultural, General District (A-GEN) to Commercial, Highway District (C-HWY), Industrial, Heavy District (I-HVY), Special, Public Services District (S-PUB), Special, Parks and Recreation District (S-PRK), and Special, Natural Open Space District (S-NOS), in order to facilitate future commercial and industrial development.

Located within the Balzac East Area Structure Plan area, immediately north of Highway 566, east of Rocky View County Campus, and west of Range Road 290.

File: PL20210093 / PL20230059 (06413001 / 06413002 / 06413004)

3 BYLAW C-8440-2023, BYLAW C-8441-2023, BYLAW C-8442-2023, AND BYLAW C-8443-2023

DIVISION 6

PL20220129 (Adoption of Conceptual Scheme):

Public hearing to consider Bylaw C-8440-2023 to adopt the Princeton Conceptual Scheme that provides policies to guide future residential development containing 419 dwelling units, open space, and a stormwater pond on ± 25.20 hectares (62.27 acres) of gross development area within Block 1 & 2, Plan 9712096 within the NE-19-24-28-W04M.

PL20220130 (Area Structure Plan Amendment):

Public hearing to consider Bylaw C-8441-2023 to amend Policy 8.12 of the Conrich Area Structure Plan, in order to include the Princeton Conceptual Scheme.

PL20220131 (Land Use Redesignation):

Public hearing to consider Bylaw C-8442-2023 to redesignate Block 1 & 2, Plan 9712096 within the NE-19-24-28-W04M from DC-11 and Special, Public Service District (S-PUB), to Residential, Mid-Density Urban District (R-MID sw8.2 s1.2), Special, Parks and Recreation District (S-PRK), and Special, Public Service District (S-PUB).

PL20220132 (Direct Control Bylaw Amendment):

Public hearing to consider Bylaw C-8443-2023 to amend Direct Control Bylaw C-5250-2000 (DC-11) to remove Block 1 & 2, Plan 9712096, NE-19-24-28-W04M from Schedule A.

Located approximately 1 mile east of the city of Calgary, immediately south of Highway 1 and north of Prince of Peace Village.

File: PL20220129 / PL20220130 / PL20220131 / PL20220132 (04319207 / 04319009)

4 BYLAW C-8456-2023

DIVISION 7

Public hearing to consider Bylaw C-8456-2023 to amend the Settler's Green Conceptual Scheme to reduce the stormwater collection area within the conceptual scheme and shift the majority of the drainage to a proposed stormwater pond located outside of the plan area; and, to reduce the commercial/industrial area allowing for a neighbourhood commercial area and future development area. Located within the hamlet of Langdon, approximately 1.6 km (1.0 mile) east of Centre Street, and on the north side of Township Road 232.

File: PL20210008 (03214001 / 03214009)

5 BYLAW C-8465-2023

DIVISION 5

Public hearing to consider Bylaw C-8465-2023 to amend Direct Control Bylaw C-6031-2005 (DC-99), in order to increase the maximum site coverage requirement for Cell C from 40% to 55%; to reduce the landscaping requirement along Range Road 292 and Range Road 293 from 15% to 10%; and to remove Schedule C. Located within the Balzac East Area Structure Plan, south of Highway 566, north of the city of Calgary, east of Range Road 293, and west of McDonald Lake.

File: 1013-170 (Multiple Lands)

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

Email:

OR 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.