



COUNCIL MEETING & PUBLIC HEARING – Third Notice

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

Date: **Tuesday, February 13, 2024 – 9:00 a.m.**

Location: **Rocky View County Hall – Council Chambers**

262705 Rocky View Point, Rocky View County, AB

Public Hearing Written Submission Deadline: **4:30 p.m., Wednesday, January 31, 2024**

Public Hearing Audio/Video Submission Deadline: **12:00 p.m., Monday, February 12, 2024**

MORNING APPOINTMENTS STARTING AT 9 A.M.

1 BYLAW C-8476-2023, BYLAW C-8477-2023

DIVISION 6

PL20200150 (Adoption of Conceptual Scheme)

Public hearing to consider Bylaw C-8476-2023 to adopt the “Bridge Industrial Park Conceptual Scheme” that provides a policy framework to guide future industrial development within SE-06-25-28-W04M.

PL20200151 (Land Use Redesignation)

Public hearing to consider Bylaw C-8477-2023 to redesignate SE-06-25-28-W04M from Agricultural, General District (A-GEN) and Agricultural, Small Parcel District (A-SML p8.1) to Industrial, Light District (I-LHT), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), Special, Parks and Recreation District (S-PRK), in order to facilitate the development of a full-serviced industrial park.

Located within the Conrich Area Structure Plan, approximately 1.6 kilometres (1 mile) east of the city of Calgary, northwest of the junction of Township Road 250 and Range Road 285.

File: PL20200150 / PL20200151 (05306001 / 05306005)

2 BYLAW C-8492-2024

DIVISION 4

Public hearing to consider Bylaw C-8492-2024 to redesignate a portion of SE-31-28-03-W05M from Business, Recreation District (B-REC) to Residential, Rural District (R-RUR) to facilitate future subdivision of 9 new lots. Located approximately 1.62 kilometres (1.00 miles) north of Highway 574, on the west side of Range Road 35.

File: PL20230002 (08731001)

AFTERNOON APPOINTMENTS STARTING AT 1 P.M.

3 BYLAW C-8463-2024

DIVISION 2

Public hearing to consider Bylaw C-8463-2024 to amend Direct Control Bylaw C-6688-2008 (DC-129) to allow the Development Authority the ability to consider variance requests to the minimum property line setbacks up to 50% of the required minimum setback distance, and to allow for Lots 18 through 24, inclusive, Block 30, Plan 1911856; within NW-08-25-03-W05M to have a minimum dwelling setback of 4.5 m (14.76 ft) and a minimum attached deck setback of 2.5 m (8.20 ft), from the south property line. Located within the hamlet of Harmony, approximately 3.22 kilometres (2 miles) north of Township Road 250 and on the east side of Range Road 40.

File: 1013-301 (Multiple Lands)

4 BYLAW C-8455-2023

DIVISION 5

Public hearing to consider Bylaw C-8455-2023 to redesignate Lot 4, Plan 9010345 within SW-07-26-01-W05M from Residential, Rural District (R-RUR) to Direct Control District (DC) to facilitate future religious assembly and community uses, and associated Master Site Development Plan. Located approximately 0.81 kilometres (0.50 mile) north of the city of Calgary, located 1.25 kilometres (0.75 mile) south of Highway 566, and 0.21 kilometres (0.13 miles) east of Mountain View Road.

File: PL20200068 / PL20190177 (06507009)

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:	Email:
Legislative Services, Rocky View County	OR legislativeservices@rockyview.ca
262075 Rocky View Point	(Include the bylaw number in the subject line)
Rocky View County, AB, T4A 0X2	
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.