



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, February 27, 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, February 14, 2024**

Public Hearing Audio/Video Submission Deadline: **12:00 p.m., Monday, February 26, 2024**

MORNING APPOINTMENTS STARTING AT 9 A.M.

1 BYLAW C-8494-2024

DIVISION 7

Public hearing to consider Bylaw C-8494-2024 to redesignate a portion of NE-15-23-27-W04M from Residential, Country Residential District (R-CRD) to Residential, Mid-Density Urban District (R-MID) in order to facilitate the creation of 57 residential lots within the Bridges of Langdon Conceptual Scheme. Located approximately 1.61 km (1 mile) south of Railway Avenue and immediately west of Centre Street, within the hamlet of Langdon.

File: PL20230095 (03215005)

2 BYLAW C-8491-2024

DIVISION 7

Public hearing to consider Bylaw C-8491-2024 to amend Direct Control Bylaw C-6136-2005 (DC-97) for a variance to the maximum accessory building area and maximum accessory building height on Lot 32, Block 1, Plan 1013437 within NE-23-23-27-W04M. Located within the Langdon East Area Structure Plan, 0.15 km (0.10 miles) south of Township Road 234, along the east side of Hanson Drive NE.

File: PL20230100 (03223828)

AFTERNOON APPOINTMENTS STARTING AT 1 P.M.

3 BYLAW C-8495-2024 & BYLAW C-8486-2024

DIVISION 3

PL20230119 (Conceptual Scheme Amendment)

Public hearing to consider Bylaw C-8495-2024 to amend the Watermark at Bearspaw Conceptual Scheme to reduce the rear yard setback requirement on Lot 30, Block 1, Plan 1210765 within SE-18-25-02-W05M.

PL20230070 (Direct Control Bylaw Amendment)

Public hearing to consider Bylaw C-8486-2024 to amend Direct Control Bylaw C-6854-2009 (DC-141) to reduce the rear yard setback requirement from 9.0 metres (29.5 feet) to 7.0 metres (23.0 feet) on Lot 30, Block 1, Plan 1210765 within SE-18-25-02-W05M.

Located approximately 0.20 km (0.13 miles) north of Township Road 252 and 0.20 km (0.13 miles) west of 12 Mile Coulee Road, on the southwest side of Hillside Terrace.

File: PL20230119 / PL20230070 (05618137)

4 BYLAW C-8488-2024

DIVISION 6

Public hearing to consider Bylaw C-8488-2024 to redesignate Lot 3, Block 2, Plan 9311073 within NW-32-22-27-W04M from Residential, Rural Residential District (R-RUR), to Agricultural, Small Parcel District (A-SML p8.1) and a portion of Block 1, Plan 7410365 within NE-32-22-27-W04M from Agricultural, Small Parcel District (A-SML p8.1) to Residential, Rural Residential District (R-RUR), to facilitate future boundary adjustment of the subject lands. Located approximately 4.0 km (2.49 miles) east of the hamlet of Indus, 0.81 km (0.50 miles) north of Highway 22X, 0.81 km (0.50 miles) west of Range Road 274, and on the south side of Township Road 230.

File: PL20230123 (02232013/06)

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.