



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 3, 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, November 20, 2024**

Public Hearing Audio/Video Submission Deadline: **12:00 p.m., Monday, December 2, 2024**

MORNING APPOINTMENTS STARTING AT 9 A.M.

1 BYLAW C-8594-2024

DIVISION 3

Public hearing to consider Bylaw C-8594-2024 to amend Direct Control Bylaw C-4499-1995 (DC-36) on Unit 80, Condominium Plan 0513169 to allow the existing attached deck to have a minimum rear yard setback of 7.83 metres (25.69 ft) instead of the required 8.00 metres (26.25 ft). Located in the Hamlet of Cochrane Lake, approximately 800 metres (0.50 miles) west of Highway 22, immediately east of Monterra Drive, and immediately south of 600 Montclair Place.

File: PL20240090 (06827166)

2 BYLAW C-8580-2024

DIVISION 3

Public hearing to consider Bylaw C-8580-2024 to amend Direct Control Bylaw C-4499-1995 (DC-36) for Unit 98, Condominium Plan 0513169 within N1/2-27-26-04-W05M to reduce the minimum rear yard setback requirement from 8.00 metres (26.25 ft) to 6.65 metres (21.82 ft) in order to allow the existing attached deck to the Dwelling, Single Detached to remain. Located in the Hamlet of Cochrane Lake, approximately 800 metres (0.50 miles) west of Highway 22, 84 metres (0.05 miles) west of Monterra Drive, immediately north of 500 Montclair Place.

File: PL20240134 (06827184)

AFTERNOON APPOINTMENTS STARTING AT 1 P.M.

3 BYLAW C-8589-2024

DIVISION 5

Public hearing to consider Bylaw C-8589-2024 to redesignate a portion of SE-05-27-01-W05M from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SML p.8.1) and Agricultural, Small Parcel (A-SML p.15.0) in order to facilitate the creation of one new parcel. Located at the northeast intersection of Range Road 14 and Big Hill Springs Road, approximately 1.60 km (1.00 mile) west of the city of Airdrie.

File: PL20240146 (07505006)

4 BYLAW C-8590-2024

DIVISION 3

Public hearing to consider Bylaw C-8590-2024 to redesignate portions of the north half of 14-26-05-W05M and a portion of NE-15-26-05-W05M, totaling ± 123.631 hectares (± 305.50 acres), from Agricultural, General District (A-GEN) to Direct Control District to accommodate aggregate extraction operations. A Master Site Development Plan has also been proposed over the subject lands to provide a non-statutory policy framework to guide and evaluate aggregate extraction on the site. Located approximately 5.00 km (3.10 miles) west of the town of Cochrane, on the south side of Highway 1A, beginning at 0.50 km (0.31 miles) west of the intersection of Range Road 52 and Highway 1A to Range Road 51.

File: PL20200066/PL20200067 (06915001/4001/4002)

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 Services by:

Mail:	Legislative Services, Rocky View County	OR	Email:
	262075 Rocky View Point		legislativeservices@rockyview.ca
	Rocky View County, AB, T4A 0X2		(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 Services at 403-230-1401.