



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, March 12, 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 28, 2024**

Public Hearing Audio/Video Submission Deadline: **12:00 p.m., Monday, March 11, 2024**

MORNING APPOINTMENTS STARTING AT 9 A.M.

1 BYLAW C-8498-2024

DIVISION 4

Public hearing to consider Bylaw C-8498-2024 to redesignate a \pm 1.60 hectare (\pm 3.95 acre) portion of Lot 1, Block 1, Plan 1310193 within SW-26-27-04-W05M from Agricultural, Small Parcel District (A-SML p8.1) to Residential, Rural District (R-RUR) to facilitate future subdivision of one new lot. Located approximately 0.20 km (0.13 miles) north of Township Road 274 and on the east side of Highway 22, approximately 11.70 km (7.27 miles) north of the town of Cochrane.

File: PL20230120 (07826004)

2 BYLAW C-8490-2024

DIVISION 3

Public hearing to consider Bylaw C-8490-2024 to assess the proposed closure of a portion of undeveloped Road Plan 2479Q along the north side of Township Road 262, totaling \pm 0.51 hectares (\pm 1.25 acres) for the purpose of consolidation with the SE-17-26-03-W5M. Located approximately 3.2 km northeast of the town of Cochrane, at the northwest junction of Glendale Road and Township Road 262.

File: PL20230138 (06717003)

AFTERNOON APPOINTMENTS STARTING AT 1 P.M.

3 BYLAW C-8479-2024, BYLAW C-8480-2024, BYLAW C-8481-2024 & BYLAW C-8482-2024

DIVISION 6

PL20230044 (Carmek Business Park Conceptual Scheme)

Public hearing to consider Bylaw C-8479-2024 to adopt the Carmek Business Park Conceptual Scheme to replace the existing Emcor Business Park Conceptual Scheme, in order to provide a policy framework to guide future proposals on a portion of SW 05-24-28-W4M, NW/SW/SE of 32-23-28-W4M and NE-29-23-28-W4M; and to rescind the Emcor Business Park Conceptual Scheme, as the entire plan will be replaced with the new Carmek Business Park Conceptual Scheme.

PL20230045 (Canna Park Conceptual Scheme)

Public hearing to consider Bylaw C-8480-2024 to amend the Canna Park Conceptual Scheme by removing Cells C and D from the Canna Park Conceptual Scheme, and including them in the proposed new Carmek Business Park Conceptual Scheme boundary.

PL20230046 (Direct Control Bylaw Amendment)

Public hearing to consider Bylaw C-8481-2024 to amend Direct Control District 153 (DC153) by combining Cells B1 and B2 into a single Cell B, and amend the regulations for Cell B to facilitate the Carmek Business Park development.

PL20230047 (Redesignation)

Public hearing to consider Bylaw C-8482-2024 to redesignate ± 15.83 hectares (± 39.36 acres) of land from Direct Control District 78 (DC78) to Industrial, Light District (I-LHT); ± 12.56 hectares (± 31.04 acres) from Agricultural, General District (A-GEN) to Industrial, Light District (I-LHT); ± 1.36 hectares (± 3.36 acres) from Direct Control District 78 (DC78) to Special, Public Service District (S-PUB); and, to rescind Direct Control District 78 (DC78) Bylaw C-5599-2002, as the entire plan area will be redesignated to other land use districts for different development.

Located northeast and southeast of the junction of Township Road 240 and Range Road 285.

File: PL20230044/PL20230045/PL20230046/PL20230047 (Multiple Lands)

4 BYLAW C-8500-2024

DIVISION ALL

Public hearing to consider Bylaw C-8500-2024 to amend Bylaw C-8000-2020, being the Land Use Bylaw, to remove the ability to apply for new Care Facility (Group) uses on all agricultural and residential district parcels. Amendments would also require that all development permit renewal applications for existing Care Facility (Group) uses and in-process applications for new uses be determined by Council, as Development Authority.

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 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.