ROCKY VIEW COUNTY

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 8, 2026 – 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 25, 2026**
Public Hearing Electronic Presentation Request Deadline: **12:00 p.m., Monday, December 7, 2026**
Public Hearing Audio/Video Submission Deadline: **12:00 p.m., Monday, December 7, 2026**

MORNING APPOINTMENTS STARTING AT 9 A.M.

1 BYLAW C-8747-2026 & BYLAW C-8748-2026
DIVISION 5

PL20250119 (Conceptual Scheme)
Public hearing to consider Bylaw C-8747-2026 to adopt the Eastlink Business Park Conceptual Scheme to provide a policy framework to guide future industrial and commercial development on NW & SW 07-26-28-W04M within the Balzac East Area Structure Plan. The Eastlink Business Park Conceptual Scheme, as proposed, can be found at: www.rockyview.ca/proposed-cs

PL20250120 (Redesignation)
Public hearing to consider Bylaw C-8748-2026 to redesignate a portion of NW & SW 7-26-28-W04M, from Agricultural, Small Parcel District (A-SML & A-SMLp8.1) and Residential, Rural District (R-RUR & R-RURp4.0), to Commercial, Highway District (C-HWY), Industrial, Heavy District (I-HVY), Special, Public Service District (S-PUB), and Special, Parks and Recreation District (S-PRK).

Located within the Balzac East Area Structure Plan, southeast of the junction of Highway 566 and Range Road 290.
File: PL20250119 / PL20250120 (Multiple Roll #'s)

2 BYLAW C-8750-2026 & BYLAW C-8751-2026
DIVISION 7

PL20250140 (Conceptual Scheme Amendment)
Public hearing to consider Bylaw C-8750-2026 to amend the Painted Sky Conceptual Scheme by replacing the existing wetland area with a reconstructed stormwater pond, along with associated park space and residential lands. The Painted Sky Conceptual Scheme amendments, as proposed, can be found at: www.rockyview.ca/proposed-cs

PL20250141 (Redesignation)
Public hearing to consider Bylaw C-8751-2026 to redesignate a portion of the land within NW & SW 22-23-27-W04M from Special, Natural Open Space District (S-NOS) to Special, Parks and Recreation District (S-PRK), Special, Public Service District (S-PUB) and Residential, Mid-Density Urban District (R-MID), in order to facilitate the proposed amendments.

Located in the Hamlet of Langdon, east of Vale View Road and south of Glenmore Trail (Highway 560).
File: PL20250140 / PL20250141 (03222003 / 03222002)

3 BYLAW C-8805-2026
DIVISION 6 – Public hearing to consider Bylaw C-8805-2026 to adopt land use regulations for business uses on all parcels within NW-08-25-28-W04M that have access to Sunshine Road, as well as Lot:1, Block:3, Plan:0210259. The area is located approximately 3 km north of the Hamlet of Conrich, at the

southeast corner of Range Road 285 and Township Road 252. **File:** 1015-562

AFTERNOON APPOINTMENTS STARTING AT 1 P.M.

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4 BYLAW C-8803-2026 & BYLAW C-8804-2026

DIVISION 3

PL20250133 (Conceptual Scheme)
Public hearing to consider Bylaw C-8803-2026 to adopt the "Bow Valley Ridge Conceptual Scheme" to provide a policy framework to guide and evaluate the proposed residential development on Lot 1, Block 1, Plan 2211247 within NW-31-25-03-W05M and Lot 2, Block 1, Plan 2211247 within NE-31-25-03-W05M. The "Bow Valley Ridge Conceptual Scheme" as proposed, can be found at: www.rockyview.ca/proposed-cs

PL20250134 (Redesignation)
Public hearing to consider Bylaw C-8804-2026 to redesignate Lot 2, Block 1, Plan 2211247 within NE-31-25-03-W05M from Agricultural, General District (A-GEN) to Residential, Rural District (R-RUR and R-RUR p3.3, p4.2, and p7.3) to facilitate future subdivision of the subject land.

Located within the Glenbow Ranch Area Structure Plan, approximately 1.21 km (0.75 miles) south of Highway 1A and 0.41 km (0.25 miles) west of Glenbow Road.
File: PL20250133 / PL20250134 (05731001 / 05731004)

5 BYLAW C-8801-2026 & BYLAW C-8800-2026

DIVISION 6

PL20240198 (Conceptual Scheme)
Public hearing to consider Bylaw C-8801-2026 to adopt the "Highway 1 Conceptual Scheme & Appendix A (Mango Development Cell)" to provide a policy framework to guide subdivision/development within portions of NE & SE-30-24-28-W04M, All of SW-29-24-28-W04M, and a portion of SE-29-24-28-W04M, and to amend the Conrich Area Structure Plan to append the proposed Conceptual Scheme. "Highway 1 Conceptual Scheme & Appendix A (Mango Development Cell), as proposed, can be found at: www.rockyview.ca/proposed-cs

PL20240197 (Redesignation)
Public hearing to consider Bylaw C-8800-2026 to redesignate a portion of SW-29-24-28-W04M from Agriculture, General District (A-GEN) to Commercial, Highway District (C-HWY) to facilitate future subdivision/development of the subject land.

Located approximately 0.41 km (0.25 miles) south of the Hamlet of Conrich, northeast of the junction of Highway 1 and Range Road 285.
File: PL20240198 / PL20240197 (04329014)

6 BYLAW C-8795-2026

DIVISION 2 – Public hearing to consider Bylaw C-8795-2026 to amend Bylaw C-6688-2008, Direct Control District (DC-129) including, but not limited to; Wellness Centre approval pathways and regulations, residential Setbacks, Lot Widths, Home based Business, and Secondary Suite requirements, and Editorial Corrections throughout. The comprehensive list of amendments, as proposed, can be found at:
https://www.rockyview.ca/build-plan-and-develop/planning/planning-projects-underway. Located within the Hamlet of Harmony, approximately 3.22 km (2 miles) north of Township Road 250, and on the east side of Range Road 40.
File: PL20250125 (Multiple Roll #'s)

7 BYLAW C-8785-2026

DIVISION 7 – Public hearing to consider Bylaw C-8785-2026 for a site-specific amendment to the Land Use Bylaw for 16 duplex/semi lots within the Bridges of Langdon Phase 5. The proposed amendment would introduce an "iw 7.60" parcel width modifier to the existing Residential, Mid-Density Urban District (R-MID), allowing minimum parcel width to be reduced from 7.92 m to 7.60 m for Lots 1–16, Block 18, Plan 2611634. Located within the hamlet of Langdon, approximately 1.62 km (1 mile) south of Railway Avenue and 0.25 miles west of Centre Street.
File: PL20260101 (03215420 / 03215435)

Important Information

1. A public hearing will be held at County Hall, 262075 Rocky View Point, Rocky View County, AB, on the dates and times indicated above.
2. Anyone who believes they are affected by any of the proposed bylaws noted above will be provided an opportunity to present to Council on the proposed bylaw through one of the methods provided for in Rocky View County's *Procedure Bylaw*.
3. The public hearing will be live streamed and a recording will be made available after the meeting.
4. To make an in-person presentation, you may attend the public hearing at the date, time, and location indicated on this public notice. If your in-person presentation includes a written or visual component, you must bring at least 15 copies to the public hearing for distribution. **You may pre-register to speak by emailing** legislativeservices@rockyview.ca.
5. If you would like to present or provide verbal comments, but are unable to attend the public hearing in-person, you may request to present electronically through Microsoft Teams by emailing legislativeservices@rockyview.ca **no later than noon the day before the public hearing.** If you are presenting electronically, you cannot also submit a pre-recorded audio/visual submission.
6. You may also submit a pre-recorded audio or video presentation to be played during the public hearing if you are unable to attend the public hearing in-person. Pre-recorded audio or video submissions 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. If you have submitted a pre-recorded audio or video presentation, you cannot also present in person or electronically.
7. Pre-recorded audio or video presentations must include your name, as well as an indication of where you live in proximity to the subject of the public hearing, preferably in the form of a municipal address or legal land description, as well as the names of anyone you are presenting on behalf of. Pre-recorded audio or video presentations **must be submitted no later than noon the day before the public hearing** to the following link: https://app.box.com/f/f27dcfa5a49e4bfe906aeb9f4c7460d3
8. In addition to presenting in-person, presenting electronically, or providing a pre-recorded audio or visual presentation, you may make a written submission on the bylaw that affects you. Your written submission must include your name, the applicable bylaw or file number, and an indication of where you live in proximity to the subject of the public hearing, preferably in the form of a municipal address or legal land description.
9. Written submissions must be received by the deadline indicated on this public notice. Written submissions received before the indicated deadline will be provided to Council and the public in advance of the public hearing. Written submissions received after the indicated deadline may be accepted and provided to Council at the public hearing if approved through a resolution of Council during the public hearing.
10. Your written submission must be sent to Legislative Services by:

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

11. If you have already submitted comments with regards to a proposed bylaw noted in this public notice, there is no need to resubmit your comments to Rocky View County.
12. Copies of bylaws and related staff reports may be viewed in the meeting agenda beginning six days before the public hearing date at https://www.rockyview.ca/meetings-hearings or by request to Legislative Services at legislativeservices@rockyview.ca
13. Any submissions received by Rocky View County will be considered your consent to the public distribution of your written, audio, or video submission as part of the public record for the public hearing, including any personal information you provide.
14. If you have any questions about these bylaws, please contact Planning Services at 403-230-1401. If you have questions on the public hearing process contact Legislative Services at 403-230-1401.