



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, April 23, 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, April 10, 2024**

Public Hearing Audio/Video Submission Deadline: **12:00 p.m., Monday, April 22, 2024**

MORNING APPOINTMENTS STARTING AT 9 A.M.

1 BYLAW C-8506-2024

DIVISION 3

Public hearing to consider Bylaw C-8506-2024 to create a site-specific amendment to the Direct Control Bylaw C-6586-2007 (DC-123) to allow the existing dwelling and detached garage on Unit 259, Plan 201 0713 within NE-13-26-06-W05M to have a minimum side yard setback of 2.09 metres (6.86 feet), instead of the current required 2.4 metres (7.87 feet). Located approximately 0.20 km (0.13 miles) south of Highway 1A, 0.41 kilometres (0.25 miles) west of Range Road 60, within the CottageClub Ghost Lake Conceptual Scheme.

File: PL20230024 (10013260)

2 BYLAW C-8526-2024

DIVISION 6

Public hearing to consider Bylaw C-8526-2024 to redesignate Block 1, Plan 7311129 within NW-23-23-28-W04M from Agriculture, Small Parcel District (A-SML p8.1) to Business, Live-Work District (B-LWK) to accommodate a future business use. Located at the south-east junction of Range Road 282 and Highway 560 (Glenmore Trail), approximately 1.61 km (1.00 mile) south of the city of Chestermere and approximately 3.23 km (2.03 miles) east of the city of Calgary.

File: PL20210161 (03323013)

AFTERNOON APPOINTMENTS STARTING AT 1 P.M.

3 BYLAW C-8523-2024

DIVISION 5

Public hearing to consider Bylaw C-8523-2024, a site-specific amendment to Direct Control Bylaw C-6031-2005 (DC-99), to increase the principal building height to 16 metres (52.49 feet) on Lot 1, Block 1, Plan 0614759 within NW-11-26-29-W04M. Located within the Balzac East Area Structure Plan, on the south side of Highway 566, and approximately 0.41 km (0.25 miles) east of Range Road 292.

File: PL20240027 (06411006)

4 BYLAW C-8455-2023

DIVISION 5

Note: this item was rescheduled from the February 13, 2024 Council meeting.

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. The application also includes a Master Site Development Plan (MSDP). Located approximately 0.81 km (0.50 mile) north of the city of Calgary, located 1.25 km (0.75 mile) south of Highway 566, and 0.21 km (0.13 miles) east of Mountain View Road.

File: PL20190177/PL20200068 (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 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.