

 **Cam & Fern Marks**  
292150 TWP RD. 262, Rocky View County, AB. T4A 0N1 

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Rocky View County

20 JUN 2022

Att: Legislative Services For RVC Council members

Re: Notice of Public Hearing – 12 JUL 2022  
Bylaw C-8280 – 2022 – A Bylaw of Rocky View County  
To Amend Land Use Bylaw C-8000 – 2020  
Application Number PL 2022 – 0011 ((064-0060

We reside on a 20 acre parcel bordering #566 h'way. To the south is the Balzac Commercial Campus Conceptual Scheme properties.

The captioned hearing is governed by DC – 99 “Cell A” guidelines. As such WE ARE OPPOSED to this amendment. Our support is drawn from the following.

- It does not include BEASP usage which supports the need for maximum site coverage.
- Such expansion may compromise RVC's stated open space buffer relative to h'way 566 and range road #293 Interface and Transition now included in DC-99 “Cell A” Business use.
- This same application for said properties was previously addressed in May/Jun 2017 by RVC. Motion Carried 6 to 2 that excessive expansion, height restrictions and DC-99 “CELL A” guidelines could be seriously compromised. Other cells were available and could be utilized.
- this site amendment was again addressed in SEP 2019 without success.
- as per service of documents on us 18 JUN 2022 via the corporate veil representing the BCCC Scheme it appears that these applications relative to restructuring DC-99 “CELL A” will continue to plague RVC.
- previous complaints as to their continuous abuse of legitimate and required procedures are well documented.

Cam and Fern MARKS 



**ROCKY VIEW COUNTY**

**Marks, Eleanor Fern**  
**292150 Township Road 262**  
**Rocky View County AB T4A 0N1**

**NOTICE OF PUBLIC HEARING**

**July 12, 2022**  
**at or after 1:00 p.m.**

Rocky View County Council will hold a Public Hearing on the date and time indicated above to consider the proposed bylaw below. Public Hearings are held in the Council Chambers at the County Hall located at 262075 Rocky View Point, Rocky View County, Alberta.

**Bylaw C-8280-2022 – A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020**

**Application Number:** PL20220011 (06410060)

**Application Details:** An application by Rick Balbi Architect Ltd. (April Kojima) on behalf of Cross Roads Park Plaza Inc. to consider Bylaw C-8280-2022 regarding a site-specific amendment to Direct Control District (DC-99) to increase the maximum site coverage from 25% to 40% over Lot 1, Block 1, Plan 1611467, within NW-10-26-29-W04M. Located at the southeast junction of Highway 566 and Dwight McLellan Trail, approximately 1.21 kilometres (0.75 miles) east of Highway 2.

Any person who deems that they or their property is affected by the proposed bylaw will be provided an opportunity to be heard at the Public Hearing. A copy of the proposed bylaw and associated staff report will be made available to the public in the agenda package on the County's website or at the County Hall beginning at 12:00 PM on **Wednesday, Jul 6, 2022**. Questions regarding the proposed bylaw may be directed to **Gerrit Scheffel** at 403-230-1401 or email at [GScheffel@rockyview.ca](mailto:GScheffel@rockyview.ca).

You may address Council on the proposed bylaw by submitting a written submission to Legislative Services with **BYLAW C-8280-2022** in the subject line using one of the following methods:

- Email to [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)
- Mail or delivery to the County Hall
- Fax to (403) 520-1659

Written submissions must include your name and address or legal description, and please clearly indicate whether you support or oppose the proposed bylaw and provide reasons. Written submissions must be received by **4:30 PM on Wednesday, June 29, 2022** to be included in the agenda package for the Public Hearing. 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.

**Addressing Council during the Public Hearing:**

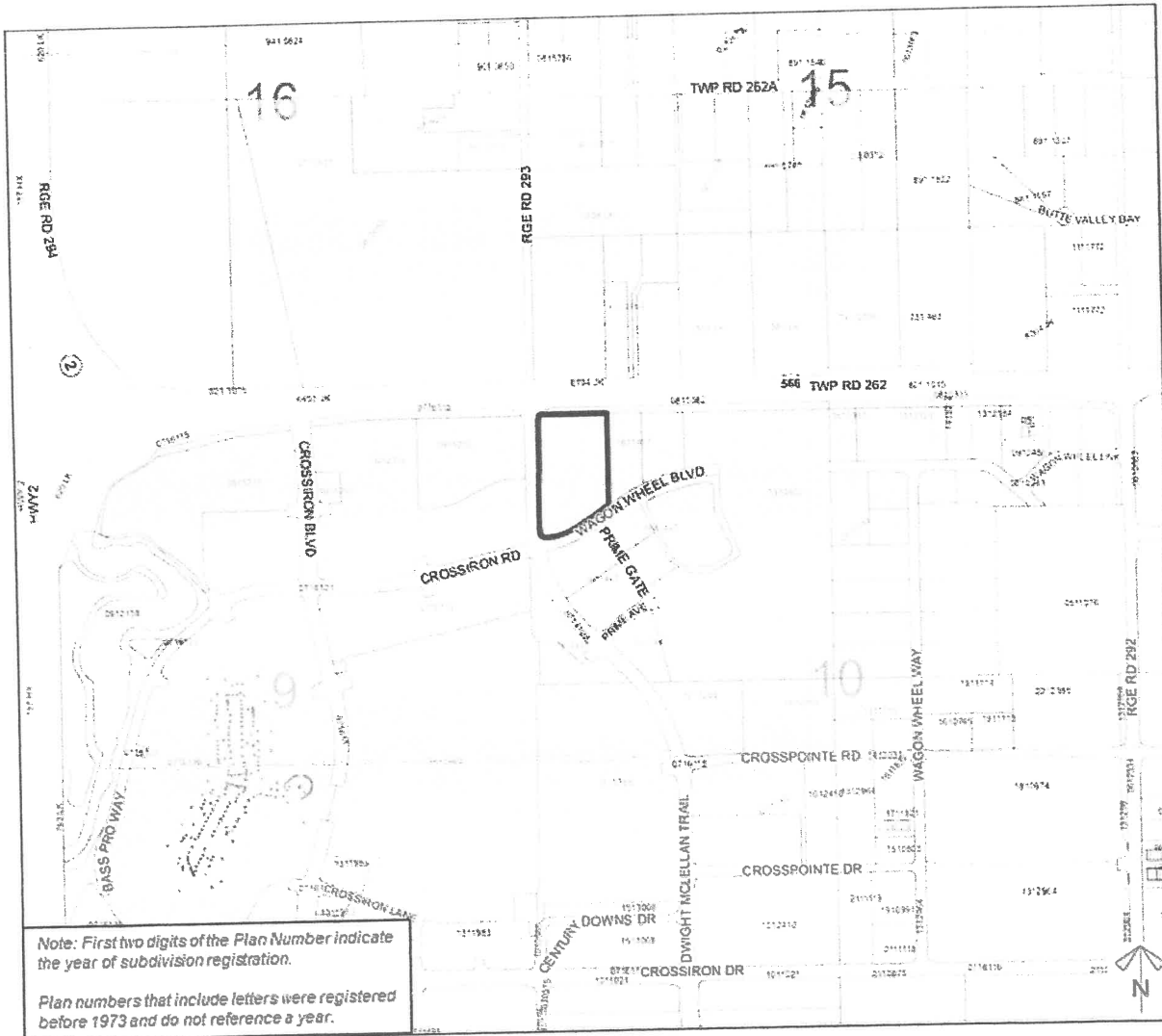
You may address Council on the proposed bylaw in person by attending the Public Hearing on the date and time indicated on this notice, presentations are limited to 5 minutes. Questions regarding the Public Hearing process may be directed to Legislative Services at (403) 230-1401 or [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca).

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. 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.**

**Please Note:**

Personal information contained in your written submission is collected under section 33(c) of the *Freedom of Information and Protection of Privacy Act* for the purpose of public participation in Rocky View County's decision-making process. Written submissions may be made available to the public prior to or at the Public Hearing in accordance with section 40(1)(c) of the *FOIP Act*.

Your name, legal land description, street address, and any opinions provided in your written submission may be made available to the public and form part of the public record. Your personal contact information, including your phone number and email address, will be redacted prior to making your written submission available to the public. If you have questions regarding the collection or release of this information, please contact Legislative Services at (403) 230-1401.

**SITE MAP**
**Landowner  
Circulation  
Area**
**Redes/Subd Proposal**

Description of  
development here

**Legend**

Support



Not Support

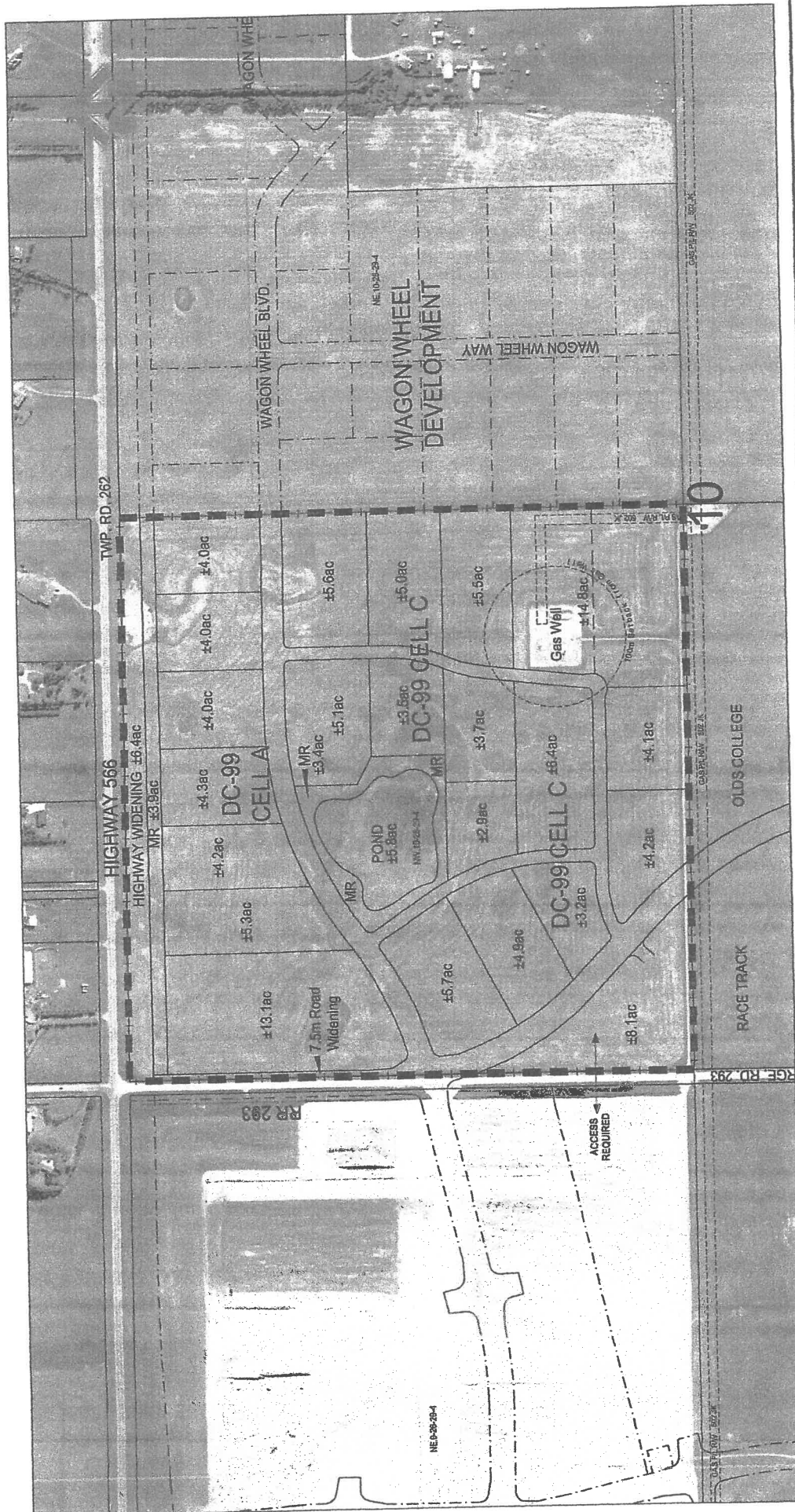


Division: 5  
Roll: 06410060  
File: PL20220011  
Printed: June 7, 2022  
Legal: Lot: 1 Block: 1  
Plan: 1611467 within NW-10-26-29-W04M

Dated: Friday, June 10, 2022

Erin McGuire  
Legislative Officer

Prepared For  
**PRISM**  
Developments Inc.  
June 2007



Concept Plan - East Balzac

Net Site Areas	
DC-99 Cell A	±38.9ac
DC-99 Cell C	±82.9ac
Total	±121.8ac

Preliminary Statistics	
Industrial	±121.6ac
Municipal Reserve	±7.3ac
Storm Pond	±5.8ac
Roads	±23.3ac
Total Subject Area	±158.0ac

---- Site Boundary

brown & associates  
PLANNERS



# ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

Thursday, March 10, 2022

**Marks, Eleanor Fern**  
**292150 Township Road 262**  
**Rocky View County, AB T4A 0N1**

**File Number:** 06410060  
**Application Number:** PL20220011  
**Division:** 5

## TO THE LANDOWNER

Take notice that an application(s) has been received by the Planning Department of Rocky View County.

### Where is the land?

Located adjacently southeast to the intersection of Highway 566 and Dwight McLellan Trail.

### What is the applicant proposing?

A site-specific amendment to Direct Control District (DC-99) to increase the maximum site coverage from 25% to 40% over Plan 1611467, Block 1, Lot 1 within NW-10-26-29-W04M.

Please see the map attached to this notice for more information.

### How do I comment?

As your property is adjacent to, or in the immediate vicinity of the land subject to the application, we are notifying you in the event that you may wish to provide comments.

If you have any comments, please reference the file number and application number and send your comments to the attention of the Planning Department, Rocky View County - 262075 Rocky View Point, Rocky View County, AB, T4A 0X2.

### PLEASE REPLY PRIOR TO:

**Thursday, March 31, 2022**

**County Contact:** Gerrit Scheffel

**E-mail:** GScheffel@rockyview.ca

**Phone:** 403.520.3973

### Other application details and notes:

**Applicant(s):** Rick Balbi Architect Ltd. (April Kojima)  
**Owner(s):** Cross Roads Park Plaza Inc.  
**Size:** ± 5.89 hectares (± 14.55 acres)  
**Legal:** Lot 1 Block 1 Plan 1611467, NW-10-26-29-W04M

### Notes:

1. Any comments on an area structure plan, conceptual scheme, master site development plan or redesignation application should address whether the proposed use(s) is compatible with the other existing uses in your neighbourhood. Any comments on a subdivision application should address technical matters only, such as parcel size, access, provision of water, disposal of sewage, etc.
2. Please be advised that any written submissions submitted in response to this notification is considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled council meeting, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Please note that your response is considered consent to the distribution of your submission.



**ROCKY VIEW COUNTY**  
Cultivating Communities

**Marks, Eleanor Fern**  
**292150 Township Road 262**  
**Rocky View County, AB T4A 0N1**

### **NOTICE OF PUBLIC HEARING**

**September 10, 2019**  
**at or after 10:00 AM**

Rocky View County Council will hold a Public Hearing on the date and time indicated above to consider the proposed bylaw below. Public Hearings are held in the Council Chambers at the County Hall located at 262075 Rocky View Point, Rocky View County, Alberta.

#### **Bylaw C-7651-2017 – A Bylaw of Rocky View County to Amend Land Use Bylaw C-4841-97**

**Application Number:** PL20170003 (06410060)

**Application Details:** An application by Rick Balbi Architect Ltd. on behalf of Balzac Commercial Campus Ltd. to consider Bylaw C-7651-2017 for site-specific amendments to Direct Control Bylaw 99, to allow for the following uses on Lot 1, Block 1, Plan 1611467, within NW-10-26-29-W04M:

Animal health services, small animal; Automotive Services; Banks or Financial Institutions; Convenience Store; Dealership/Rental Agency, Automotive; Dealership/Rental Agency, Recreational Vehicle; Drinking Establishment; General Store; Grocery Stores, Local; Grocery Stores, Regional; Liquor Sales; Restaurant; Retail Food Store; Patio, accessory to the principal business use; Service Station; and Specialty Food Store.

Located in the Balzac East area, at the south east junction of Highway 566 and Dwight McLellan Trail.

Any person who deems that they or their property is affected by the proposed bylaw will be provided an opportunity to be heard at the Public Hearing. A copy of the proposed bylaw and associated staff report will be made available to the public in the agenda package on the County's website or at the County Hall beginning at 12:00 PM on September 4, 2019. Questions regarding the proposed bylaw may be directed to Johnson Kwan at (403) 520-3973 or email at [jkwan@rockyview.ca](mailto:jkwan@rockyview.ca)

#### **Addressing Council in Person:**

You may address Council on the proposed bylaw in person by attending the Public Hearing on the date and time indicated on this notice. Presentations by individuals are limited to 5 minutes and presentations by or on behalf of a group are limited to 10 minutes. Questions regarding the Public Hearing process may be directed to the Deputy Municipal Clerk at (403) 520-8197 or [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)

#### **Addressing Council in Writing:**

You may address Council on the proposed bylaw by submitting a written submission to the Municipal Clerk's Office with **Bylaw C-7651-2017** in the subject line using one of the following methods:

- Email to [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)
- Mail or delivery to the County Hall
- Fax to (403) 520-1659

Written submissions must include your name and address or legal description, and please clearly indicate whether you support or oppose the proposed bylaw and provide reasons. Written submissions must be received by **4:30 PM on August 28, 2019** to be included in the agenda package for the Public Hearing. Written submissions received after the indicated deadline will not be accepted.



NE-1/-26-01-W05M from Farmstead District to Business-Leisure and Recreation District, in order to facilitate the development of a small driving range.

#### AFTERNOON APPOINTMENTS STARTING AT 1:30 P.M.

##### D BYLAW C-7651-2017

**DIVISION 7** – Public hearing to consider Bylaw C-7651-2017 for site-specific amendments to Direct Control Bylaw 99, to allow for the following uses on Lot 1, Block 1, Plan 1611467, within NW-10-26-29-W04M: Animal health services, small animal; Automotive Services; Banks or Financial Institutions; Convenience Store; Dealership/Rental Agency, Automotive; Dealership/Rental Agency; Recreational Vehicle; Drinking Establishment; General Store; Grocery Stores; Local; Grocery Stores; Regional; Liquor Sales; Restaurant; Retail Food Store; Patio, accessory to the principal business use; Service Station; and Specialty Food Store. Located in the Balzac East area at the south east junction of Highway 566 and Dwight McLellan Trail. File: PL20170003 (06410060).

##### E BYLAW C-7922-2019

**DIVISION 7** – Public Hearing to consider adopting Bylaw C-7922-2019 for the Sharp Hills Outline Plan to guide

future development within NE-16-26-29-W04M. Located approximately 0.80 km (1/2 mile) north of Highway 566, on the west side of Range Road 293, approximately 1.61 km (1.0 mile) south of the City of Airdrie. File: PL20170103 (06416004)

Note: this item is related to the public hearing below.

##### F BYLAW C-7923-2019

**DIVISION 7** – Public hearing to consider Bylaw C-7923-2019 to redesignate a 48.9 acre portion within NE-16-26-29-W04M from Ranch and Farm District to Residential One District in order to facilitate the creation of 12 residential parcels. Located approximately 0.80 km (1/2 mile) north of Highway 566, on the west side of Range Road 293, approximately 1.61 km (1.0 mile) south of the City of Airdrie. File: PL20170104 (06416004)

Note: this item is related to the public hearing above.

#### Important information:

1. A public hearing will be held at Rocky View County Council Chambers, 262075 Rocky View Point, Rocky View County, AB, on the date indicated.
2. Copies of bylaws and related reports may be viewed beginning on the Wednesday before the hearing date at [www.rockyview.ca/CouncilAgenda](http://www.rockyview.ca/CouncilAgenda) or inspected at the Rocky View County Municipal Building between the hours of 8:30 a.m. and 4:30 p.m., excluding weekends and holidays.
3. Anyone who believes they are affected by the proposed bylaw will be given an opportunity to be heard on the matters contained in the bylaw that is the subject of the hearing. 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.
4. If you are unable to attend the public hearing you may make a written submission on this bylaw. Written submissions must be received by the deadline indicated to be included in the public hearing agenda. Late submissions will not be accepted. Your name, address or legal land description, and the bylaw number must be included with your submission.
5. Your written submission must be sent before the indicated deadline to the Municipal Clerk by one of these methods:
  - Mail or deliver to the Municipal Clerk's Office, Rocky View County, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; OR
  - E-mail to [legislative@rockyview.ca](mailto:legislative@rockyview.ca) with the bylaw number in the subject line.
6. 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.
7. If you have any questions about these bylaws contact Planning Services at 403-520-8166. If you have questions on the public hearing process contact the Municipal Clerk's Office at 403-520-8197 or 403-520-1651.

[www.rockyview.ca](http://www.rockyview.ca)  
[@rockyviewcounty](https://twitter.com/rockyviewcounty)  
[rockyviewcounty](https://facebook.com/rockyviewcounty)

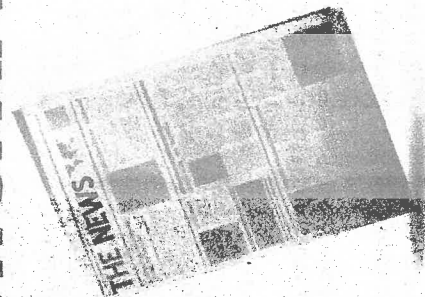


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**Marks, Eleanor Fern**  
**292150 Township Road 262**  
**Rocky View County, AB T4A 0N1**

## **NOTICE OF PUBLIC HEARING**

**June 13, 2017**  
**at or after 10:00 A.M.**

**NOTICE** is hereby given that the Council of Rocky View County will hold a Public Hearing in Rocky View County Council Chambers, 911-32 Avenue NE, Calgary, Alberta in accordance with the *Municipal Government Act*. At the Public Hearing, all persons who deem their interest in property is affected by the proposed bylaw, shall be afforded an opportunity to be heard reflecting matters contained in the bylaw that is the subject of the Public Hearing.

### **BYLAW C-7651-2017 - A Bylaw of Rocky View County for Land Use Bylaw C-4841-97**

**Application No.:** PL20170003 (06410060)

**Purpose:** An application by Rick Balbi Architect Ltd on behalf of Balzac Commercial Campus Ltd to consider Bylaw C-7651-2017 for Site Specific amendments to Direct Control Bylaw 99, to allow for the following uses on Lot 1, Block 1, Plan 1611467, within NW-10-26-29-W04M: Animal health services, small animal; Automotive Services; Banks or Financial Institutions; Convenience Store; Dealership/Rental Agency, Automotive; Dealership/Rental Agency, Recreational Vehicle; Drinking Establishment; General Store; Grocery Stores, Local; Grocery Stores, Regional; Liquor Sales; Restaurant; Retail Food Store; Patio, accessory to the principal business use; Service Station; and Specialty Food Store. Located in the Balzac East area, at the south east junction of Highway 566 and Dwight McLellan Trail.

A copy of the proposed Bylaw C-7651-2017 and related report may be viewed on Rocky View County's website ([www.rockyview.ca](http://www.rockyview.ca)) or inspected at the Guest Services desk at the Rocky View County Office from 12:00 noon, Wednesday, June 6, 2017 until 10:00 a.m. on Tuesday, June 13, 2017, between the hours of 8:30 a.m. to 4:30 p.m., excluding weekends and statutory holidays.

#### **Speaking to Council:**

If you wish to speak to Council regarding this Bylaw, you may do so at the Public Hearing. **Please sign in when you arrive at Council Chambers if you plan to speak to this Bylaw.** Individuals will be limited to a presentation time of **5 minutes**. If you are speaking on behalf of a group, you must identify whom you are speaking for, and your presentation time will be limited to **10 minutes**.

#### **Writing to Council:**

If you are unable to attend the public hearing, you may make a written submission on this Bylaw. In your submission, please clearly state if you 'support' or 'oppose' the application and provide reasons. Furthermore, your name and address or legal land description **must** be included in the submission. Please deliver your submission to the Deputy Municipal Clerk by:

- Mailing or delivering to the Deputy Municipal Clerk's Office at Rocky View County, 911-32 Avenue NE, Calgary, Alberta T2E 6X6; or
- Faxing to 403.520.1659; or
- Emailing the Deputy Municipal Clerk at [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca) with **"Bylaw C-7651-2017"** typed in the subject line.

Submissions must be received **by 4:30 p.m. Wednesday, May 31, 2017** to be included in the public hearing agenda. Written submissions received after Wednesday, May 31, 2017, shall only be received by a resolution of Council at the public hearing.



**ROCKY VIEW COUNTY**  
Planning Services911 - 32 Avenue NE | Calgary, AB | T2E 6X6  
Phone: 403-230-1401 | Fax: 403-277-5977  
www.rockyview.ca

Friday, January 27, 2017

**File Number:** 06410060  
**Application Number:** PL20170003  
**Division:** 7**Marks, Eleanor Fern**  
292150 Township Road 262  
Rocky View County AB T4A 0N1  
Canada**TO THE LANDOWNER**

Take notice that an application(s) has been received by the Planning Services Department of Rocky View County.

**Where is the land?**

Located in the Balzac East area, at the south east junction of Highway 566 and Dwight McLellan Trail.

**What is the applicant proposing?**

A site-specific amendment to Direct Control District (DC-99, Bylaw C-6031-2005) to allow for the following uses at Lot 1, Block 1, Plan 1611467 within NW-10-26-29-W04M: Animal health services, small animal; Automotive, Automotive, Equipment and Vehicle Services; Banks or Financial Institutions; Convenience Store; Dealership/Rental Agency, Automotive; Dealership/Rental Agency, Recreational Vehicle; Drinking Establishment; General Store; Grocery Stores, Local; Grocery Stores, Regional; Liquor Sales; Restaurant; Retail Food Store; Patio, accessory to the principal business use; Service Station; and Specialty Food Store

Please see the map attached to this notice for more information.

**How do I comment?**

As your property is adjacent to, or in the immediate vicinity of the land subject to the application, we are notifying you in the event that you may wish to provide comments.

If you have any comments, please reference the file number and application number and send your comments to the attention of the Planning Services Department Rocky View County, 911-32<sup>nd</sup> Ave. NE, Calgary, AB T2E 6X6.

**PLEASE REPLY PRIOR TO: Friday, February 17, 2017****County Contact:** Johnson Kwan **E-mail:** jkwan@rockyview.ca**Phone:** 403.520.3973**Other application details and notes:**

**Applicant(s):** Rick Balbi Architects Ltd.  
**Owner(s):** Balzac Commercial Campus Ltd.  
**Size:** ± 5.89 hectares (± 14.55 acres)  
**Legal:** Lot 1, Block 1, Plan 1611467, NW-10-26-29-W04M

**Notes:**

1. Any comments on an area structure plan, conceptual scheme, master site development plan or redesignation application should address whether the proposed use(s) is compatible with the other existing uses in your neighbourhood. Any comments on a subdivision application should address technical matters only, such as parcel size, access, provision of water, disposal of sewage, etc.
2. Please be advised that any written submissions submitted in response to this notification is considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled council meeting, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Please note that your response is considered consent to the distribution of your submission.

**Figure 8**  
**Servicing**

Balzac Commercial Campus  
Conceptual Scheme

**MUNICIPAL DISTRICT OF ROCKY VIEW****NOTICE TO LANDOWNER**

Thursday, November 20, 2008

**Marks, Eleanor Fern**  
**Box 114**  
**Balzac, AB T0M 0E0**

**TO THE LANDOWNER**

TAKE NOTICE that an application for Subdivision has been received by the Department of Planning and Community Services of the Municipal District of Rocky View No. 44. As your property is adjacent to, or in the immediate vicinity of the land subject to the application, we are notifying you in the event that you may wish to provide comments.

**NOTE: Any COMMENTS ON THE SUBDIVISION APPLICATION should address technical matters only, such as parcel size, access, provision of water, disposal of sewage, etc.**

There is a map of the proposal shown on the back of this notice. The following information is provided regarding this application:

<b>Application Number</b>	2008-RV-344	<b>Division:</b>	7
<b>File Number:</b>	06410003		
<b>Proposal:</b>	To create 19 ± 1 hectare commercial properties and associated Municipal Reserve and Public Utility Lands.		
<b>Applicant(s)</b>	D.A. Watt Consulting		
<b>Owner(s)</b>	Prism Investments Ltd.		
<b>Legal:</b>	NW-10-26-29-W4M		
<b>Size:</b>	± 63.95 hectares (± 158.01 acres)		
<b>Location:</b>	Fronting Secondary Highway 566 and the future Dwight McLellan Trail in the Balzac East Area.		

*Please be advised that any response to this letter will become a matter of Public Record at a future Council meeting and may be forwarded to the Applicant prior to the Council Meeting for their consideration. Your response is considered your consent to the distribution of your response.*

Should you have any questions regarding this application, please call the File Manager for this file, **Mitchel Matthews** at 230-1401. Please mail your comments or suggestions to Planning Services, Attention: **Mitchel Matthews**, 911 - 32nd Ave. NE, Calgary, AB T2E 6X6, or via fax at 277-3066, no later than **Monday, December 22, 2008**.