

MUNICIPAL matters

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STATUTORY PUBLIC HEARING NOTICE: Bylaw 12/2023 304 First Street East Land Use Amendment



Statutory Public Hearing
Monday May 8, 2023 | 5:30pm | Cochrane RancheHouse
Any member of the public may attend to hear comments.

What is the 304 First Street Land Use Amendment?

An application was received to change the land use at 304 First Street East (South Half of Lot 1, Block H, Plan 4810L) within the East End community from Residential Mix (R-MX) District to Commercial Transition (C-T) District.

What does this mean?

This amendment would allow for the re-development of the property for commercial purposes. The current land use (R-MX) allows for single detached dwellings, semi-detached dwellings, and multi-unit dwellings with up to eight (8) units such as townhomes, row houses, fourplex and apartments. The proposed district (C-T) would allow the property to be primarily used for low intensity commercial, office, and service purposes.

How can I get more information?

Come to the Cochrane RancheHouse (101 RancheHouse Rd) between 8:30am and 4:30pm, Mon to Fri. Planning staff can explain what is proposed, how it might impact you and how the Public Hearing process works.

Can I provide comments?

Interested parties can submit written comments on the proposed change at [Cochrane.ca/publicsubmission](https://www.cochrane.ca/publicsubmission) before the Public Hearing. To speak at the Public Hearing, please arrive before the start time and sign the speakers' list. To make a presentation (5-minute time limit), please send us a copy by 10am Thursday, May 4, 2023: **Town of Cochrane, 101 RancheHouse Rd** or planning@cochrane.ca (quote Bylaw 12/2023 304 First Street East Land Use Amendment).

South Half of Lot 1, Block H, Plan 4810L



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| R-LD - Residential Low Density | C-T - Commercial Transition |
| R-MD - Residential Medium Density | C-HD - Historic Downtown |
| R-HD - Residential High Density | C-N - Neighbourhood Commercial |
| R-LL - Residential Large Lot | C-G - General Commercial |
| R-MX - Residential Mix | C-H - Highway Commercial |
| CS - Community Service | I-B - Business Industrial |
| PR - Parks and Recreation | I-G - General Industrial |
| Subject property | |

Questions?

Call us: 403-851-2570
Email: planning@cochrane.ca

Public submissions, including name and address, will form part of the official record for the public hearing which is available to the public and published on [Cochrane.ca](https://www.cochrane.ca).

This notice is given pursuant to Sections 606 and 692 of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, as amended.
Advertised April 27 and May 4, 2023.