



# STATUTORY PUBLIC HEARING NOTICE:

## Bylaw 01/2024 : Southbow Landing Land Use Amendment

### Statutory Public Hearing

January 22, 2024 | 5:30pm | Cochrane RancheHouse

Any member of the public may attend to hear comments.

### Questions?

403-851-2570

planning@cochrane.ca

### What is the Southbow Landing Land Use Amendment?

This is an application to change the land use on three parcels of land in the northern portion of the Southbow Landing community. The application is proposing to rezone one parcel of land from Urban Holdings (U-H) to Residential Medium Density District (R-MD), and two parcels from Urban Holdings to Residential High-Density (R-HD) District.

### What does this mean?

The majority of the Southbow Landing community was assigned land use in 2017, except for these three parcels. This amendment will assign land use to the remaining lands in line with the Southbow Landing Neighbourhood Plan (2015), to allow for the future development of medium to high density housing in the neighbourhood.

### How can I get more information?

Come to the Cochrane RancheHouse (101 RancheHouse Rd.) between 8:30 a.m.-4:30 p.m., Monday-Friday.

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://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 a copy by 10 a.m., Thursday, January 18, 2024: Town of Cochrane, 101 RancheHouse Rd or [planning@cochrane.ca](mailto:planning@cochrane.ca) to **Town of Cochrane, 101 RancheHouse Rd** or [planning@cochrane.ca](mailto:planning@cochrane.ca) (quote Bylaw 22/2023: Southbow Landing Land Use Amendment).



#### Location Map

Legal Description  
Portions of SW¼ Sec 25-25-4-WS & SW¼ Sec 26-25-4-WS  
Municipal Address  
28 River Heights Drive

#### Legend

- Land Use Redesignation Boundary
- Neighbourhood Plan Boundary
- UH: Urban Holdings
- R-MD: Residential Medium Density
- R-HD: Residential High Density

#### LAND USE REDESIGNATION STATISTICS

UH to R-MD: 4.98 ha± (12.31 ac±)  
UH to R-HD: 6.15 ha± (15.18 ac±)  
Total: 11.13 ha± (27.49 ac±)

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.

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 January 11, 2024 and January 18, 2024.