cochrane
HOW THE WEST IS NOW

NON-STATUTORY PUBLIC HEARING NOTICE:

Willows of River Heights Neighbourhood Plan Amendments

Non-Statutory Public Hearing
May 13, 2024 | 5:30 p.m. | Cochrane RancheHouse
Any member of the public may attend to hear comments.

What are the Willows of River Heights Neighbourhood Plan Amendments?
This is an application to amend the existing Willows of River Heights Neighbourhood Plan to account for a proposed land use change being applied for through a separate application. The land use application involves changing the zoning for a number of parcels in Willows West, as shown on the below map, and include infilling a wetland as approved by Alberta Environment. The proposed amendments to the Neighbourhood Plan will update all text, maps, and figures with the new land use, and remove references to retaining the subject wetland.

What does this mean?
There is a separate application being brought forward to amend land use for the subject parcels in Willows West. This application will bring the Neighbourhood Plan into alignment with the proposed land use change.

Can I provide comments?
Written comments:
Submit written comments on the proposed change at **Cochrane.ca/publicsubmission** before the Public Hearing.

Speak at the Public Hearing
(5-minute time limit):
Arrive before the start time and sign the speakers' list. To make a presentation, submit a presentation to **planning@ cochrane.ca** by 10 a.m., Thursday, May 9, 2024 (quote: The Willows of River Heights NP Amendments).

More information:
Town of Cochrane | 101 RancehHouse Rd.
403-851-2570 | planning@cochrane.ca

Portion of Plan 7510193 Block 5

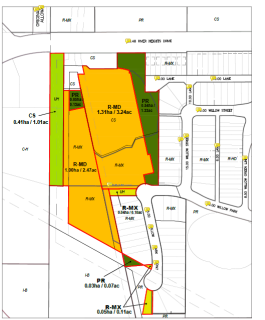
Land Use Re-designation

FROM	TO	hectares	acres
CS	R-MD	0.80	1.97
CS	PR	0.20	0.49
I-B	R-MD	0.42	1.05
PR	R-MX	0.05	0.12
R-MX	PR	0.34	0.84
R-MX	R-MD	0.91	2.25
UH	R-MD	0.89	2.20
UH	R-MD	0.89	2.22
UH	R-MX	0.04	0.10
TOTAL AREA		3.34	8.25

Land Use Summary

	hectares	acres
R-MD	2.30	5.69
R-MX	0.41	1.01
CS	0.41	1.01
PR	0.54	1.33

EXISTING LAND USE



PROPOSED LAND USE

Proposed Land Uses
- R-MD Residential Medium Density
- R-MX Residential Mix
- C-S Community Sevice

Existing Land Uses
- PR Parks & Recreation
- UH Urban Holdings
- I-B Business Industrial
- C-H Highway Commercial

R-MX Existing land Use
Existing land Use Boundary
Subject Lands

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 May 2, 2024 and May 9, 2024.