



## MINUTES ~ COCHRANE PLANNING COMMISSION

**DATE:** Wednesday, January 18, 2023  
**TIME:** 6:30 PM  
**PLACE:** Council Chambers, Cochrane RancheHouse

**Chairperson:**

**H. Moore**

**Vice Chairperson:**

**D. Helmer**

**Members:**

**A. Reed**

**D. Townsend**

**G. Paffrath**

**G. Royea**

**Administration:**

**Manager, Planning Services:**

**J. Popoff**

**Senior Planner:**

**N. Tomes**

**Planner II:**

**A. Legros**

**Recording Secretary:**

**L. Hetherington**

### **1 Call to Order**

Manager of Planning Services, John Popoff, called the meeting to order at 6:32 p.m.

### **2 Adoption of Agenda**

2a Adoption of the Agenda

RES # 01/01/23CPC Moved by Councillor Reed that the Cochrane Planning Commission adopt the agenda as presented.

Carried Unanimously

### **3 Adoption of Previous Minutes**

3a Adoption of previous minutes.

RES # 02/01/23CPC Moved by G. Paffrath that Cochrane Planning Commission adopt the minutes of November 16, 2022, meeting.

Carried Unanimously

**4 Business**

4a Introduction of new members

4b Election of Chair and Vice-Chair

RES # 03/01/23CPC Moved by G. Paffrath to appoint Heather Moore to act as Chairperson for a term to expire December 31, 2023.

Carried Unanimously

RES # 04/01/23CPC Moved by H. Moore to appoint David Helmer to act as Vice-Chair for a term to expire December 31, 2023.

Carried Unanimously

4c Training

RES # 05/01/23CPC Moved by Councillor Reed that the Cochrane Planning Commission go In Camera at 6:37 p.m.

Carried Unanimously

RES # 06/01/23CPC Moved by D. Helmer that the Cochrane Planning Commission go out of Camera at 9:00 p.m.

Carried Unanimously

4d November Development Officer Report

RES # 07/01/23CPC Moved by D. Helmer to approve the Development Officer's Report for the Month of November 2022 as amended:

DP2022-070 should be Permitted with Variance

DP2022-101 should be Discretionary

DP2022-125 should be Permitted with Variance

DP2022-152 should be Permitted with Variance

Carried Unanimously

4e December Development Officer Report

RES # 08/01/23CPC Moved by D. Helmer to approve the Development Officer's Report for the month of December 2022 as amended:

DP2022-137 Kelli-Ann Boyle c/o: Nicholas Dillon Sharpe

Lot 14, Block 3, Plan 111 2085

318 Fireside Place

Dwelling, Backyard Suite (Above Detached Garage)

Approved by DO December 15, 2022 (Discretionary)

Carried Unanimously

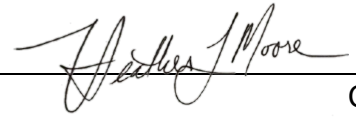
4f Bylaw 01/2023 Land Use Bylaw Amendment - 320 Powell Street - Planning Report

Comments as provided by the Cochrane Planning Commission:

1. The members of the Cochrane Planning Commission have no major concerns pertaining to the proposed amendment.
2. The commission trusts that any parking concerns will be addressed during the development application phase.
3. The members discussed the possibility of this type of redesignation "migrating" further East and South into the neighbourhood. CPC recognizes the uniqueness of East Cochrane with its proximity to the downtown historical area. The rejuvenation of this area through a proper blend of low density and mix housing will improve the community as a whole. The ability of having more people living within walking distance of a downtown core will further improve the vitality of the community. We think that it would be a worth while discussion between Council and Administration to establish a general consensus on the goals in terms of density levels in the future plans for this area with regard to the intent and provisions of the MDP and Lower East Neighbourhood Plans which articulate future development and densities in the neighbourhood

## **5 Adjournment**

H. Moore adjourned the meeting at 9:39 p.m.



Chair



Recording Secretary