

COUNCIL HIGHLIGHTS

Council Meeting
Monday April 11, 2022



GREYSTONE AREA C NEIGHBOURHOOD PLAN AMENDMENT

Administration provided an update on amendments to the Greystone Area C Neighbourhood Plan. The existing Neighbourhood Plan was adopted by Council in August 2018. Since that time the developer has completed the required remediation of the former gravel pit lands, preparing them for re-development. At this time, the developer has received all the appropriate approvals from Alberta Environment for the reclamation, and is able to proceed with the re-development.

The proposed amendments include:

- Changes to the location of single and semi-detached housing within the first phase of residential development.
- Amended density numbers, changing overall proposed community density from 20 units per hectare to 21.3 units per hectare. This results in an overall increase of 25 units across the entire community.
- New cross sections for River Avenue. Overall road right of way will increase, but not the asphalt.
- Updated land use districts as per the newly adopted Land Use Bylaw.
- Movement of a pathway connection approximately 100 metres south of its current proposed location.

All of the proposed amendments are minor in nature, but illustrate changes being proposed, in how the community develops since the 2018 adoption of the Neighbourhood Plan. All proposed changes remain in alignment with the Greystone Area Structure Plan. Accordingly, Administration has no concerns with the proposed amendments.

Council established a non-statutory public hearing to be held on April 25 at 5:30pm to provide individuals the opportunity to provide feedback on the proposed amendments.

GREYSTONE PHASE 2 LAND USE AMENDMENT

Administration brought forward a report for a proposed land use amendment within the community of Greystone. Three small pockets of land are proposed to move forward with development at this time, this application includes one of those pockets.

This land use amendment is intended to facilitate the first phase of residential development. There are slight changes between the proposed land use amendment and the approved Neighbourhood Plan. As such, amendments are also being proposed to the Neighbourhood Plan to facilitate this land use amendment moving forward.

Council gave first reading to Bylaw 12/2022 (Greystone Phase 2 Land Use Amendment) and established a public hearing for April 25 at 5:30pm.

GREYSTONE PHASE 3 LAND USE AMENDMENT

Administration brought forward a report for a proposed land use amendment within the community of Greystone. Three small pockets of land are proposed to move forward with development at this time, this application includes one of those pockets. This land use amendment is intended to facilitate commercial and multifamily development and is in alignment with the Greystone Area C Neighbourhood Plan.

Council gave first reading to Bylaw 13/2022 (Greystone Phase 3 Land Use Amendment) and established a public hearing for April 25 at 5:30pm.

Council Highlights is a summary of actions and decisions; it is not an official record of the meeting. Council meeting minutes are presented at the next scheduled Council meeting and become official once approved. For the full archive of agendas and minutes, please go to www.cochrane.ca/Agendas

Council Highlights is prepared by Town of Cochrane Legislative Services.
Questions or comments: 403-851-2500 or legislative@cochrane.ca

