

MUNICIPAL matters

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cochrane
HOW THE WEST IS NOW

PUBLIC HEARING NOTICE: Bylaw 18/2020



Public Hearing

Monday, November 9, 2020 | 6pm
Access the public Zoom link at cochrane.ca/CouncilMeetings
or call 1-587-328-1099 (Zoom meeting ID: 814 8438 1893
Passcode: 247308).

What is Bylaw 18/2020?

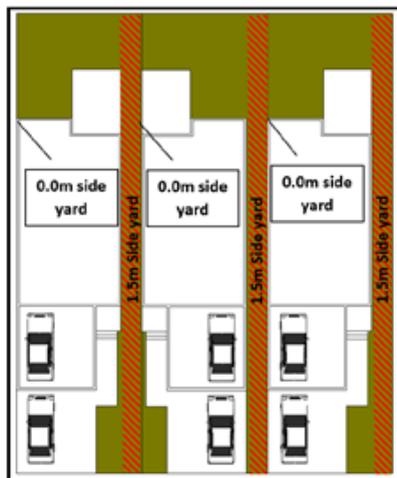
Bylaw 18/2020 proposes to create a Direct Control (DC-1) District to allow for the opportunity for Zero Lot Line Single Detached Houses to be developed in a variety of neighbourhoods in Cochrane. The Bylaw 18/2020 also proposes to rezone a number of undeveloped properties from Single and Two Dwelling District (R-2) and Residential Single-Detached Dwelling District (R-1) to DC-1.

What does this mean?

This means that properties within the Riversong (Precedence), Fireside, Sunset Ridge and Heartland neighbourhoods would be rezoned to Direct Control (DC-1) District. The proposed DC-1 District would allow for a Single-Detached Dwelling to be constructed directly on one side-yard property line, while providing a 1.5m maintenance easement on the other side yard. The 1.5m maintenance easement is to allow the adjacent Single-Detached Dwelling access onto that property to maintain their residential building.

While the purpose of this district is to bring the opportunity for a variety of communities in Cochrane to develop Zero Lot Line Single-Detached Dwellings, the properties will continue to maintain the current opportunities provided for within the Residential Single and Two-Dwelling District (R-2). The portion of land located in Sunset Ridge that is currently zoned Residential Single-Detached Dwelling District (R-1) will be restricted to the uses contained within the R-1 district.

More information on the R-1 and R-2 districts can be found in the Land Use Bylaw on the Town's website (www.cochrane.ca/lub) or by contacting Planning Services.

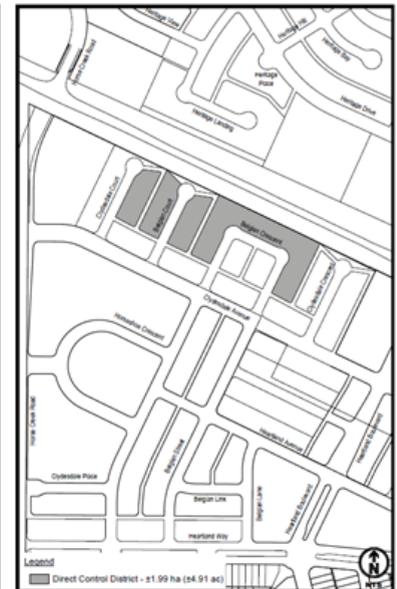


This figure (right) illustrates the Zero-Lot Line Concept.

The proposed amendment includes the rezoning of properties within Riversong (Precedence), Fireside, Sunset Ridge and Heartland, please see the below maps for more information on the affected properties.



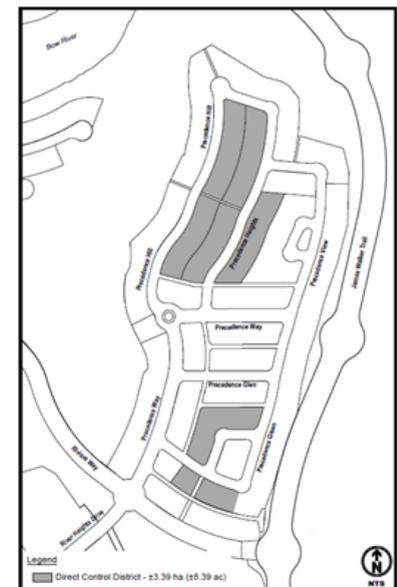
FIRESIDE



HEARTLAND



SUNSET RIDGE



RIVERSONG

How can I get more information?

Any member of the public may review the proposed bylaw and ask questions. Come to the Cochrane RancheHouse (101 RancheHouse Rd) between 8:30am and 4:30pm, Mon to Fri. Planning staff can explain what's proposed, how it might impact you and how the public hearing process works.

Can I provide comments?

There are two ways interested parties can provide comments:

1. In advance, by emailing planning@cochrane.ca.
2. During the public hearing through the Zoom meeting (link at cochrane.ca/CouncilMeetings), or call 1-587-328-1099 (Zoom meeting ID: 814 8438 1893 Passcode: 247308).



Questions?
Call us:
403-851-2500



Speak during the Public Hearing (5-minute time limit):

If you have a presentation, send a copy by 10am, November 5, 2020: Cochrane RancheHouse, 101 RancheHouse Rd or planning@cochrane.ca (quote Bylaw 18/2020). During the public hearing, go to the Zoom meeting or call: 1-587-328-1099 (Zoom meeting ID: 814 8438 1893).



By email: Send comments or questions: planning@cochrane.ca (quote Bylaw 18/2020).