



Council highlights

Public Hearing

Bylaw 18/2024: The Willows Land Use Amendments

A public hearing was held for a proposed land use amendment in the community of the Willows of River Heights to facilitate the development of low to medium-density housing and park space in the western portion of the community.

The proposed amendments involve redesignating a section of land, currently designated as Community Service District (C-S) and containing Wetland 80, to Residential Medium Density (R-MD). This change is prompted by the wetland's diminishing water intake, leading to its drying up, as well as a recent decision by Alberta Environment permitting the infilling of Wetland 80 for residential development.

Non-Statutory Public Hearing: The Willows of River Heights Neighbourhood

A non-statutory public hearing followed the initial public hearing, addressing proposed amendments to the Willows of River Heights Neighbourhood Plan. The applicant did not deliver a separate presentation, as the topics were previously covered during the initial public hearing presentation.

This neighbourhood plan amendment was brought forward to amend language in the plan and bring it into alignment with the proposed land use amendment. It involves removing all references to preserving the wetland from the neighbourhood plan and updating the maps to reflect the new proposed land uses.

Regular Council

Bylaw 14/2024: Annual Tax Rate Bylaw

Cochrane Town Council approved the tax rate bylaw, which included a 3.63% increase in revenue requirement.

This bylaw authorized staff to generate the 2024 property tax levy on assessable properties within the municipality. The 2024 Operating Budget, approved by Council, had a 3.63% increase in revenue requirement to be levied through general municipal taxation via a tax rate bylaw.

Bylaw 15/2024: Annual Community Revitalization Levy (CRL) Tax Rate Bylaw

Council adopted Bylaw 15/2024 which will set the tax rates for properties included in the Community Revitalization Levy zone and will permit taxes to be collected from these properties.

Bylaw 16/2024: Supplementary Community Revitalization Levy (CRL)

Council adopted Bylaw 16/2024 which permits the supplementary taxation of new CRL properties, in the same way other new properties are supplementary taxed upon completion.

Bylaw 19/2024: Greystone Phase 10 Land Use Amendment

A report was presented on a proposed land use amendment within Greystone Phase 10. This land use amendment is intended to facilitate low to medium-density residential development and park space in the north and central portions of the



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community and is in line with the Greystone Area C Neighbourhood Plan.

Council gave First Reading to Bylaw 19/2024 and established a Public Hearing for Monday May 27, 2024 at 5:30pm.

Bylaw 01/2024: Southbow Landing Land Use Amendment

Council voted against Bylaw 01/2024, which proposed a Land Use Bylaw amendment within Southbow Landing. As a result, the existing land use remains in place, and the Bylaw is considered rescinded.

The defeated amendment aimed to establish a Direct Control District, permitting medium to high density residential development with restricted building heights, for three parcels of land in Southbow Landing. Proposed in response to public feedback from the public hearing process, it sought to impose additional restrictions on the properties beyond existing land use requirements, aiming to address concerns raised by residents.

Envision Cochrane 2050: Policy Goal Direction

Council offered feedback and comments to the Envision Cochrane 2050 Project Team regarding various topics and Cochrane's potential engagement in these concepts. Here is a summary of the discussion.

1. Arts and Culture

The discussion primarily focused on setting the stage for future arts and culture growth, with an emphasis on exploring multi-purpose venues and tourism connections to promote Cochrane's unique arts scene. Council

also emphasized partnerships with local groups and venues to increase public art investment, enhanced grants, and asset upgrades. Additionally, there were talks about exploring Town-driven events to further support the arts and cultural initiatives.

2. Parks and Recreation

The focus was on the significance of parks and recreation to our community. Council discussed investing in new parks or recreation spaces, proactively seeking new areas as the community expands, particularly emphasizing the preservation of natural areas to attract events and visitors. There was also interest in prioritizing the enhancement of existing assets in Cochrane and providing park direction for new communities.

3. Economic Vitality

The focus was on economic vitality and taking a proactive approach to filling gaps and expanding employment lands while investing in improvements. Council emphasized maximizing support for economic development by attracting industries needed in the community and actively seeking out desired businesses.

Council accepted the presentation as information.

John Robinson Property Tax Adjustment

In 2017, the Town entered into an agreement with Mr. Robinson to maintain property taxes on land used for gravel extraction at its 2018 assessed value for six years. Each year, Council is asked to

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reduce taxes accordingly. In 2024, the reduction amounted to \$26,098.41.

Council approved the reduction for John Robinson's 2024 property taxes.