



STATUTORY PUBLIC HEARING NOTICE:

Bylaw 24/2023: 365 Railway Street West Land Use Amendment

Statutory Public Hearing

Monday, Dec. 11 | 5:30pm | Cochrane RancheHouse
Any member of the public may attend to hear comments.

What is the 365 Railway Street West Land Use Amendment?

This means the land use at 365 Railway Street West (Block G, Plan 1325JK) within the Downtown would change from Industrial Business (I-B) District to Direct Control (DC-02) District.

What does this mean?

The amendment would allow for the uses prescribed in the General Commercial (C-G) District with the addition of adding Greenhouse and Garden Centre as a permitted use in a Direct Control District. The purpose of the Direct Control District is to provide for development with unique characteristics, unusual site constraints or innovated design that requires specific considerations that are unavailable under any other land use districts.

How can I get more information?

Come to the Cochrane RancheHouse (101 RancheHouse Rd.) between 8:30 a.m.-4:30 p.m., Monday-Friday.

Planning staff can explain what is proposed, how it might impact you and how the Public Hearing process works.

Questions?

403-851-2570
planning@cochrane.ca

Can I provide comments?

Interested parties can submit written comments on the proposed change at Cochrane.ca/publicsubmission before the Public Hearing.

To speak at the Public Hearing, please arrive before the start time and sign the speakers' list.

To make a presentation (5-minute time limit), please send a copy by 10 a.m., Thursday, December 7, 2023: Town of Cochrane, 101 RancheHouse Rd or planning@cochrane.ca to **Town of Cochrane, 101 RancheHouse Rd** or planning@cochrane.ca (quote Bylaw 24/2023: 365 Railway Street West Land Use Amendment).

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 November 30, 2023 and December 7, 2023.



■ C-G - General Commercial
■ I-B - Business Industrial