

STATUTORY PUBLIC HEARING NOTICE:

Bylaw 01/2024:

Southbow Landing Land Use Amendment

Statutory Public Hearing

February 5, 2024 | 5:30pm | Cochrane RancheHouse Any member of the public may attend to hear comments.

What is the Southbow Landing Land Use Amendment?

This is an application to change the land use on three parcels of land in the northern portion of the Southbow Landing community. The application is proposing to rezone one parcel of land from Urban Holdings (U-H) to Residential Medium Density District (R-MD), and two parcels from Urban Holdings to Residential High-Density (R-HD) District.

What does this mean?

The majority of the Southbow Landing community was assigned land use in 2017, except for these three parcels. This amendment will assign land use to the remaining lands in line with the Southbow Landing Neighbourhood Plan (2015), to allow for the future development of medium to high density housing in the neighbourhood.

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.

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, February 1, 2024: Town of Cochrane, 101 RancheHouse Rd or planning@cochrane.ca to **Town of Cochrane**, **101 RancheHouse Rd** or **planning@cochrane.ca** (quote Bylaw 01/2024: Southbow Landing Land Use Amendment).

Ouestions?

403-851-2570 planning@cochrane.ca





Location Map

Legal Description
Portion of SWE Sec 25-25-4-WS & SWE Sec 26-25-4-WS

Municipal Address
28 Rever Health Drive

 LAND USE REDESIGNATION STATISTICS

 UH to R-MD:
 4.98 ha± (12.31 ac±)

 UH to R-HD:
 6.15 ha± (15.18 ac±)

 Total:
 11.3 ha± (27.49 ac±)



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 January 25, 2024 and February 1, 2024.