



STATUTORY PUBLIC HEARING NOTICE:

Bylaw 04/2024: Greystone Phase 9 Land Use Amendment

Portion of N.W. 1/4 SEC.35-25-4-5 & Plan 8111002 Block 2
(Portion of 565 Griffin Road)

Statutory Public Hearing

March 11, 2024 | 5:30pm | Cochrane RancheHouse
Any member of the public may attend to hear comments.

What is the Greystone Phase 9 Land Use Amendment?

This is an application to change the land use on an area of land within the Greystone community. All of the lands currently have Special Industrial zoning from the previous gravel operations, and this amendment is proposing to zone approximately 10.8 acres of land General Industrial (I-G), 8.9 acres Business Industrial (I-B), 3.3 acres of land Medium Density Residential (R-MD), and 4.3 acres of land a Direct Control District (DC-03) which would contain high-density residential housing with reduced parking requirements.

What does this mean?

As the former gravel operations have concluded, the lands within the Greystone community are now proposed to be re-developed. This amendment would allow for the development of medium to high density residential development, and industrial lands within the northeast portion of Greystone.

Bylaw 08/2024: Greystone Phase 9 Direct Control District

Portion of N.W. 1/4 SEC. 35-25-4-5 & Plan 8111002 Block 2
(Portion of 565 Griffin Road)

Statutory Public Hearing

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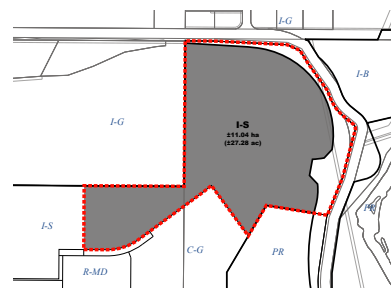
What is the Greystone Phase 9 Direct Control District?

This is an application to create a new Direct Control District for a parcel of land in Greystone Phase 9. This would be a new district in Land Use Bylaw 01/2022 that would only apply to this parcel of land. The proposed Direct Control District would allow for the development of high-density residential housing, with a reduction to the number of parking stalls provided per unit. Normally high-density residential developments are required to provide 1.5 parking stalls/unit, and this development would only be required to provide 1 stall/unit. The proposed District also contains minor reductions to parking stall depth and drive aisle widths for underground parking stalls, and an increase to the maximum continuous length of a building along a public street.

What does this mean?

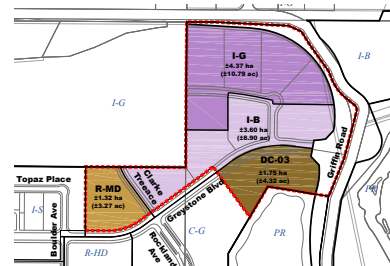
As the former gravel operations have concluded, the lands within the Greystone community are now proposed to be re-developed. This amendment would allow for the future development of multi-unit housing on a parcel of land within Greystone Phase 9, with 1 parking stall/unit provided, and minor changes to parking stall dimensions and maximum continuous building frontage.

Existing Land Use Plan



Land Use Redesignation Statistics			
From	to	ha	acs
I-S	R-MD	1.32	3.27
I-S	DC-03	1.75	4.32
I-S	I-G	4.37	10.79
I-S	I-B	3.60	8.90
Griffin Road ROW		1.36	3.35
Total		12.40	30.63

Proposed Land Use Plan



- Proposed Neighbourhood Plan Amendment
- Subject Lands
 - Existing Land Use Boundary
 - I-S: Special Industrial District
 - R-MD: Residential Medium Density R-HD:
 - Direct Control (DC-03)
 - I-G: General Industrial
 - I-B: Business Industrial



Subject Site



Subject Site

Questions?

Town of Cochrane
101 RancheHouse Rd.
403-851-2570
planning@cochrane.ca

How can I get more information?

Come to the Cochrane RancheHouse 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?

Written comments:
Submit written comments on the proposed change at [Cochrane.ca/publicsubmission](mailto:planning@cochrane.ca) before the Public Hearing.

Speak at the Public Hearing (5-minute time limit):
Arrive before the start time and sign the speakers' list. To make a presentation, submit a presentation to planning@cochrane.ca by 10 a.m., Thursday, March 7, 2024 (quote: Greystone Phase 9 Land Use Amendment or Greystone Phase 9 Direct Control District).

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 February 29, 2024 and March 7, 2024.