



STATUTORY PUBLIC HEARING NOTICE:

Greystone Phase 9 Neighbourhood Plan 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 Neighbourhood Plan Amendment?

This is an application to amend the existing Greystone Area C Neighbourhood Plan to account for a proposed land use change. One parcel of land within Greystone Phase 9 was planned to be zoned Business Industrial in the Neighbourhood Plan, and is now being proposed as a Direct Control District containing high-density residential housing. This amendment will change all textual references and maps showing this parcel within the Neighbourhood Plan from Business Industrial (I-B) District to Direct Control (DC-03) District.

What does this mean?

There is a separate application being brought forward to create a Direct Control District for this parcel of land within Greystone Phase 9. This application will bring the Neighbourhood Plan into alignment with the proposed land use change to Direct Control District.

Bylaw 11/2024: Textual Amendment to Land Use Bylaw 01/2022 to add 'Personal Service' as a Discretionary Use to the Business Industrial (I-B) District

Statutory Public Hearing

March 11, 2024 | 5:30pm | Cochrane RancheHouse

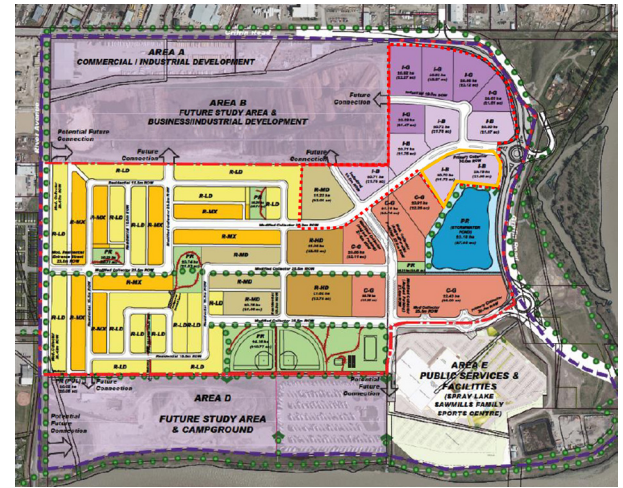
Any member of the public may attend to hear comments.

What is Bylaw 11/2024?

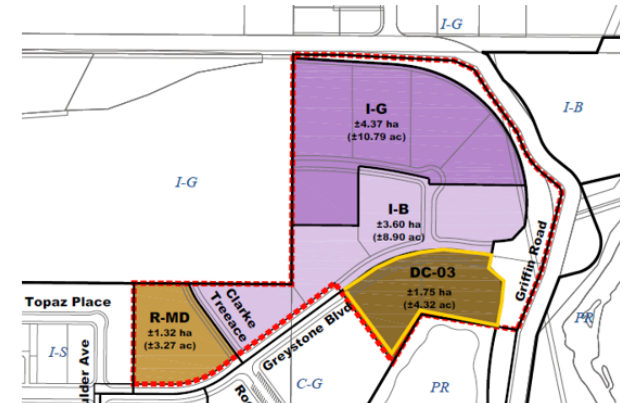
This is an application to add 'Personal Service' as a Discretionary Land Use to the Business Industrial District in Land Use Bylaw 01/2022. Personal Service is an existing defined use in the Land Use Bylaw which allows for businesses such as hairdressers, esthetician and beauty salons, tanning salons, tattoo and piercing parlours, seamstress and tailor shops, shoe repair shops, laundromat, dry cleaning stores, but does not include adult entertainment establishments or health care facilities.

What does this mean?

As a Discretionary Use all future applications for a Personal Service use will require a Development Permit and will be subject to evaluation by the Development Authority. If this amendment is approved, a Development Permit application for a Personal Service use can be submitted for any lands in Cochrane currently zoned Business Industrial.



Proposed Land Use Plan



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](https://cochrane.ca/publicsubmission) 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 Neighbourhood Plan Amendment or Textual Amendment to Land Use Bylaw 01/2022 to add 'Personal Service' as a Discretionary Use to the Business Industrial (I-B) 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.