

MUNICIPAL matters

www.cochrane.ca | Ph 403-851-2500 | Fax 403-932-6032 | 101 RancheHouse Road, Cochrane, AB T4C 2K8



TOWN COUNCIL

REGULAR MEETING

Mon Jun 26 | 6pm

More info: cochrane.ca/Council
403-851-2505

EVENTS & ACTIVITIES

VISITOR INFO CENTRE

Local info, public washrooms, Cochrane souvenirs
Located at 521 First St W (just east of Fifth)
Mon-Sat: 10am-4:30pm; Sun: 12-4:30pm
Artist in residence: Sue Penry, June 17-18

KIDS CAN CATCH

Sat Jun 17 | 9am-1pm | Mitford Park

Free family event. Register at cochrane.ca/Events
or 403-851-2534

POOL PARTY

Sat Jun 24 | 3-5pm | Big Hill Leisure Pool | Free

VOLUNTEER OPPORTUNITY

Looking for an exciting and rewarding way to be involved in Canada's 150 celebration? The Town of Cochrane and Cochrane and Area Events Society (CAES) are looking for volunteers to help with the Canada Day event on July 1.

Register: Brianne Sachdev, 403-851-2965 or brianne.sachdev@cochrane.ca

TAKE NOTE

SUMMER SWIM LESSON REGISTRATION

Registration now open: Spray Lake Sawmills
Family Sports Centre. slssportscentre.com

RESIDENTIAL AND COMMERCIAL PROPERTY INSPECTIONS

Town assessors have begun their annual re-inspection cycle of Cochrane residential and commercial properties (May-Aug); the Town is legislated to re-inspect a percentage of properties every year. While re-inspections are underway, you may see a Town of Cochrane assessor (with visible Town ID) in your neighbourhood.

If you receive a re-inspection form in the mail, please follow the instructions to complete it. Any changes made to your property take effect in the 2018 property tax year.

More: cochrane.ca/Assessment

TAX BILLS IN THE MAIL

Cochrane's property tax bills were mailed May 31. Noticed an increase from 2016? Check the 2017 municipal and education rates and more: cochrane.ca/Taxes. Payment is due June 30.

RFPS

2017 Road Improvements -
Westside Drive
RFP documents at cochrane.ca/RFP

Jun 26



/TownofCochrane
cochrane.ca

NOTICE OF DEVELOPMENT

Notice is hereby given that the Development Authority has authorized the issuance of the following Development Permit(s) in accordance with the Town of Cochrane Land Use Bylaw #01/2004:

Permit No.: DP2017-068

Legal Address: Plan 081 0726, Block 11, Lot 27
Municipal Address: 140 Sunset View
Type: Home-Based Business, Major
(Photography Studio)
Use: Discretionary

Permit No.: DP2017-074

Legal Address: Plan 111 0929, Block 11, Lot 104
Municipal Address: 10 Ridge View Place
Type: Home-Based Business, Major (Day Home)
Use: Discretionary

Permit No.: DP2017-064

Type: Mobile Food Truck (Non-Resident)
Use: Pilot Program

Permit No.: DP2017-071

Type: Mobile Food Truck (Non-Resident)
Use: Pilot Program

Permit No.: DP2017-057

Legal Address: Plan 071 0615, Block 8, Lot 1
Municipal Address: 4 Sunset Square
Type: Home-Based Business

Any person who deems to be affected by the issuance of these permits may appeal to the Subdivision and Development Appeal Board by 4:30pm, Thursday June 29, 2017. On Permitted Uses, grounds for appeal must relate to questions of interpretation, variance, or relaxation, and not to the proposed use. On Discretionary Uses, all aspects of the proposed development may be challenged upon appeal. Written notice of appeal, accompanied by the appeal fee as established by Town Council, shall be filed through the Office of the Secretary of the Subdivision and Development Appeal Board at 101 RancheHouse Road Cochrane, Alberta T4C 2K8.

PUBLIC HEARING NOTICE: Bylaw 20/2017



Public Hearing

Monday June 26, 2017 | 6pm | Cochrane RancheHouse
Any member of the public may attend to hear comments.

What is Bylaw 20/2017?

The purpose of Bylaw 20/2017 is to achieve the following amendments to Land Use Bylaw 01/2004:

1. Exempt sunrooms for single-detached and semi-detached dwellings from requiring a development permit provided it meets the district requirements for the principal dwelling and all other provisions of the Bylaw;
2. Adding a definition for 'sunroom' and 'enclosed'

What does this mean?

This amendment means the following:

1. No development permit is required for a sunroom for a single-detached dwelling or semi-detached dwelling provided it meets all related Land Use Bylaw regulations;

How can I get more information?

Any member of the public may review the proposed bylaw and ask questions. Come to the Cochrane RancheHouse (101 RancheHouse Rd) between 8:30am and 4:30pm, Mon to Fri. Planning staff can explain what's proposed, how it might impact you and how the public hearing process works.

Can I provide comments?

Interested parties can submit oral and written comments about the proposed change in person at the public hearing or by email before the public hearing.



Questions?

Call us: 403-851-2570.



Speak at the Public Hearing (5 minute time limit):

Please arrive before the start time and sign the speakers' list. If you have a presentation, send a copy by 10am Thu Jun 22: Cochrane RancheHouse, 101 RancheHouse Rd or planning@cochrane.ca (quote Bylaw 20/2017).



By email: Send comments or questions: planning@cochrane.ca (quote Bylaw 20/2017).

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HOW THE WEST IS NOW

PUBLIC HEARING NOTICE: Rivercrest Neighbourhood Plan



Public Hearing

Monday June 26, 2017 | 6pm | Cochrane RancheHouse
Any member of the public may attend to hear comments.

What is the Rivercrest Neighbourhood Plan?

The Rivercrest Neighbourhood Plan proposes a planning framework for the future development located north of River Heights Drive and south of the Bow River, immediately across River Heights Drive from the Willows community.

What does this mean?

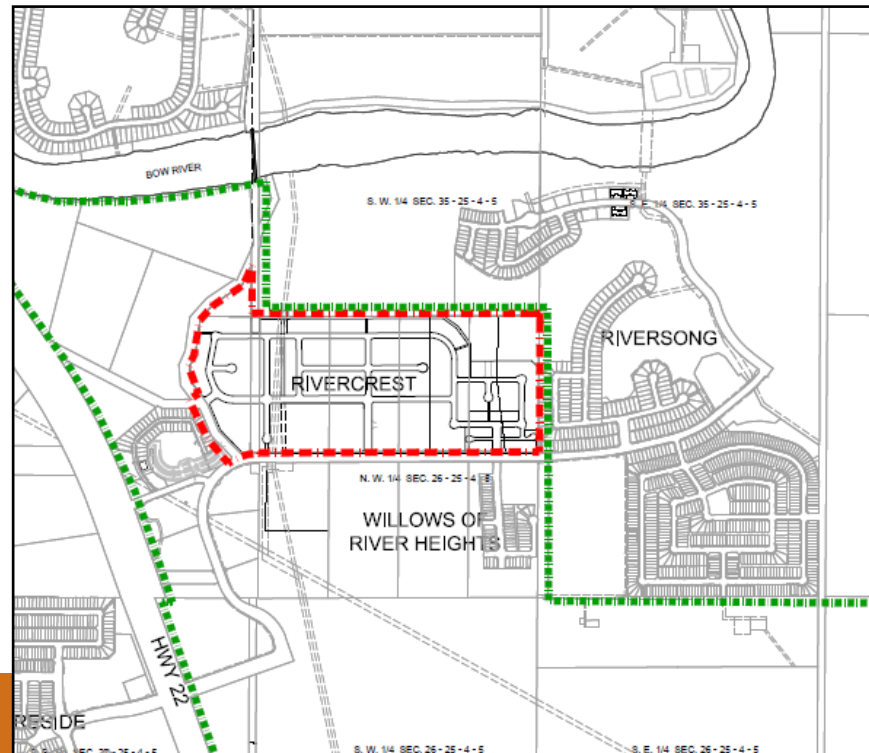
This means that the Rivercrest Neighbourhood Plan will guide future land use and subdivision for future phases of development in the neighbourhood of Rivercrest, including community layout, green spaces, transportation and servicing requirements. It is a non-statutory document, which means Council could adopt the proposed plan by resolution after the Public Hearing.

How can I get more information?

Any member of the public may review the proposed bylaw and ask questions. See the proposed plan online: cochrane.ca/NeighbourhoodPlans. Come to the Cochrane RancheHouse (101 RancheHouse Rd) between 8:30am and 4:30pm, Mon to Fri. Planning staff can explain what's proposed, how it might impact you and how the public hearing process works.

Can I provide comments?

Interested parties can submit oral and written comments about the proposed change in person at the public hearing or by email before the public hearing.



Questions?

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403-851-2570.



Speak at the Public Hearing (5 minute time limit):

Please arrive before the start time and sign the speakers' list. If you have a presentation, send a copy by 10am Thu Jun 22: Cochrane RancheHouse, 101 RancheHouse Rd or planning@cochrane.ca (quote Rivercrest Neighbourhood Plan).



By email: Send comments or questions: planning@cochrane.ca (quote Rivercrest Neighbourhood Plan).

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 June 15 and June 22, 2017.

PUBLIC HEARING NOTICE: Bylaw 17/2017



Public Hearing

Monday June 26, 2017 | 6pm | Cochrane RancheHouse
Any member of the public may attend to hear comments.

What is Bylaw 17/2017?

Bylaw 17/2017 proposes to change the land use districts applied to the lands within the Southbow Landing Neighbourhood Plan area which includes a portion of SE ¼;27;25;4;W5M, SW ¼;26;25;4;W5M, portion of SE ¼;26;25;4;W5M, SW ¼;25;25;4;W5M, portion of NW ¼;25;25;4;W5M, and a portion of NE ¼;25;25;4;W5M from Urban Reserve District (UR) to Residential Single-Detached Dwelling District (R-1), Residential Single and Two-Dwelling District (R-2), Residential High Density Multi-Unit Dwellings District (R-M), Shopping Centre District (C-SC), Commercial-Residential Mixed Use District (C-R), General Industrial District (M-1), & Public Service District (PS).

What does this mean?

This means that the land uses identified in the approved Southbow Landing Neighbourhood Plan area will be applied accordingly, which includes commercial and industrial lands as well as a mix of residential uses and types along with open spaces, schools and parks.

Can I provide comments?

Interested parties can submit oral and written comments about the proposed change in person at the public hearing or by email before the public hearing.

How can I get more information?

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PUBLIC HEARING NOTICE: Bylaw 19/2017



Public Hearing

Monday June 26, 2017 | 6pm | Cochrane RancheHouse
Any member of the public may attend to hear comments.

What is Bylaw 19/2017?

The purpose of Bylaw 19/2017 is to achieve the following amendments to Land Use Bylaw 01/2004:

1. Reduce the maximum accessory building height from 5.5 m (18 ft.) to 4.6 m (15 ft.) and a maximum of one storey in the following residential districts: R-1, R-2, R-3, R-CL, MHC, MHR, UR, UR-R;
2. Set the maximum building height for accessory buildings with a flat roof to 4.0 m (13 ft.) in all residential districts;
3. Establish a definition for 'flat roof' to mean a roof with a pitch less than or equal to 10 degrees (~2:12 roof pitch);
4. Prohibit roof top decks, terraces or similar structures for the use of amenity space or storage;
5. Set the maximum height of an accessory building with an accessory suite above the ground floor to the lesser of 7.0 m (23 ft.) or the height of the principal dwelling;
6. Reduce the maximum building area and height provisions for which a development permit is not required for an accessory building in a residential district:
 - a. From 55 sq. m (592 sq. ft.) to 53.5 sq. m (576 sq. ft.); and
 - b. From 5.5 m (18 ft.) to 4.6 m (15 ft.)
7. Consolidate maximum accessory building height regulations for all districts within the General Regulations Section of the Land Use Bylaw.

What does this mean?

This amendment means the following:

1. No development permit is required for accessory buildings that are 53.5 sq. m (576 sq. ft.) in area and 4.6 m (15 ft.) in height or less in a residential district;
2. Maximum accessory building height is reduced from 5.5 m (18 ft.) to 4.6 m (15 ft.) in low density residential districts;
3. Accessory buildings with a flat roof (under 10 degree roof pitch) will have a maximum height of 4.0 m (13 ft.) in all residential districts;
4. An accessory building with a flat roof cannot be used as amenity space or storage;
5. An accessory building with an accessory suite above the ground floor will have a maximum height of the lesser of 7.0 m (23 ft.) or the height of the principal dwelling on-site;
6. All accessory building height regulations will be listed in the General Regulations Section of the Land Use Bylaw.

How can I get more information?

Any member of the public may review the proposed bylaw and ask questions. Come to the Cochrane RancheHouse (101 RancheHouse Rd) between 8:30am and 4:30pm, Mon to Fri. Planning staff can explain what's proposed, how it might impact you and how the public hearing process works.

Can I provide comments?

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