

ROLLING TRAILS

FIRST NEIGHBOURHOOD PLAN

WELCOME
— TO THE —

ROLLING TRAILS FIRST NEIGHBOURHOOD PLAN

PUBLIC
INFORMATION
SESSION



CANOPY
LANDS

JUNE 26, 2024

PUBLIC INFORMATION SESSION



**WE'RE HERE
TODAY TO
TALK ABOUT**



**The First Neighbourhood
Plan and project context**



**Update on the vision
for the plan area**



**The draft land use,
transportation and
servicing concept plans**



**To continue the
dialogue on your
questions and concerns**



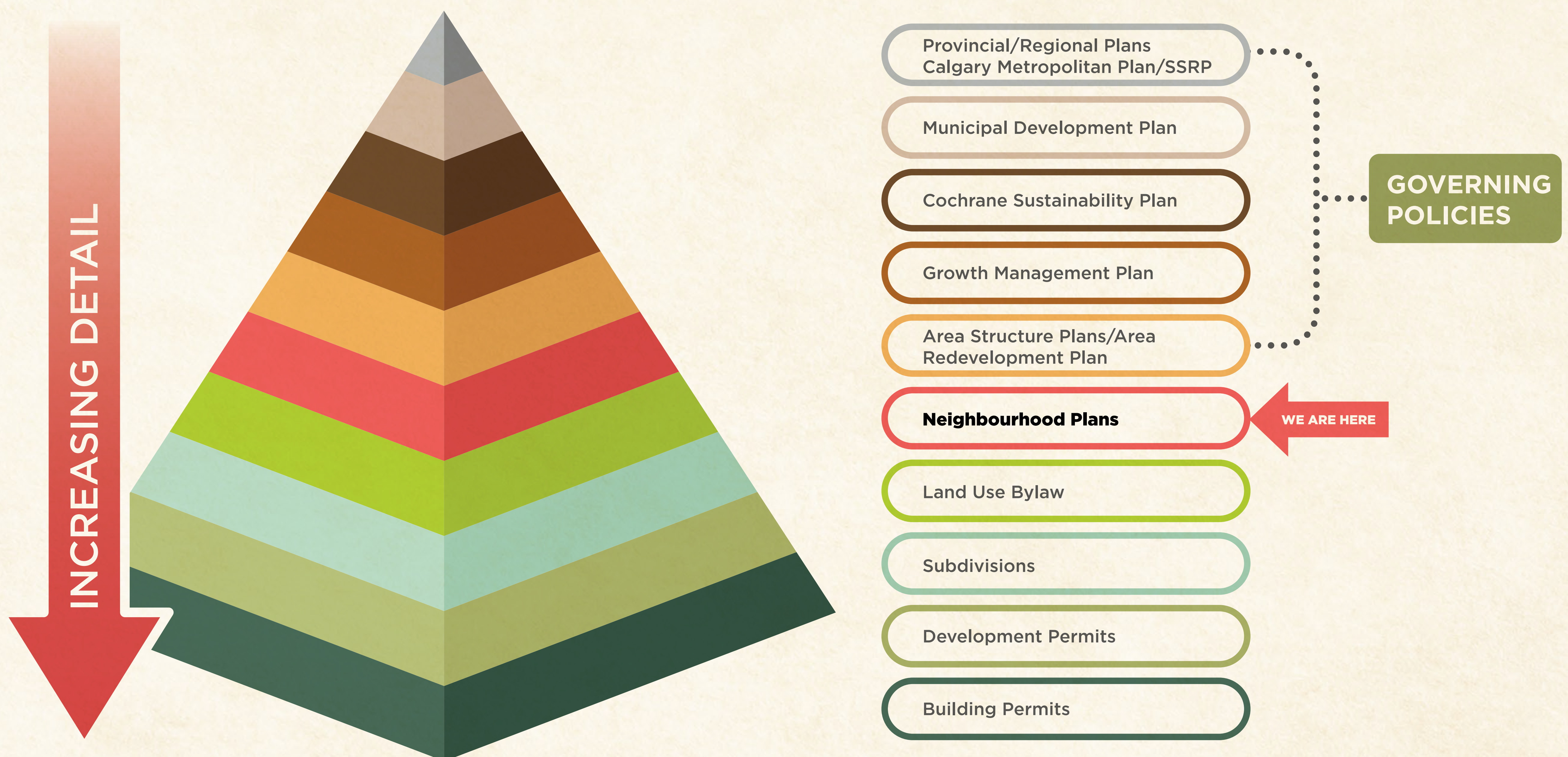
**Collect your input prior
to submitting our plans
to the Town**



POLICY FRAMEWORK

A NEIGHBOURHOOD PLAN

- Facilitates comprehensive redevelopment of an established area
- Recognizes some areas within the plan may redevelop in the short term while other areas may not
- Describes the proposed future land uses
- Identifies future roads, utilities land other services
- Must be consistent with other higher-level plans (e.g. Municipal Development Plan and Area Structure Plan)



A Neighbourhood Plan recognizes that lands have already been developed and that redevelopment must acknowledge and integrated with existing development.

TIMELINE



Engagement Activities



Project Process

PHASE 1

Spring 2024 – Summer 2024

WE ARE HERE ▶



Landowner and Stakeholder Meetings (*ongoing*)



Community Enhancement Evaluation (CEE) Presentation



Public Open House #1 & What We Heard Report



Preparation of Neighbourhood Plan

PHASE 2

Summer 2024 – Winter 2024



Neighbourhood Plan Submission & Town of Cochrane circulation



Landowner and Stakeholder Meetings



Possible Public Open House #2 & What We Heard Report



Town of Cochrane Council (1st Reading)



Public Hearing



Town of Cochrane Council 2nd & 3rd Reading

Future
Planning Processes



Land Use Bylaw



Subdivision

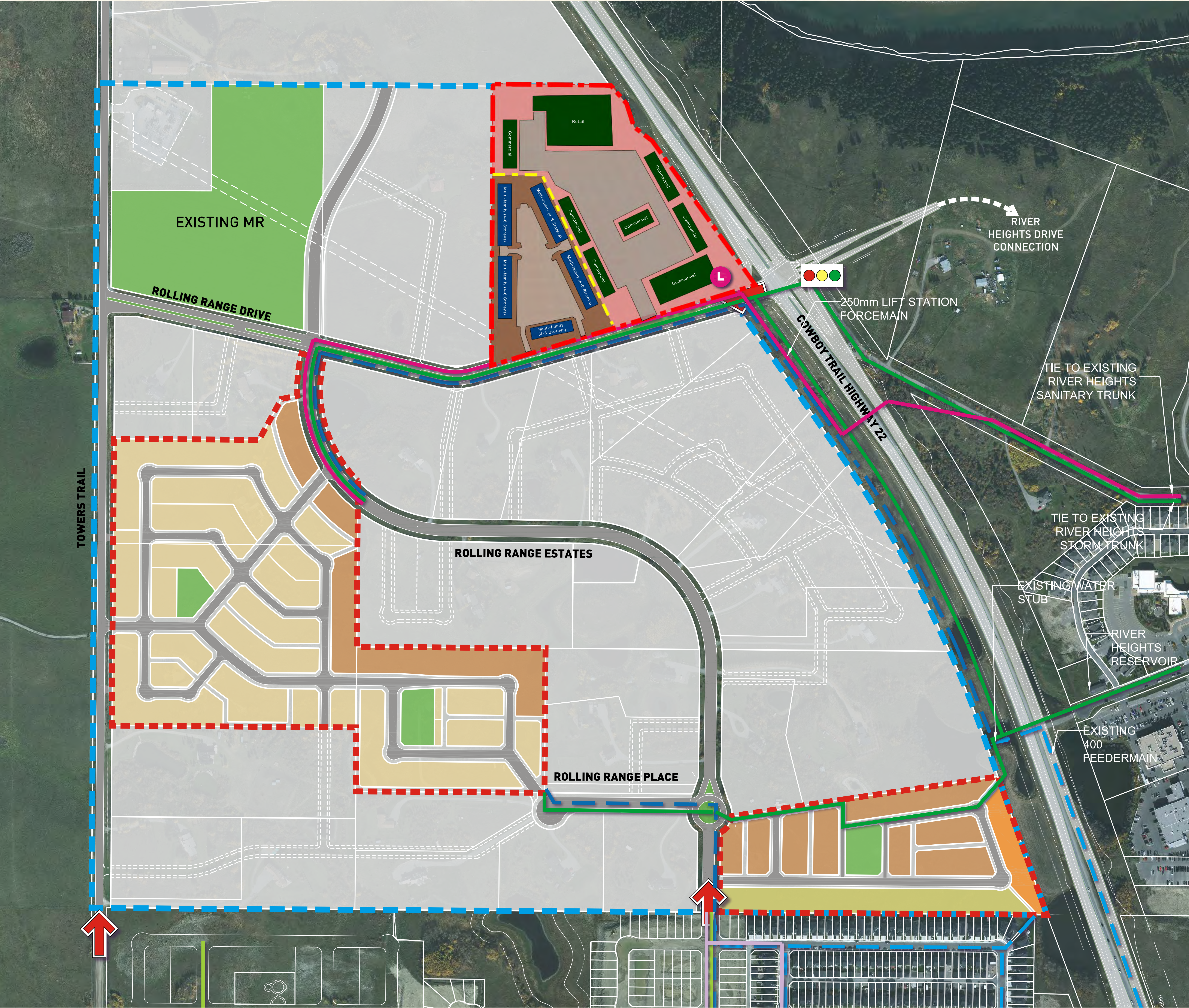


Development Permits



Building Permits

CONCEPT PLAN

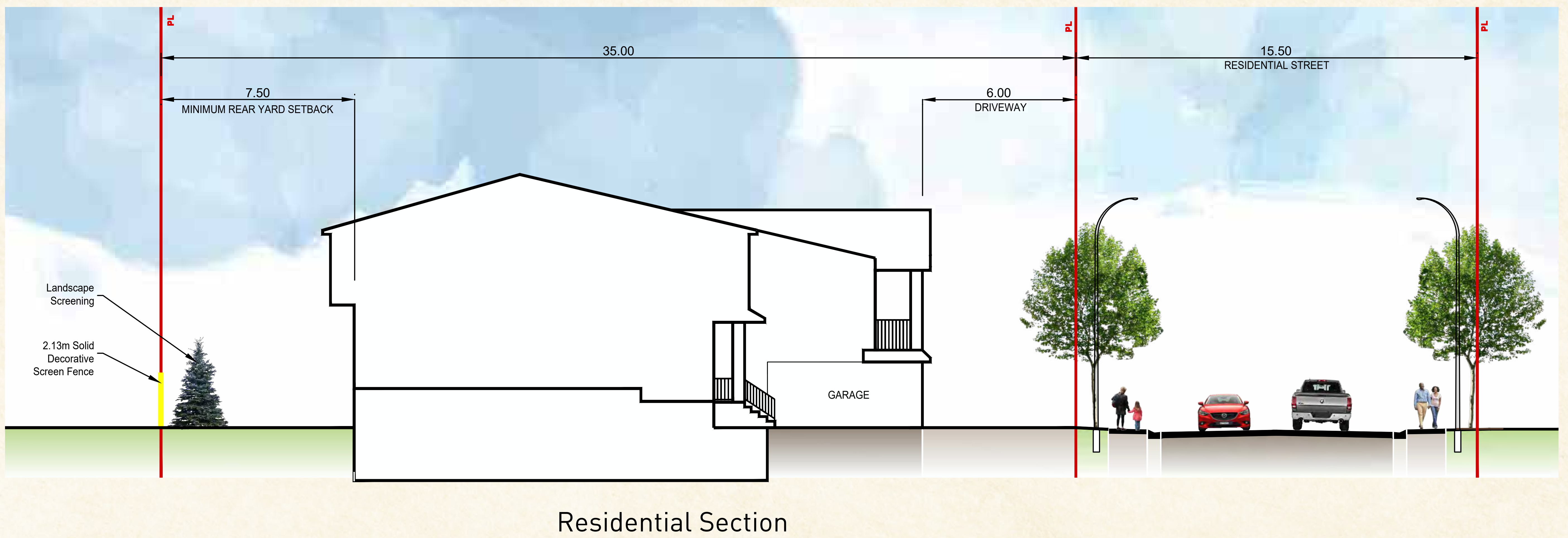


Legend		Existing Servicing	
	NP Boundary		Water main
	Single-detached, Semi-detached or townhouses		Storm Trunk
	Villas /Semi-detached		Sanitary Sewer
	Zero Lot Line		Possible Lift Atation
	Townhouses		Canopy Lands Property
	Comprehensive multi-residential		
	Commercial		
	MR		
	PUL		



Conceptual only and subject to change. Requires Town Council approval.
Stormwater management pond location to be determined.

INTERFACE



- Rear yard interface with adjacent acreages and Fireside properties



- Zero Lot Line product proposed adjacent to Fireside includes shared side yards. Requires approval from Town Council.

THANK YOU FOR ATTENDING!

LET'S STAY IN TOUCH!

Members of the Rolling Trails project team are available to answer your questions.

The project team will review all comments received tonight and a summary of feedback will be distributed to our subscriber list.

Visit www.rollingtrails.ca to view an electronic copy of our information session boards and stay updated with project news.