

HORTON'S HOLLOW



Situated along Highway 22 South of Cochrane

DRIVING RANGE & 12-HOLE LINKS COURSE

Master Site Development Plan & Land Use Redesignation Application

Submitted: May 30, 2024
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SUBMITTED BY:



ON BEHALF OF:

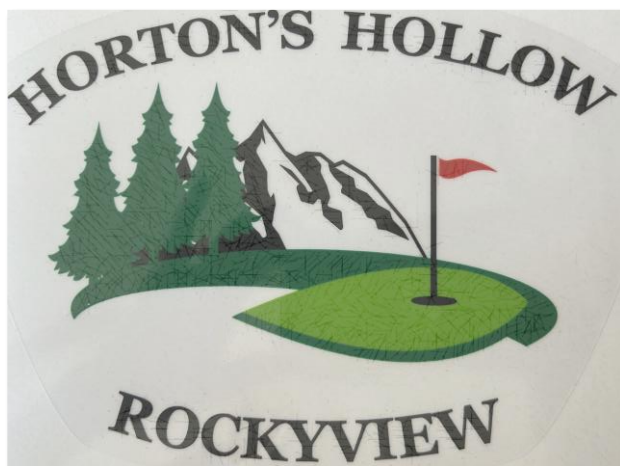


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1 - INTRODUCTION

This Master Site Development Plan (MSDP) has been prepared by BLV Development Management on behalf of Concorde Associates Ltd. to meet Rocky View County's requirements for a Land Use Amendment application, which is proposed for the Hortons Hollow Driving Range & 12-hole link course.

Horton's Hollow is a family-owned driving range and golf course that has served family, friends and the local community for over 12 years. This MSDP aims to formalize the existing recreational use of the land, ensuring compliance with local regulations while addressing community and environmental considerations.

Planning Policy 1.1:
The development of Horton's Hollow shall align with Rocky View County's requirements for land use and development applications, ensuring compliance with local and regional growth plans.

2- BACKGROUND

The subject lands consist of a quarter section, totaling 160 acres, situated directly south of the Town of Cochrane, accessible from Highway 22. The purpose of the MSDP application is to obtain compliance for a 12-hole golf course and driving range, which has been operational for numerous years.

Planning Policy 2.1:
Any expansion or modification to the existing recreational facilities must undergo appropriate review and approval processes, ensuring that changes are sustainable, environmentally conscious, and community-supported.



3 – AREA CONTEXT

As illustrated by **Figure 1: Regional Context**, the MSDP area is located ± 1.5 km south of the Town of Cochrane, and ± 6 km north of Highway 22 and the Trans-Canada Highway Interchange.

The pattern of existing land use and development within the surrounding area is characterized by an evolving mix of rural operations and urban development occurring between the Town of Cochrane, the community of Harmony and the Petro-Canada at Hwy 1/Hwy 22.



Highway 22 provides public access to the subject lands. The nature of the recreational golf operations are 'self-sufficient' and does not require the support of municipal utility servicing infrastructure.

4 – SITE CONDITIONS

As Illustrated by **Figures 2 & 3: Local Area Context and Site Conditions**, the land is rolling with elevation varying from 1230m to 1235m. It drains west to east and is well drained. Several low-lying seasonal marsh and tree stands exist and remain undisturbed. There are several gas line rights-of-way traversing the site.

It's important to note that the existing facilities do not include any on-site amenities such as a clubhouse or restaurant. The course and driving range is used on a self-service basis and is only open during the summer months.

There is one private residence occupied by the owners and a detached garage located on the property. The course is operated by the owners who live in the private dwelling on-site. During the season, the facilities are staffed with the assistance of 2 part-time workers to maintain the range and course. Furthermore, there is a subdivided parcel with a second dwelling measuring 7.59 acres situated in the northeast section of the property.

FIGURE 1: LOCAL CONTEXT

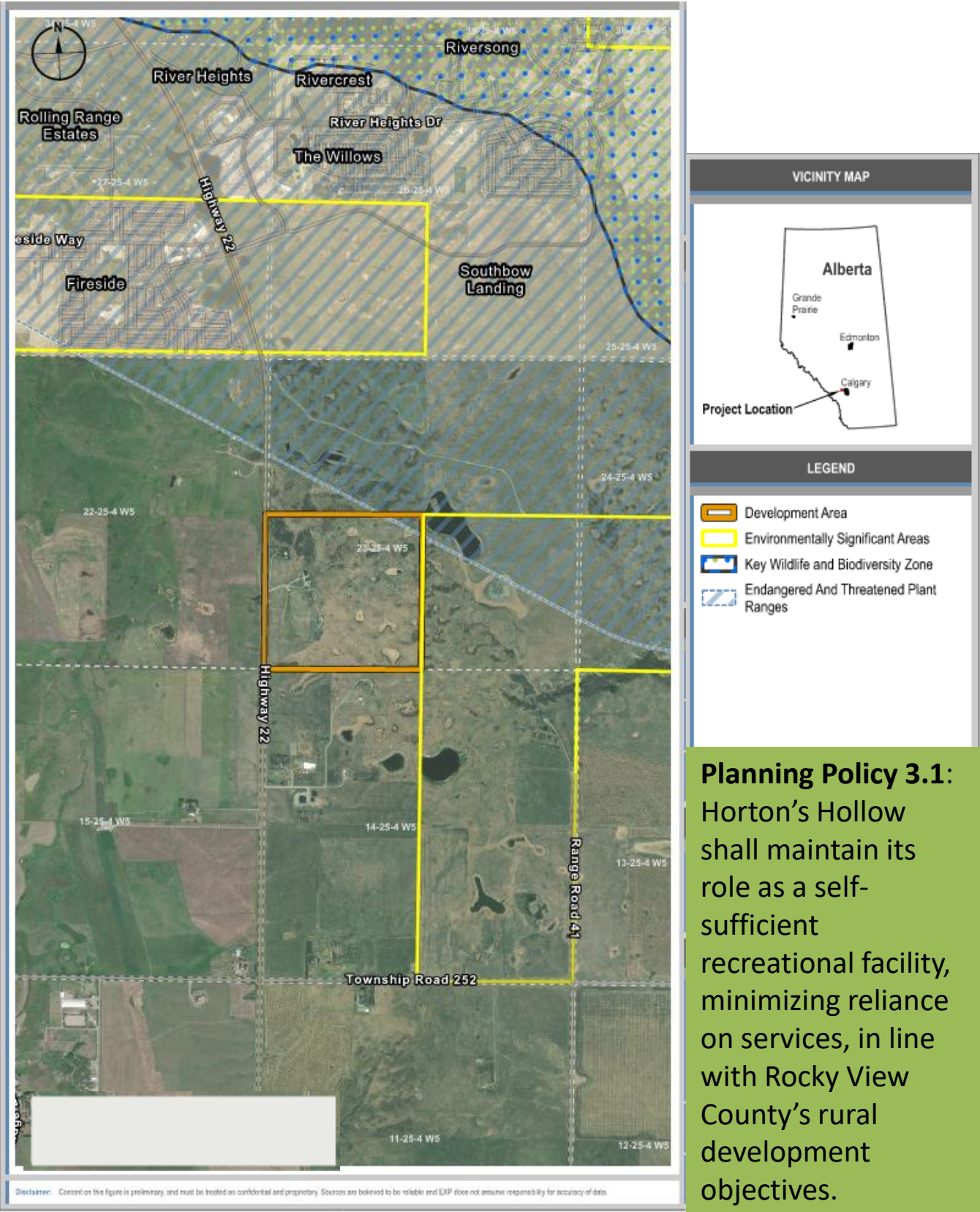
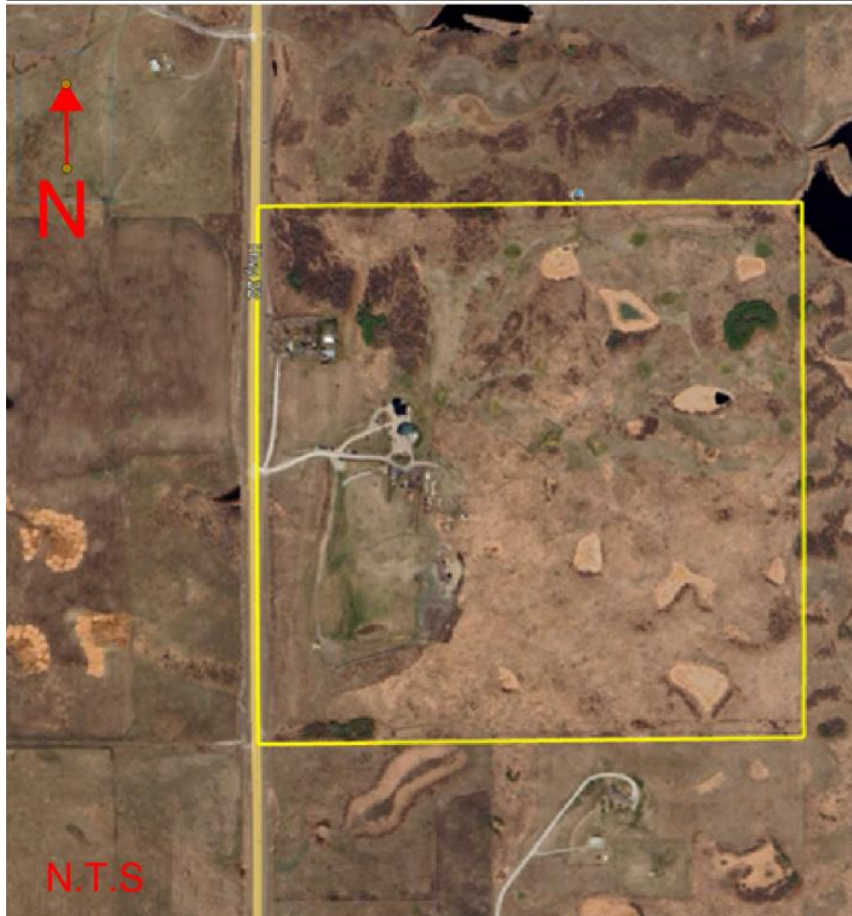


FIGURE 2: REGIONAL CONTEXT



FIGURE 3: SITE CONDITIONS

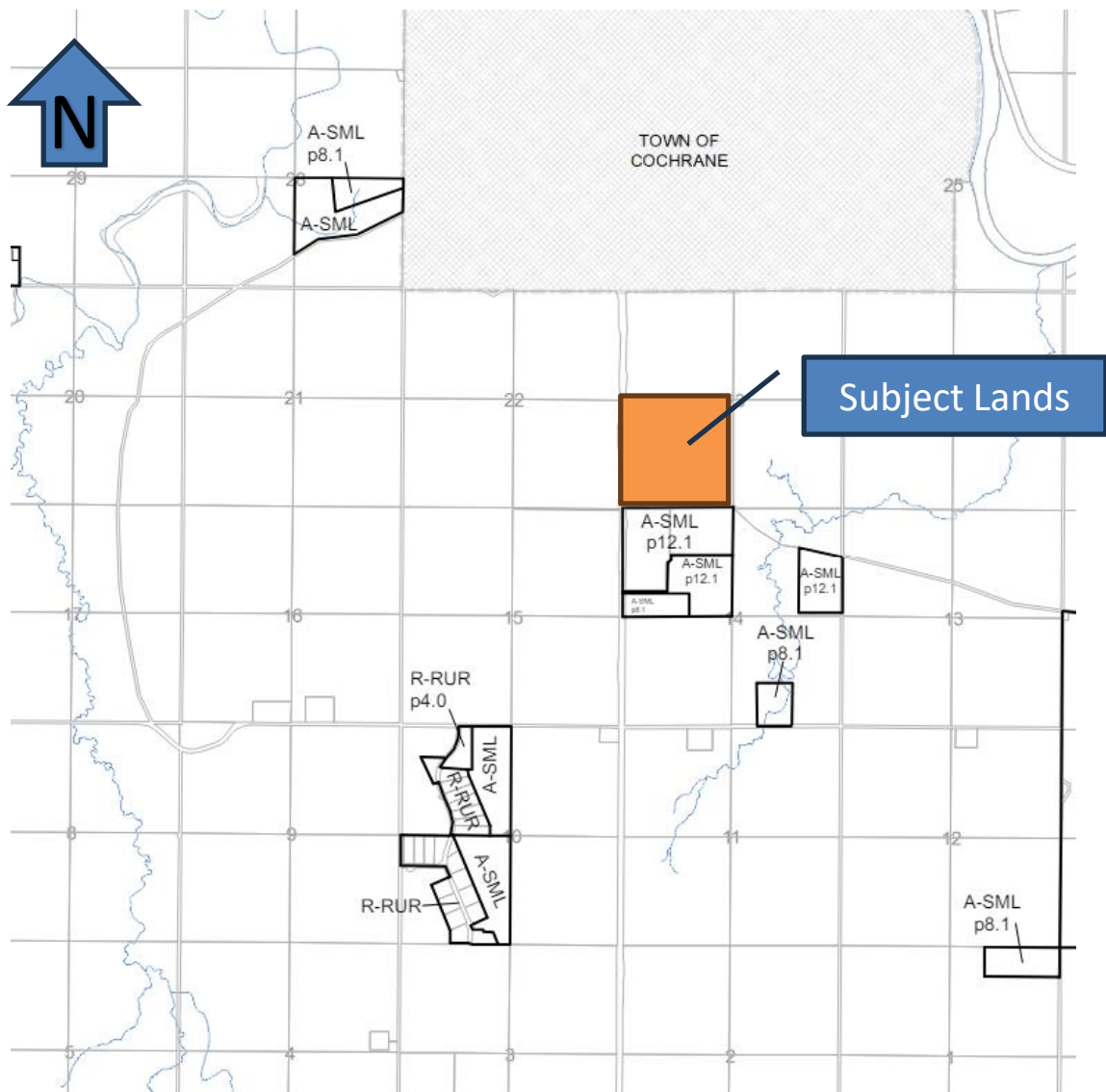


Planning Policy 3.2:
Any future development should ensure minimal disruption to the existing pattern of development in the surrounding area, particularly with respect to traffic, visual impact, and environmental impacts.

5 – EXISTING LAND USE

As illustrated by **Figure 4: Existing Land Use**, the subject lands are presently designated Agricultural, General District (A-GEN) within the County's Land Use Bylaw (C-8000-2020). The golf course and driving range within the MSDP area is an activity more fitting under a different land use, hence a land use redesignation application is included as part of the MSDP.

FIGURE 4: EXISTING LAND USE



6 – PROPOSED LAND USE

As illustrated by **Figure 5: Proposed Land Use**, the MSDP area is expected to be redesignated from agricultural to two districts as follows:

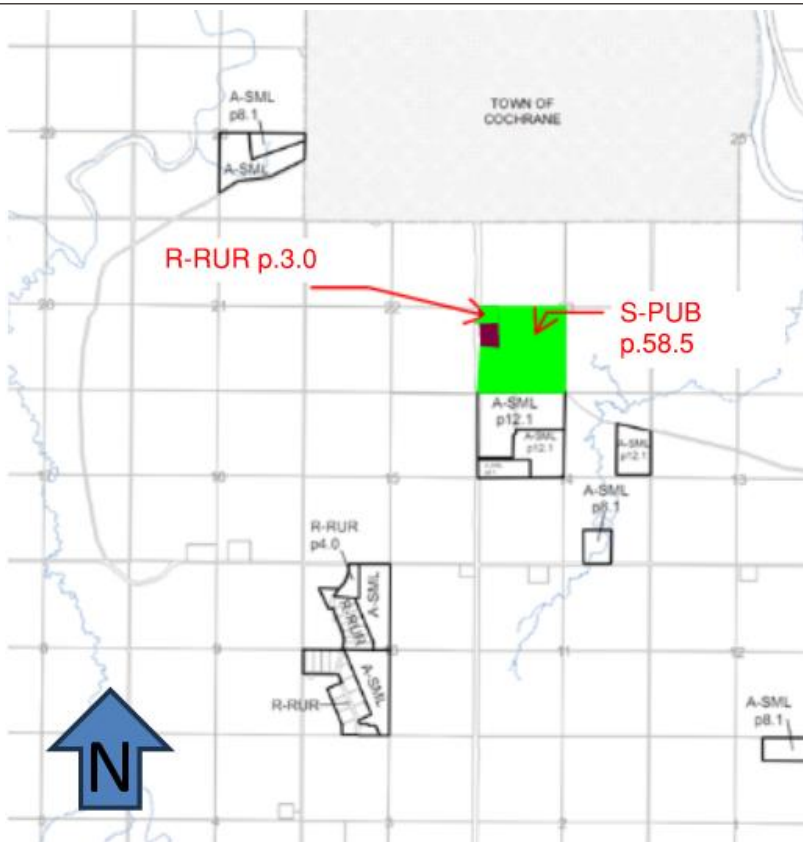
+144.65ac as Special, Public Service District (S-PUB p.58.5).

The purpose of S-PUB is to provide for the development of Institutional, Educational and Recreational uses. The Driving Range and Golf Course would be a permitted use under this district. No institutional or educational uses are proposed. A modifier has been included to limit further subdivision of the lands unless approved by Council as requested by County Planning & Administration.

+7.46ac as Residential, Rural District (R-RUR p.3.0)

The purpose of R-RUR is to provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits. This district maintains the appropriate uses on the existing parcel. A modifier has been included to limit further subdivision of the lands unless approved by Council as requested by County Planning & Administration.

FIGURE 5: PROPOSED LAND USE



Planning Policy 6.1: Recreation and rural residential shall remain the primary uses on the subject lands. Designation changes to Special, Public Service District (S-PUB) and Residential, Rural District (R-RUR) align with the existing uses of the land.

7 – MSDP AND SITE SURVEY

The Horton's Hollow Master Site Development Plan (MSDP) incorporates a detailed understanding of the existing site conditions, obtained through a comprehensive site survey. This survey was essential in ensuring that the development plan is grounded in accurate, up-to-date information about the current state of the land, infrastructure, and natural features.

As illustrated by **Figure 6: MSDP & Site Survey**, topography within the Development Area is hilly, with elevations ranging from 1235 m on the west/southwest side of the Development Area to 1200 in the northeast corner. Developed areas include existing residential and associated outbuildings, gravel roads, a commercial driving range, and 12-hole golf course. Areas undisturbed by the Development comprise relatively undisturbed shrub/grassland and contain multiple wetlands/waterbodies

By thoroughly understanding the existing conditions, the MSDP ensures that the proposed development is environmentally sustainable, contextually appropriate, and aligned with both community expectations and regulatory requirements.

This careful consideration of characteristics underscores the project's commitment to responsible and informed development.



Planning Policy 7.1:

Future development proposals shall be grounded with detailed site surveys and designs that consider the current state of infrastructure, topography, and natural features to inform environmentally responsible and context-appropriate planning decisions.

FIGURE 6: MSDP AND SITE SURVEY



9 – OPERATIONS AND SERVICES

During pre-application meetings with the County, questions were raised regarding noise and visual impact from the ongoing operation of the driving range and golf course. The golf course and driving range has been operating for over a decade without any significant complaints. Furthermore, the self-serve nature of the facilities, limited seasonal operations, and lack of clubhouse or major amenities contribute to a low-impact profile. Noise levels were considered negligible, as no new facilities or expansions are proposed.

An Operations Plan has been submitted under separate cover. Patrons have self-serve access to the driving range and golf course. There is ample parking available on-site. The site is generally serviced in typical rural fashion. There have been no site servicing issues over the years of operations.

Water is available to serve the private residences via two wells on site. A map showing the location of these facilities is found in the environmental screening report submitted under separate cover. A commercial license is required for golf course irrigation as a condition of DP approval.

Waste-water for the golf course and driving range is disposed using commercial holding tanks “Porta Potties”. Meanwhile, the two residences each has their own rural residential septic systems.

Stormwater is conveyed by way of overland drainage, which generally runs from west to east and does not require retention. While not being proposed at this time, any additional subdivision or development will require detailed site-specific stormwater management reports, detailed stormwater servicing design in accordance with the County’s Servicing Standards. Requirements will depend on the level of development intensification occurring on the site.



Planning Policy 9.1:

Operations at Horton’s Hollow should continue in a self-sufficient manner, minimizing the need for additional municipal services or infrastructure upgrades, in accordance with Rocky View County’s rural servicing standards.

10 - TRANSPORTATION

ISL Engineering and Land Services completed a trip generation review of the existing Horton's Hollow golf course and driving range. The site has one single driveway access off Highway 22. The site and single driveway have been operating for the past 10 years; thus the current operation of the driveway access would not be altered.

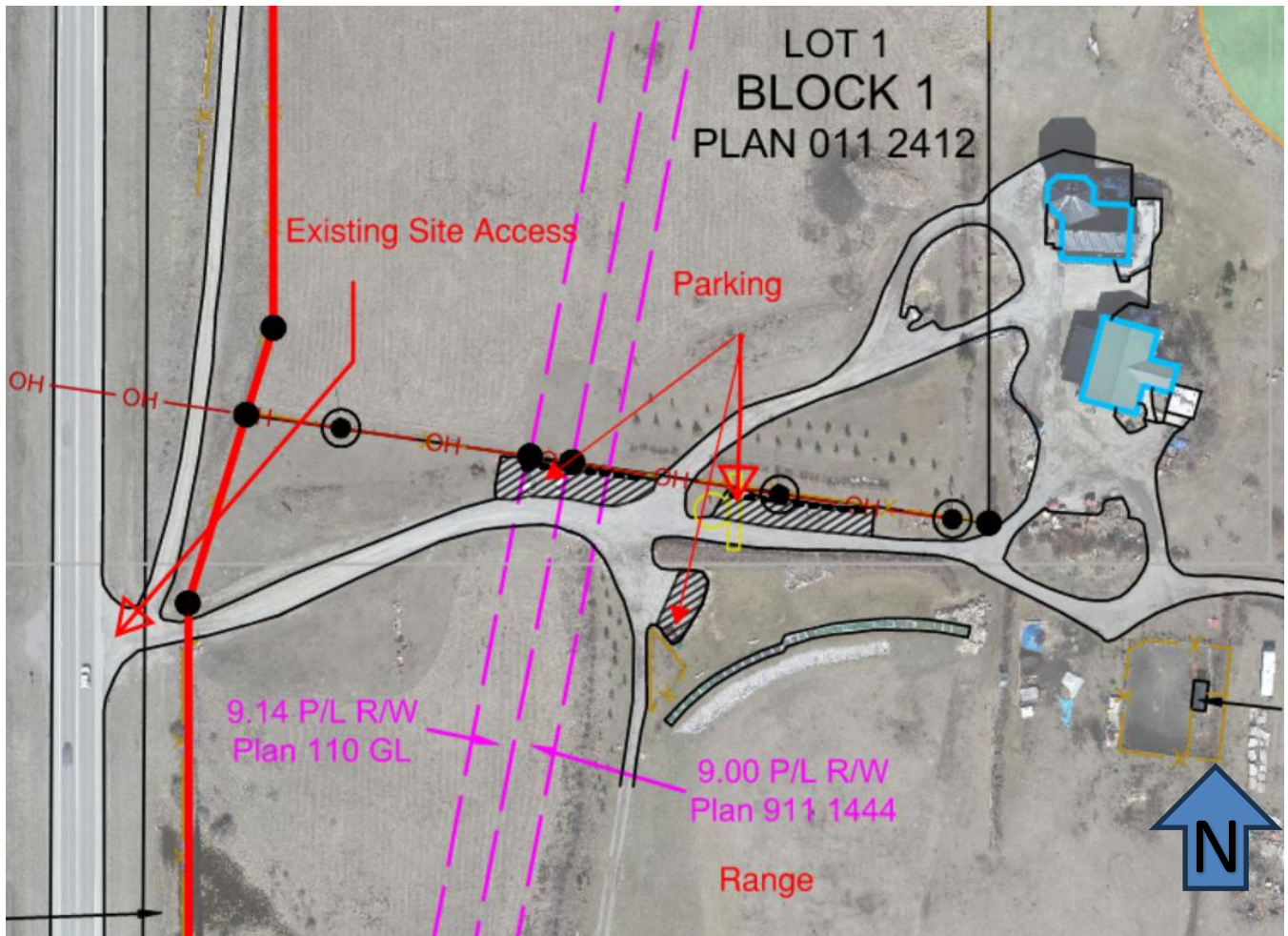


From the trip generation of the Horton's Hollow golf course and driving range using the ITE Trip Generation Manual, the facility generates 22 trips in the AM peak and 36 trips in the PM peak. In the winter, the golf course and driving range is closed and only the single-family home would generate traffic during the winter months. It is noted that the Horton's Hollow Golf Course is a local course with no amenities on site (i.e. no clubhouse, restaurant, etc.), thus the trips from ITE are conservative. Per typical engineering standards, a site that generates less than 100 trips during the peak hour does not require a TIA. As compared to the existing Highway 22 traffic volumes, the estimated traffic generated from the subjected site accounts for 1.2% and 1.3% of the traffic on Highway 22 in the AM and PM peak, respectively, and is deemed negligible to the Highway 22 traffic.

Planning Policy 10.1: Horton's Hollow shall maintain existing traffic volumes below the threshold for a TIA. Any significant increase in traffic due to future expansion may require review and possible TIA, in line with County guidelines.

Planning Policy 10.2: Parking and access to Highway 22 shall continue to be accommodated on-site, meeting peak demand. Any future developments affecting access or parking shall be reviewed for compliance with County and ATEC standards.

FIGURE 7 – EXISTING SITE ACCESS AND PARKING



The parking study for Horton's Hollow estimates a need for 19 parking stalls during peak times, with designated gravel parking areas that sufficiently accommodate this demand. These parking areas are located far enough from Highway 22 to ensure smooth traffic movements on-site, without disrupting traffic flow on the highway. This setup ensures acceptable traffic conditions both on-site and on Highway 22, allowing visitors to access the facility without causing congestion or delays.

11 - ENVIRONMENTAL

EXP conducted an Environmental Screening for the Horton's Hollow golf course and driving range. The primary objective of this assessment was to evaluate the current environmental conditions within the development area and to identify any Valued Ecosystem Components (VECs) that may have been impacted by the existing development.

Key Environmental Components

Wetlands and Waterbodies: A total of 36 wetlands were identified within the development area. While the majority have been preserved, some were affected during the construction of the golf course and driving range. Specifically, wetlands DW13, DW14, and DW23 experienced direct impacts from these activities.

Wildlife: The area is located within sensitive wildlife zones, including habitats for raptors such as the Prairie Falcon and Golden Eagle, as well as sharp-tailed grouse. Additionally, the Bow River corridor, approximately 1.5 km from the site, is a significant wildlife and biodiversity zone.

Soils: The site's soils are primarily Chernozemic, with some areas of salt-affected soils. The terrain is characterized by hummocky landforms, typical of the region.

Vegetation: Portions of the site remain undisturbed, particularly areas of shrubland and grassland. The northeast corner falls within the Endangered Plant Range for Limber Pine, although no rare plant species have been identified on-site.

Planning Policy 11.1: Horton's Hollow should minimize impacts on local wildlife and wetlands. Any activities affecting these areas will be reviewed, and appropriate mitigation measures will be implemented to ensure the protection of biodiversity and wetland ecosystems.



11 - ENVIRONMENTAL

The applicant submitted an Environmental Screening Report prepared by EXP, dated September 12, 2024. The report concluded a BIA was triggered. As a condition of future DP, an on-site assessment shall be completed to confirm BIA findings.

Notification of unauthorized wetland impacts has been submitted to provincial regulators, and consultation with Alberta Culture is in progress and shall also be completed as a condition of future DP.

Impacts and Recommendations

Wetland Impacts: Any future development activities that could affect the remaining wetlands will require approvals under Alberta's *Water Act*. Unauthorized impacts to wetlands have already been reported to provincial authorities, and additional assessments may be necessary to determine ownership of affected waterbodies.

Wildlife Protection: There is a moderate potential for sensitive species, such as barn swallows and loggerhead shrikes, to inhabit the area. Ongoing operations should minimize disturbances to these habitats, and additional wildlife assessments are recommended if further development is planned.

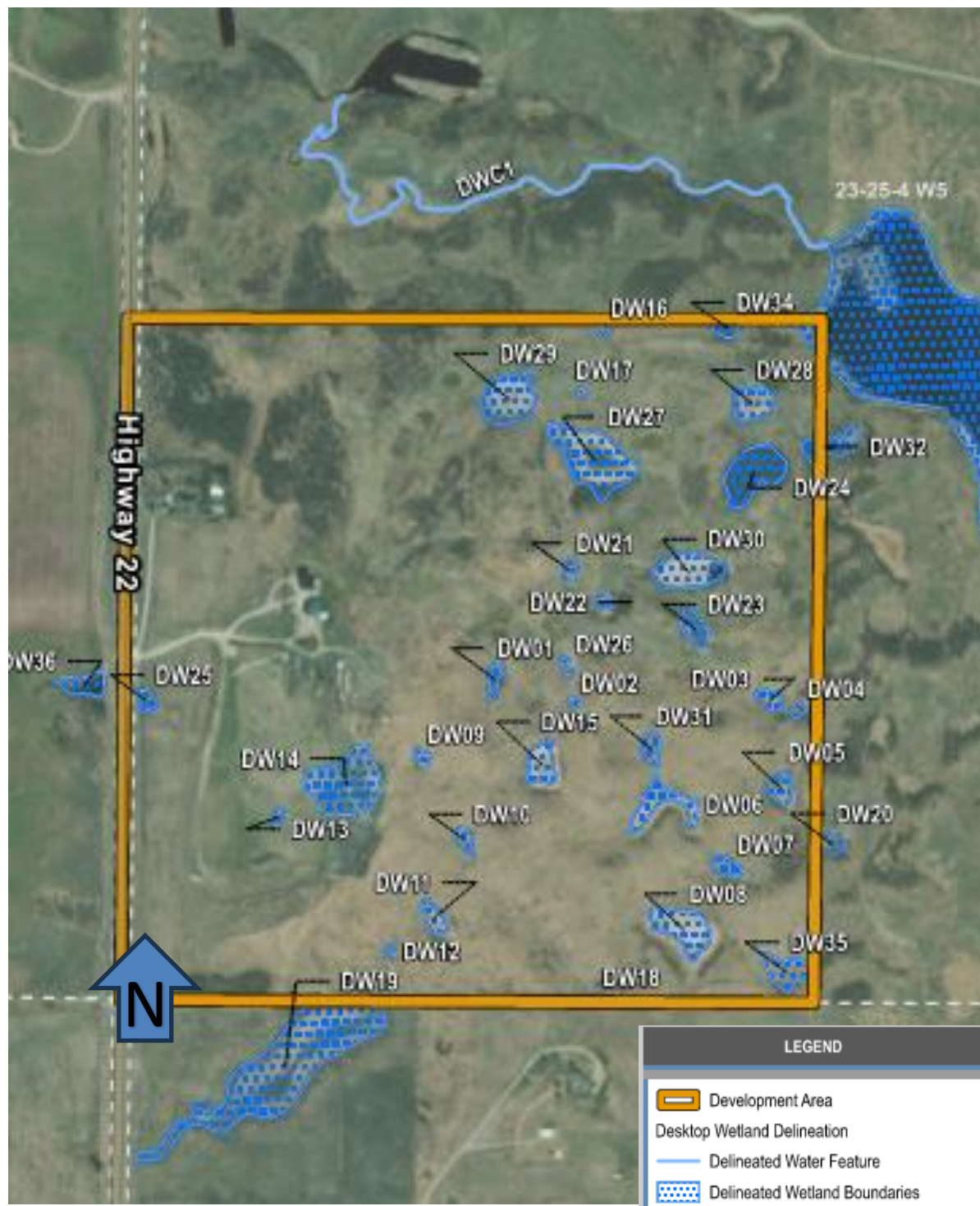
Vegetation Management: An on-site assessment should be conducted to identify the presence of noxious or invasive weed species, as well as any sensitive plant communities, such as Limber Pine.

Historical Resources: The development area has been assigned a Historic Resource Value of 5a, indicating a high potential for archaeological significance. Consultation with Alberta Culture is ongoing to ensure compliance with the *Historical Resources Act*.

Planning Policy 11.2:
All planning and operational decisions shall comply with provincial and federal environmental regulations, ensuring the protection of wetlands, wildlife habitats, and natural landscapes.



FIGURE 8 – ENVIRONMENTAL SCREENING – WETLAND MAPPING



12 - PLANNING RATIONALE

The Horton's Hollow Master Site Development Plan aligns with the Rocky View County Plan. By emphasizing sustainable growth, economic diversification, preservation of rural character, and community support, the MSDP demonstrates a strong planning rationale grounded in key policy frameworks. This positions Horton's Hollow as a valuable and sustainable recreational asset for the future.

The Horton's Hollow Master Site Development Plan (MSDP) aligns with the strategic objectives of Rocky View County's *County Plan*, addressing both *Business* and *Community Land Use* policies. This proposal supports the County's goals for sustainable growth, recreational enhancement, rural character preservation, and regional connectivity.

Rocky View County Plan Alignment - Institutional & Community Land Use

Enhancing Community Recreation

The County Plan encourages developments that provide recreational opportunities for residents, supporting health and well-being. Horton's Hollow directly addresses this by offering recreational services that meet the needs of both the local community and the broader region. The MSDP formalizes the continued operation of these services, ensuring long-term recreational access in alignment with the County's policy to enhance community-oriented recreational facilities.

Preserving Rural Character

Preserving the rural character of Rocky View County is a core objective of the *County Plan*. The Horton's Hollow proposal has no major expansions or developments that will alter the rural landscape. The facility operates within its existing footprint, maintaining the open space and natural features that define the area's rural character. This directly supports the County Plan's vision of limiting intensive development in rural areas, in line with **County Plan Map 1 Managing Growth**.

Supporting Regional Recreation and Connectivity

The *County Plan* emphasizes the importance of creating regional recreational hubs that serve broader community needs while promoting connectivity between rural and urban areas. Horton's Hollow, located along a key transportation route, contributes to this objective by providing a regional recreational facility that aligns with the County's vision of enhancing connectivity and recreational access across the region. The proposal under the Special, Public Service District (S-PUB) zoning ensures the facility's role as a sustainable, low-impact regional recreational asset.

Rocky View County Plan Alignment - Other Business Development

The County Plan promotes various types of business areas that provide multiple benefits to the social, economic and environmental fabric of the municipality. The County Plan includes a hierarchy of business development categories including three (3) types of business development opportunities described as regional business centres, highway business areas and hamlets as illustrated by **Figure : County Plan - Map 1 Managing Growth**.

The subject lands falls outside these areas and the County has not prepared an Area Structure Plan to guide land use decisions relative to proposals for business development. The County Plan's Other Business Development policies establish a framework to consider new business development within areas not specifically identified. Proposals for Other Business Development must include a rationale for why it cannot be located in an identified business area and shall be evaluated in accordance with the following criteria:

- a. Be limited in size, scale, intensity and scope;
- b. Have direct access to a paved County road or Provincial highway;
- c. Supported by a Traffic Impact Assessment (TIA); and
- d. Minimize adverse impacts on existing adjacent developments.

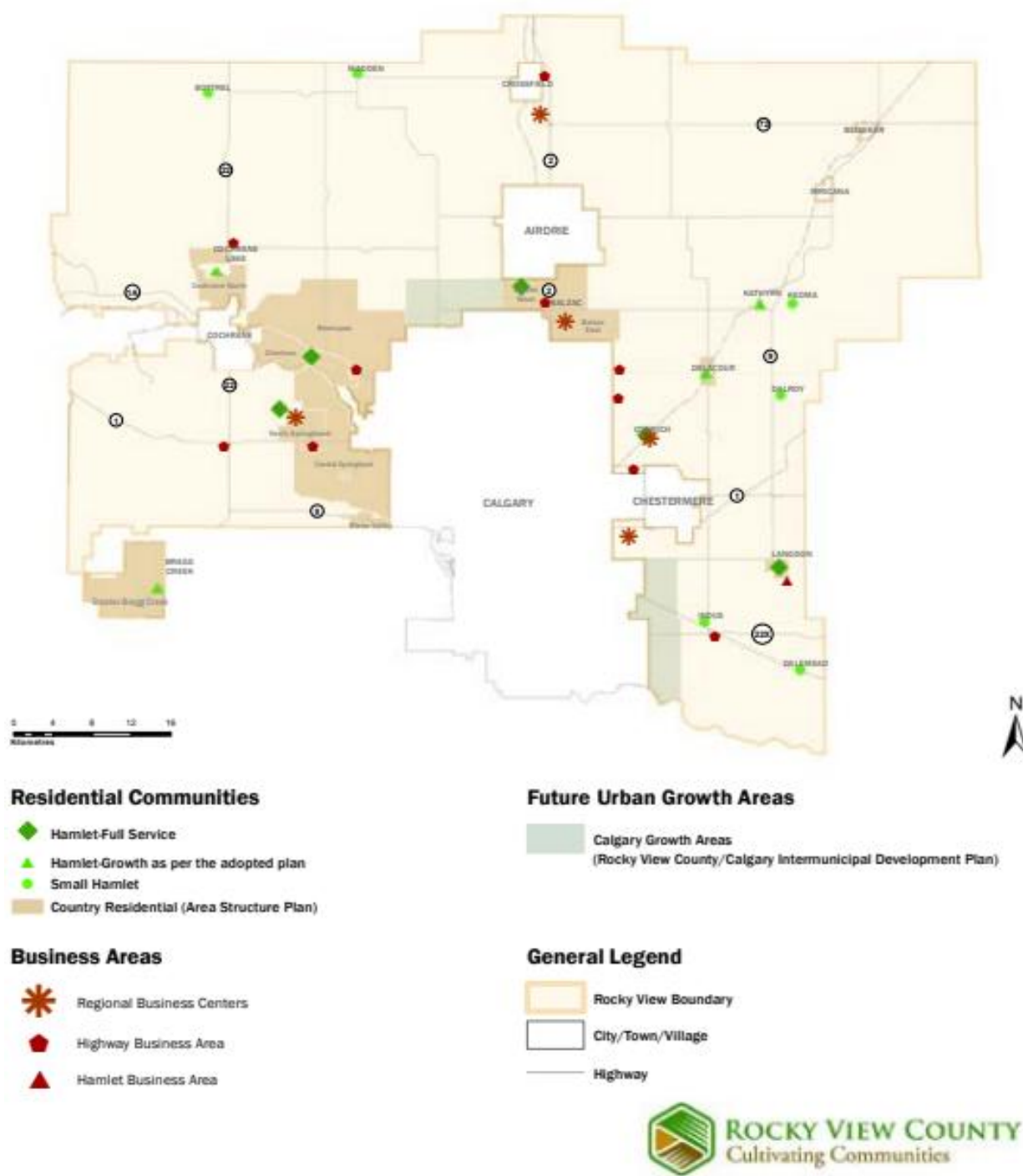
The Horton's Hollow site is located outside the designated business areas as defined by the County Plan. However, it meets the criteria for exceptions based on the following considerations:

Limited Size and Impact: The County Plan allows for exceptions for developments that are small-scale and have minimal impact on the surrounding area. The proposed redesignation and development are limited in scope, focusing on maintaining existing facilities without any new expansion. The impact on local infrastructure and traffic is negligible, as confirmed by the Trip Generation Memo.

Community Support: The Plan encourages community-supported developments. The substantial support evidenced by the petition (over 500 signatures) indicates strong local approval for the project, reflecting the community's desire to see the facility thrive.

Strategic Location: Developments in strategic locations that support regional growth and connectivity are favored. Horton's Hollow is strategically located along Highway 22, providing easy access for residents of Cochrane and surrounding areas. This location supports regional recreational needs and complements the broader goals of connectivity and accessibility.

FIGURE 9: COUNTY PLAN - MAP 1 MANAGING GROWTH



Agricultural Boundary Design Guidelines

The Horton's Hollow MSDP recognizes the importance of minimizing conflicts between agricultural operations and adjacent non-agricultural development. To ensure compatibility and sustainable coexistence of diverse land uses, the MSDP will adhere closely to Rocky View County's Agricultural Boundary Design Guidelines (2015).

Key strategies that will be integrated into the Horton's Hollow MSDP include:

Fencing and Boundary Treatments:

Adequate setback distances and vegetative buffers will be implemented to mitigate potential noise, dust, and odor impacts arising from agricultural practices. These buffers will incorporate landscaping that is both functional and aesthetically pleasing, utilizing native vegetation to promote ecological integrity.

Setbacks and Buffers:

Clearly defined physical boundaries, such as fences or vegetative hedges, will be established to delineate agricultural from non-agricultural lands, protecting agricultural operations from encroachment and unintentional trespassing.

Collaboration and Consultation:

Ongoing communication and consultation with adjacent agricultural landowners and operators will be prioritized. This collaboration ensures that specific operational considerations are recognized and effectively addressed within the MSDP.

13 – COMMUNITY CONSULTATION

The Horton’s Hollow MSDP included a focused community consultation process to gather feedback and local support. Information shared with the community included:

MSDP Objectives: Explanation of the land use formalization and the existing golf course and driving range operations with no planned expansions.

Potential Impact of MSDP Refusal: The community was informed that if the MSDP were not approved, Horton’s Hollow might have to cease operations due to non-compliance with policy and regulations.

Signature Collection at the Driving Range

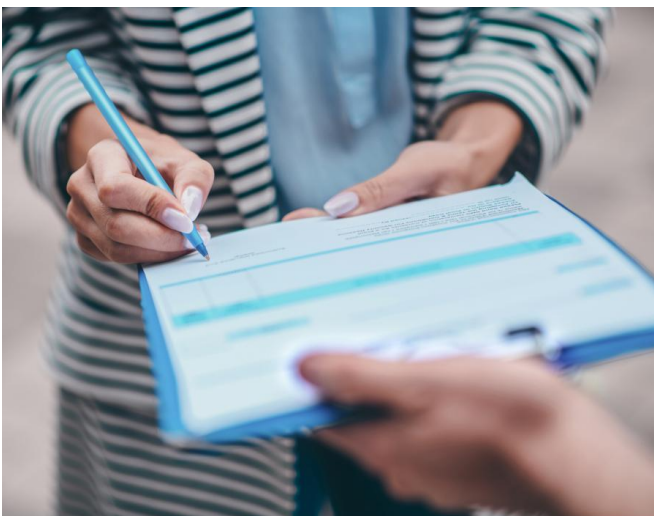
Over 500 signatures were collected from local residents and stakeholders, primarily at the driving range. Patrons were informed of the MSDP proposal, including the possible closure of Horton’s Hollow. The project was explained through personal interactions with the owners, and many expressed their support, recognizing the recreational and social value of the facility to the community.

Concerns About Closure

A primary concern raised by the community was the potential closure of Horton’s Hollow if the MSDP was not approved. Many patrons expressed frustration and disappointment at the idea of losing the facility, which has served as a local recreational gem without issue. This concern was one of the main reasons behind the strong show of support for the project.

Broader Public Engagement

Broader public engagement was not deemed necessary due to the low-impact nature of Horton’s Hollow’s operations. However, should further engagement be required by the County, Horton’s Hollow is prepared to participate in additional consultations to ensure alignment with community and regulatory expectations.



Planning Policy 13.1:

Community feedback should be actively considered, with any legitimate concerns regarding environmental or operational impacts mitigated through modifications to development proposals or operational practices.

14 - SUPPORTING REPORTS & STUDIES

(SUBMITTED UNDER SEPARATE COVER)

1. Legal Site Survey, Global Raymac Surveys Inc. May 8, 2024
2. Traffic Impact Assessment, ISL Engineering, May 8, 2024 (Update September 20, 2024)
3. Environmental Screening – EXP, September 12, 2024
4. Basic Operations Plan – BLV Development Management, February 24, 2025