

**COCHRANE LAKE  
HAMLET PLAN  
NEIGHBOURHOOD 'C'**

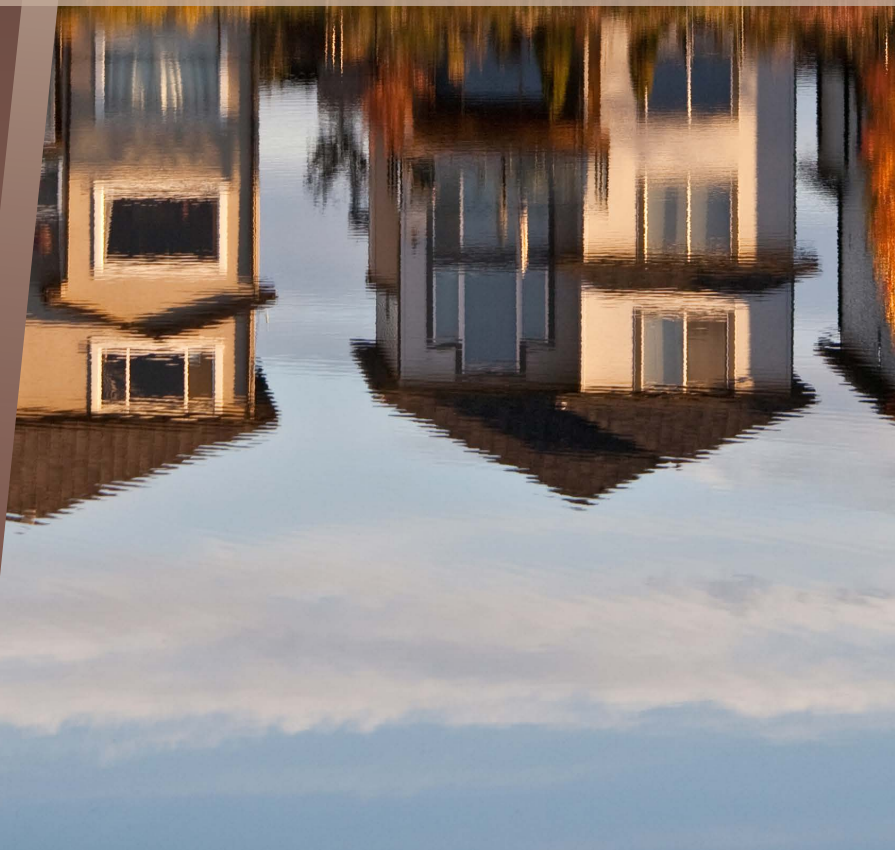


# CONCEPTUAL SCHEME

**JULY 2023**

Prepared by:  
**B&A**

Prepared for:  
**Canopy Lands &  
Schickedanz West**



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PLANNING  
DESIGN  
ENGAGEMENT



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# 1.0 INTRODUCTION

## 1.1 PURPOSE OF THE PLAN

This Conceptual Scheme contemplates the development of Neighbourhood C, a fully serviced hamlet residential neighbourhood within the Cochrane Lake Hamlet. The Cochrane Lake Hamlet Plan (CLHP) is a statutory plan approved by Council in May 2011.

'Neighbourhood C' is defined by the CLHP as one of several neighbourhood units, the boundaries of which are generally shaped by a 5-minute walkshed - intended as the "building block" for a walkable community.

This Conceptual Scheme describes a policy framework to guide the future subdivision and development of the subject lands. The proposed land use and subdivision concept has been informed by comprehensive technical assessment, and community engagement.

Preparation of this Conceptual Scheme was supported by a public consultation process which provided interested stakeholders opportunities to receive information relative to the project and provide meaningful input into the plan's attendant policy framework.

## 1.2 PROJECT RATIONALE

The Hamlet of Cochrane Lake has witnessed numerous waves of development since the community was first established in 1985. Cochrane Lake enjoys proximity to the Town of Cochrane and the City of Calgary while maintaining a unique rural character. The future development contemplated by this Plan aims to provide a residential offering unlike that which is typically found in Cochrane or Calgary, reflects rural values and Hamlet charm, accommodates a diverse residential population, and leverages cost effective and efficient utility services.

This development will enhance future opportunities within adjacent lands by extending servicing infrastructure, enhancing the existing transportation network, and providing public open spaces designed to facilitate recreation and social gathering.

Advancement of the subject lands for residential development has been justified and supported within the County's existing statutory and non-statutory policy framework.

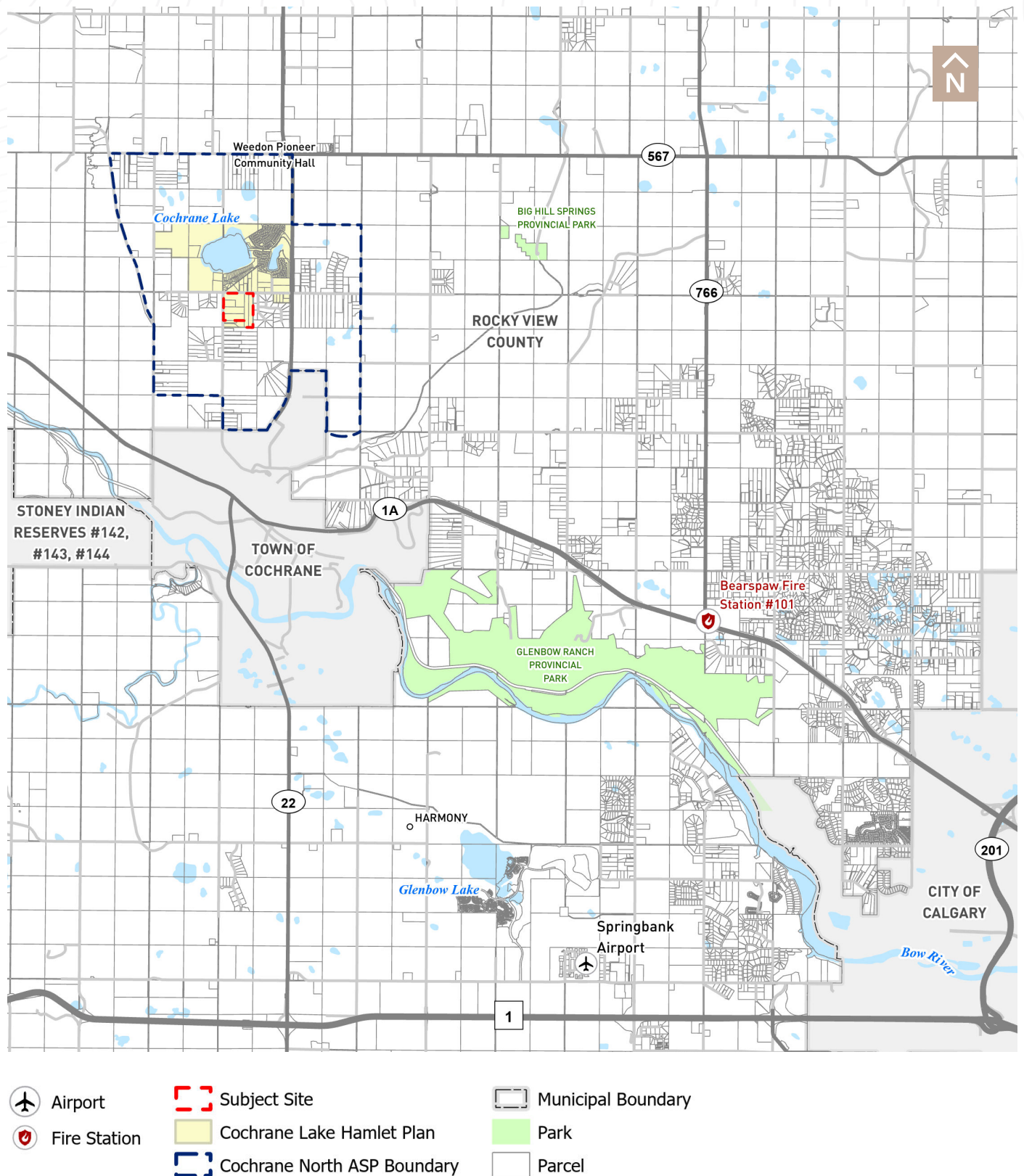
## 1.3 CONCEPTUAL SCHEME OBJECTIVES

The objectives of the Cochrane Lake Hamlet Neighbourhood C Conceptual Scheme are to:

- Determine opportunities and constraints based on assessment of existing conditions within the plan area.
- Establish a future development concept with a land use framework facilitating the creation of a new hamlet residential neighbourhood in accordance with the Cochrane Lake Hamlet Plan.
- Establish a strategy to implement appropriate transportation, utility service and stormwater management infrastructure to support future subdivision and development and related uses in accordance with the County Servicing Standards and engineering best practices.
- Establish a phasing strategy for development within the Plan area matched to the availability of infrastructure and market demand.
- Establish expectations for fire, emergency response, and community support services.
- Ensure sensitive design transitions are provided between new and existing development abutting the Plan area.
- Inform & educate affected landowners and interested stakeholders regarding the proposed development.
- Summarize the conclusions of the community consultation program.



**FIGURE 1: REGIONAL CONTEXT**



## 2.0 PLAN AREA DESCRIPTION

### 2.1 LOCATION

The Cochrane Lake Hamlet is located in the northwest quadrant of Rocky View County, approximately one (1) mile north of the Town of Cochrane, nestled in rolling grasslands overlooking the foothills and Rocky Mountains. The Hamlet covers 512 hectares (1265 acres) and surrounds two (2) lakes.

As illustrated by Figure 2: Local Context, The Plan area is defined by Range Road 43 to the west, and Cochrane Lake West to the north. A rural residential (R-RUR) development known as Diamond Ridge Estates is located to the east, and existing rural residential to the south.

The landscape, mountain views, proximity to regional transportation corridors, and convenient access to amenities in the Town of Cochrane and northwest City of Calgary make the site an ideal location for Hamlet residential development

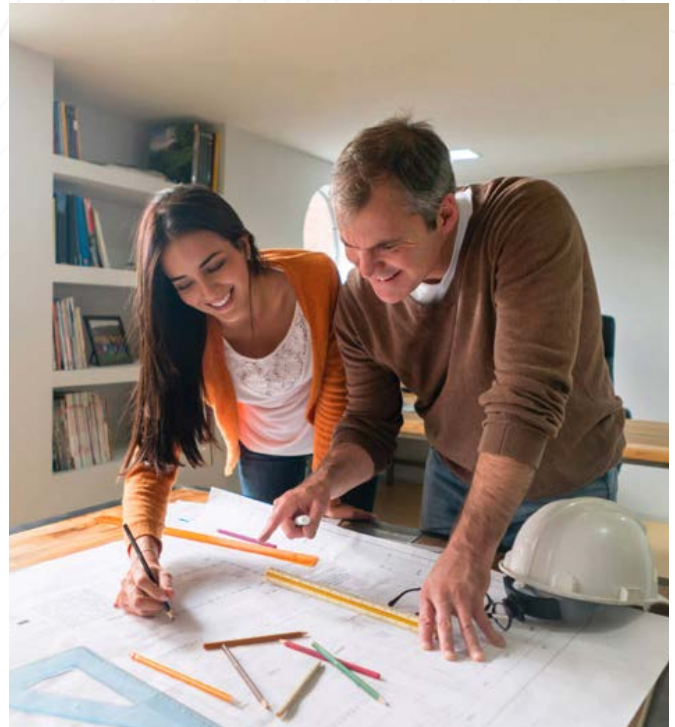
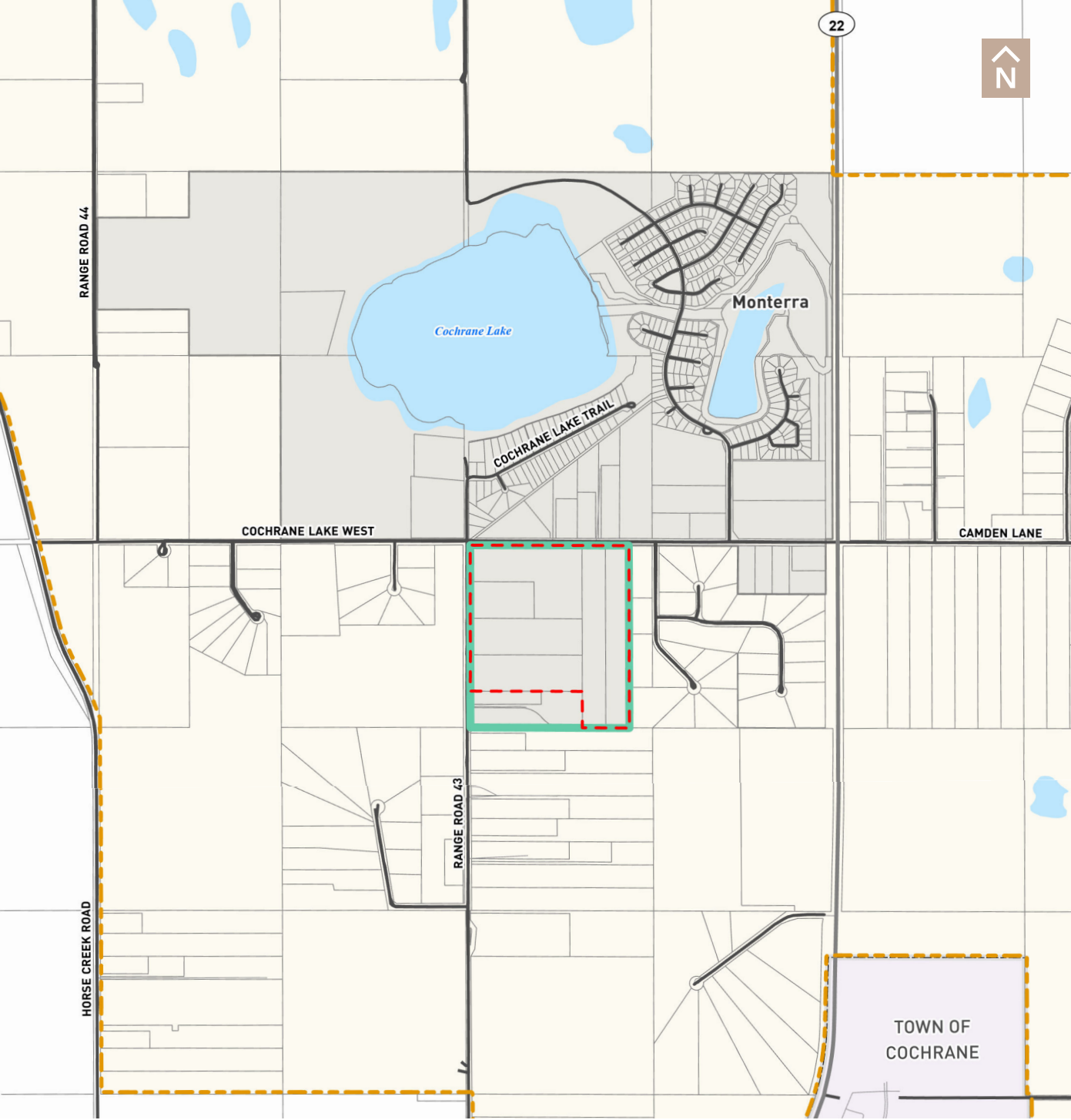




FIGURE 2: LOCAL CONTEXT



- |  |  |
|--|--|
|  Cochrane Lake Hamlet ASP |  Cochrane Lake Hamlet Plan Boundary |
|  Subject Site             |  Municipal Boundary                 |
|  Neighborhood C Boundary  |  Parcel                             |

## 2.2 LEGAL DESCRIPTIONS

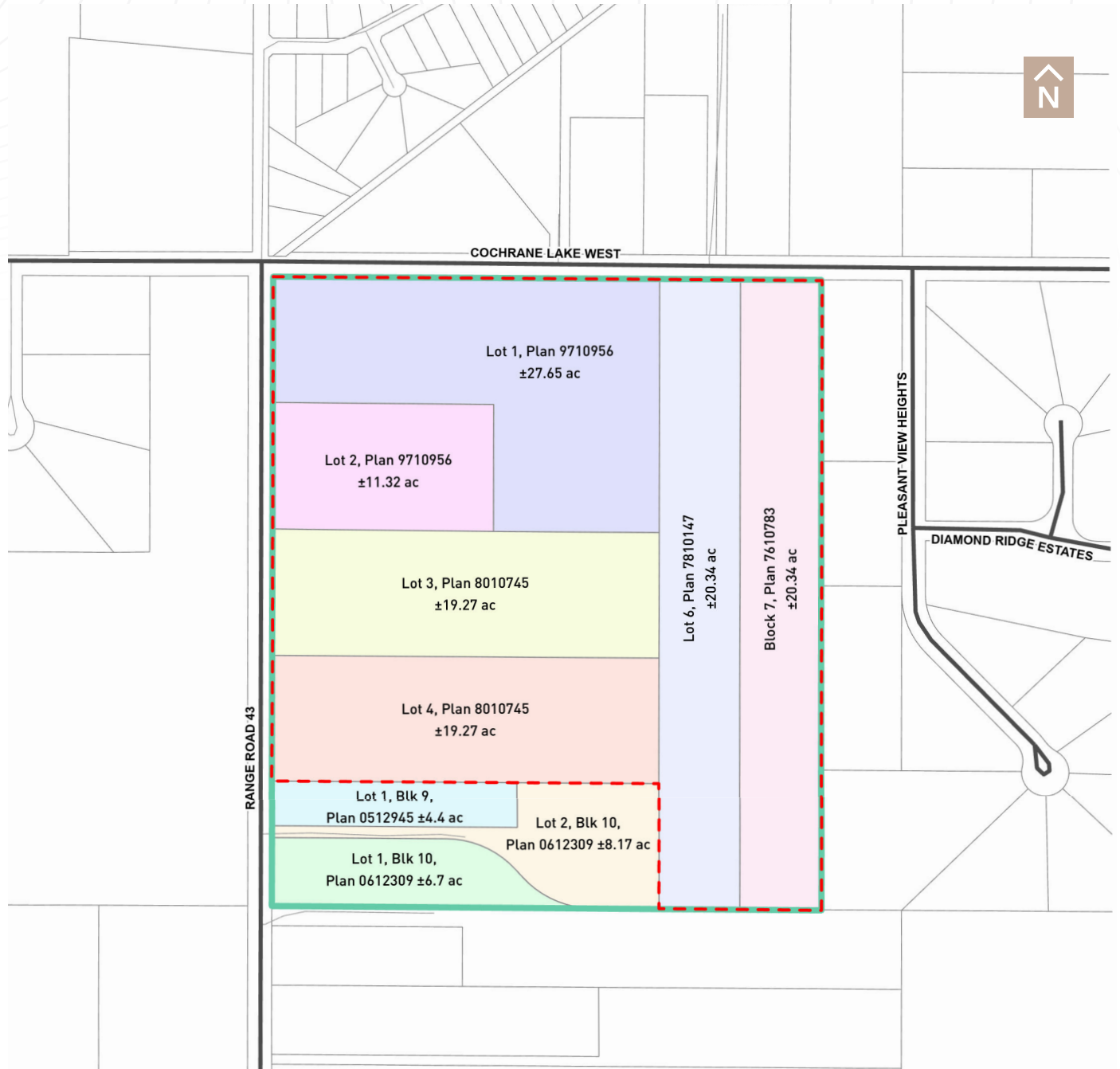
The Neighbourhood C Conceptual Scheme provides a future development scenario for nine (9) individually titled parcels totaling ~137 acres, as is identified within the Cochrane Lake Hamlet Plan as a neighbourhood unit.

The framework of this Plan contemplates the development of Parcels #1 - #6 representing ~118 acres as described by Table 1: Ownership. The Plan also contemplates the future development of Parcels #7 - #9 by establishing a conceptual 'Shadow Plan' design to illustrate how these existing country residential lots could be integrated within Neighbourhood C at some future point, as required by the Cochrane Lake Hamlet Plan Policy 4.3.1 B. The Shadow Plan is meant to be contextual only, and as such, the specific form and character of future subdivision therein will be determined by a subsequent land use amendment and subdivision application process as guided by the policy framework of this Conceptual Scheme and the CLHP.

**TABLE 1: OWNERSHIP**

	LEGAL DESCRIPTION	Hectares	Acres	Owners
1	NW-22-26-04-W5M, Lot 1 Plan 9710956	11.19	27.65	Schickedanz North LTD.
2	NW-22-26-04-W5M, Lot 2 Plan 9710956	4.58	11.32	Schickedanz North LTD.
3	NW-22-26-04-W5M, Lot 3 Plan 8010745	7.80	19.27	Schickedanz North LTD.
4	NW-22-26-04-W5M, Lot 4 Plan 8010745	7.80	19.27	Schickedanz North LTD.
5	NW-22-26-04-W5M, Lot 6 Plan 7810147	8.18	20.22	Schickedanz North LTD.
6	NW-22-26-04-W5M, Lot 7 Plan 7610783	8.23	20.34	Schickedanz North LTD.
7	NW-22-26-04-W5M, Lot 1 Block 9 Plan 0512945	1.78	4.40	David & Laura Balawyder
8	NW-22-26-04-W5M, Lot 2 Block 10, Plan 0612309	3.31	8.17	Holger Reusch
9	NW-22-26-04-W5M, Lot 1 Block 10, Plan 0612309	2.71	6.70	Brady & Stacey Whitman
<b>Total Plan Area:</b>		<b>55.58</b>	<b>137.34</b>	

**FIGURE 3: LEGAL DESCRIPTIONS**



Subject Site

Neighborhood C Boundary

Parcel

**Legal**

Block 7, Plan 7610783

Lot 1, Blk 10, Plan 0612309

Lot 1, Blk 9, Plan 0512945

Lot 1, Plan 9710956

Lot 2, Blk 10, Plan 0612309

Lot 2, Plan 9710956

Lot 3, Plan 8010745

Lot 4, Plan 8010745

Lot 6, Plan 7810147



## 2.3 SITE CONDITIONS

Each existing parcel within the Plan area includes single family dwellings and accessory buildings. Existing structures will be considered for removal or integration at the subdivision stage. The existing dwellings are currently serviced by individual groundwater wells and private sewage treatment systems (PSTS). Much of the land has been previously cultivated with some treed shelterbelts surrounding existing building sites. An existing raw water pipeline and wastewater pipeline run diagonally along the southern border of the historical Hamlet (situated north of the Plan area).

### POLICY 2.3.1

Developers shall decommission all existing water wells, septic tanks, and septic fields in accordance with acceptable acts, regulations, and guidelines, as part of the subdivision and development process.

### 2.3.1 EXISTING SITE ACCESS AND SURROUNDING ROADWAYS

The Neighbourhood C Plan area is accessed via Range Road 43 to the west and Cochrane Lake West to the north (See Figure 1: Regional Context and Figure 2: Local Context). Both roads are paved municipal rights-of-way maintained in good condition. Cochrane Lake West links directly to Highway 22 approximately one kilometer east of the subject lands and is the primary connection to the regional transportation network. A secondary regional connection currently exists at the intersection of Range Road 43 and Highway 22 approximately four kilometers south of the subject lands. Alberta Transportation is planning to close this intersection as part of the design for the new interchange at Highway 22 / 1A. Once this closure takes place, Range Road 43 is expected to maintain a regional connection to Highway 1A via Township Road 262 and Horse Creek Road. The impact of this closure has been considered in the Traffic Impact Assessment completed to inform this Conceptual Scheme.

### 2.3.2 TOPOGRAPHY AND SURFACE DRAINAGE

As per Figure 4: Existing Conditions, topography within the Plan area slopes generally from southeast to northwest, towards Cochrane Lake. The eastern edge of the Plan area generally drains to the east, and the southern edge drains to the south. The subject lands do not contain any identified wetlands.

### POLICY 2.3.2.1

300 mm of topsoil is to be placed on each lot and open spaces during grading and house building stage, the developer will establish a monitoring process with Rocky View County to ensure the realization of this policy, to the satisfaction of the County.

### 2.3.3 HYDROGEOLOGICAL

A Groundwater Risk Assessment was completed on April 13 2022, to assess any potential risks this proposed development could present to the existing adjacent country residential subdivisions.

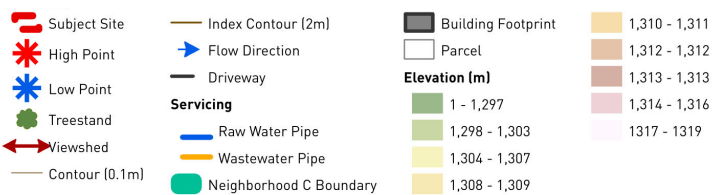
Although future development in the Plan area will be serviced by a piped municipal water system, many existing developments in the area rely on groundwater supply wells.

Based on the findings of the Risk Assessment, the Neighbourhood C development should not pose adverse risks to any groundwater users for the following reasons:

- Proposed construction activities do not include any deep excavations exceeding 10 metres in depth or pile installation.
- The aquifers supplying these wells are protected by deep bedrock with overlying low permeable material.
- Groundwater flow directions are from north to south and the natural groundwater flow directions should provide additional protection for residents north, east and west of the Neighbourhood C development.

### 2.3.4 OIL AND GAS INFRASTRUCTURE

The Plan area does not contain any pipelines, active gas well sites and/or abandoned gas well sites.





### 2.3.5 GEOTECHNICAL

A Geotechnical Investigation was completed in support of the Conceptual Scheme involving the drilling of twenty-two (22) boreholes. Testing of borehole samples concluded that subsurface conditions within the Plan area are considered to be suitable for the proposed development and shallow foundations are recommended due to the soil conditions and expected building loads.

#### **POLICY 2.3.5.1**

All future development within Neighbourhood C shall align with the recommendations and conclusions of the Geotechnical Assessment, prepared by Watt Consulting Group, March 18, 2022.

### 2.3.6 BIOPHYSICAL

An Environmental Screening Report by Envirolead Canada in November 2021 support of this Plan. Results of the inquiries concluded that the subject lands are generally flat to slightly undulating, sloping gently from south to north and native soil material consists of moderately well-drained Black Chernozem on medium textured till. Two ecological communities are present, non-native pasturelands dominated by non-native forage grasses that have been hayed and harvested for as far back as photo records show, and residential acreages characterized by manicured yards, trees, shrubs, and hedgerows. No valued ecosystem components or rare plants were identified during the Plan area that would require further study or trigger a Biophysical Impact Assessment (BIA) in accordance with the County Servicing Standard. As such, no further biophysical study is recommended or required at subsequent planning stages.

### 2.3.7 ENVIRONMENTAL

Phase 1 Environmental Site Assessment(s) were completed by Envirolead in July 2021 and October 2021 in support of this Plan. No actual or potential environmental concern was identified related to the site's land use or neighbouring land uses and no further

investigation is recommended for the Neighbourhood C lands, including the Shadow Plan area.

### 2.3.8 HISTORICAL RESOURCES

Based on a review of the review of the Provincial List of Historic Resources, the Plan area is deemed to have a historic resource value (HRV) 5, and as such, is not likely to contain artifacts of historic or paleontological significance.

Notwithstanding the HRV value, Clearance under the Historic Resource Act will be required prior to development disturbances occurring within the Plan area to the satisfaction of Alberta Culture and Status of Women.

#### **POLICY 2.3.8.1**

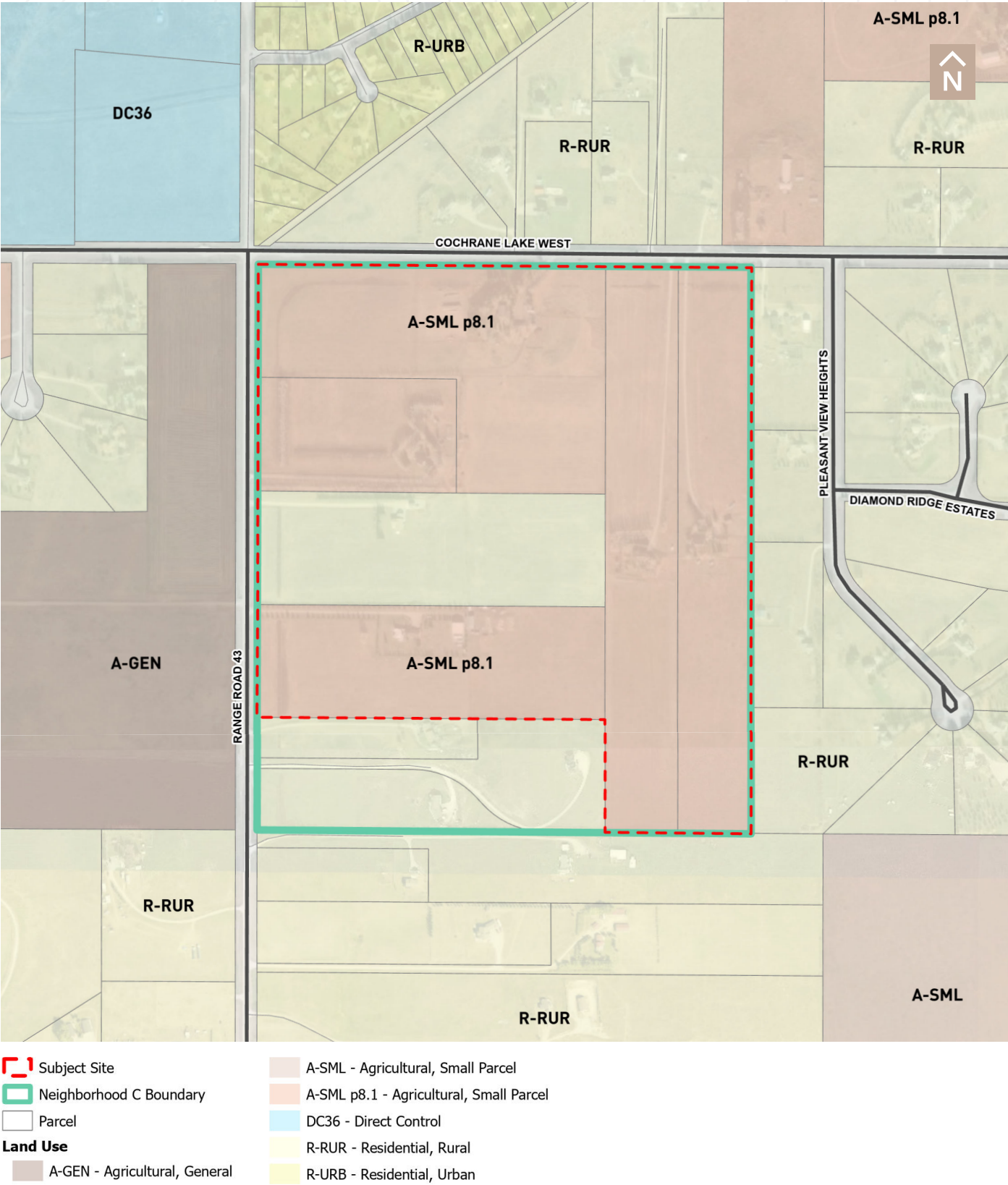
The developer shall demonstrate the project has Clearance in accordance with the Historic Resource Act, at the subdivision stage, prior to development disturbances occurring within the site, to the satisfaction of Alberta Culture and Status of Women.

## 2.4 EXISTING LAND USE

As illustrated by Figure 5: Existing Land Use, the subject lands are presently designated Agricultural, Small Parcel District (A-SML) and Residential, Rural District (R-RUR) in accordance with the Rocky View County Land Use Bylaw C-8000-2020. These uses were established to accommodate residential and small-scale agricultural uses on fragmented agricultural lands.

Existing land uses surrounding the Plan area include a mix of Residential, Rural District (R-RUR) and Agricultural, General District (A-GEN) supporting country residential and small holdings agricultural developments. The parcel directly northwest of the Plan area is designated Direct Control District (DC-36).

FIGURE 5: EXISTING LAND USE



# 3.0 DEVELOPMENT CONCEPT

## 3.1 NEIGHBOURHOOD C

The Cochrane Lake Hamlet Neighbourhood C Conceptual Scheme outlines a framework for the future development of a residential neighbourhood that is pedestrian friendly and captures the spirit of a close-knit neighbourhood in a vibrant rural hamlet. The timing of this development coincides with recent upgrades to the community's municipal utility servicing infrastructure.

### 3.1.1 NEIGHBOURHOOD STRUCTURE

Neighbourhood C's proposed development pattern reflects three (3) key density categories as outlined within the Cochrane Lake Hamlet Plan (CLHP) which are intended to concentrate density within the centre of the neighbourhood, feathering out towards the edge, with the lowest density bordering the existing adjacent developments. Functional open spaces will be established throughout the community to provide pedestrian destinations and active mode connections that promote walkability and community interaction.

The three key 'density categories' described by the CLHP and featured in Neighbourhood C are as follows:

- **Edge** - Lowest intensity, primarily single family detached homes. (10-30%)
- **Transition** - Middle intensity, single family detached homes with duplexes, town houses, and small multi-unit buildings (35-60%)

- **Centre** - Highest intensity, prioritizing attached and semi-detached dwelling typologies. (5-10%)

The Edge, Transition and Centre density categories are not meant to be interpreted as 'land use districts' of the Rocky View County Land Use Bylaw. Instead they are meant to inform and guide the overall design of Neighbourhood C and rationalize its' alignment with the intent of the CLHP. The proposed built forms and lot typologies have been grouped to represent these referenced categories.

The Edge District is represented by single-family detached housing on wider lots designed to provide an more sensitive transition to existing adjacent country residential development. This District covers 30% of the residential area within this Plan.

The Transition District is represented by a mix of single-family development with townhomes or duplexes/semi-detached dwellings along major streets. This District covers 60% of the residential area within this Plan.

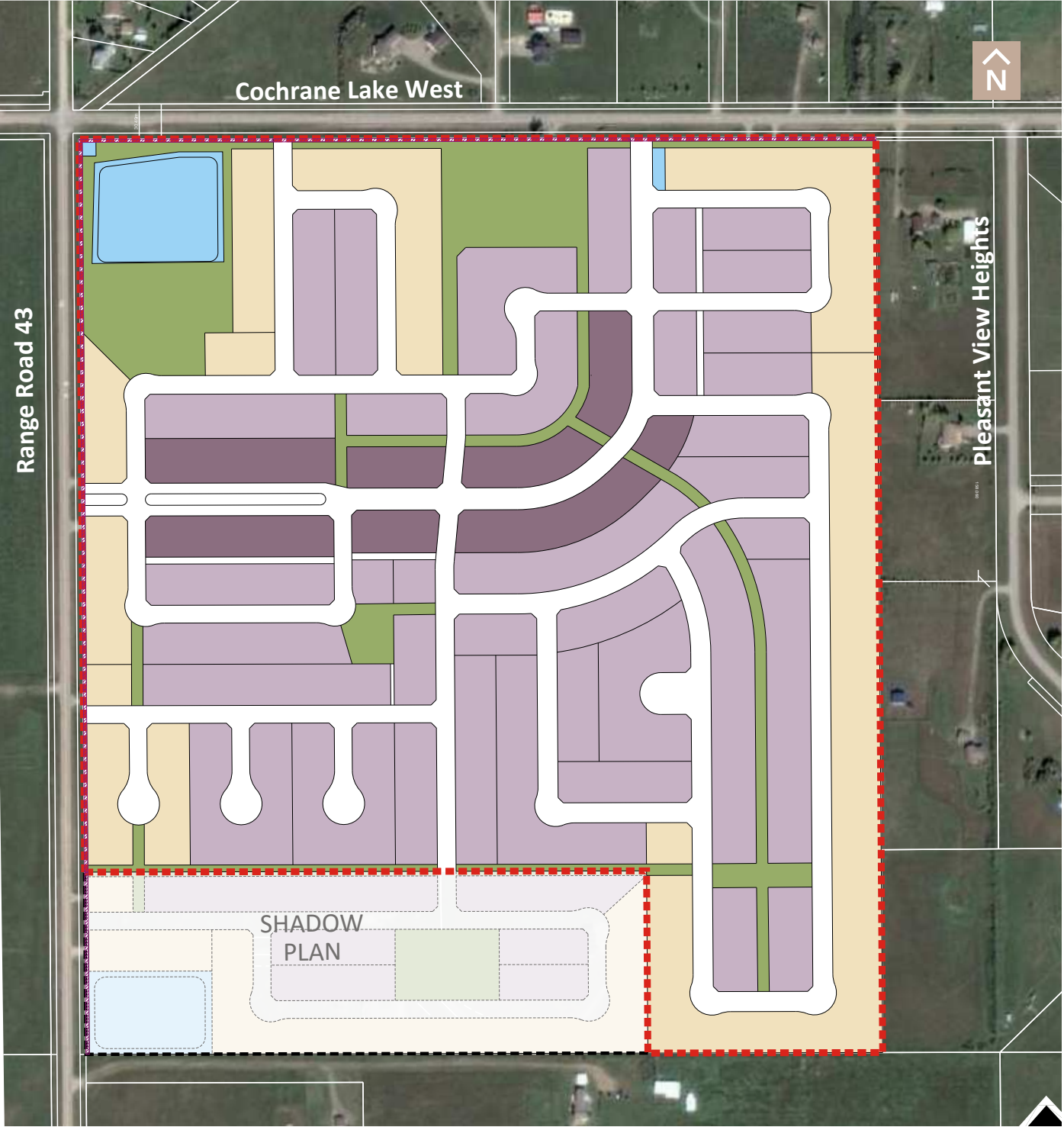
The Centre District is represented by mid-density development in the form of townhomes or duplexes/ semi-detached dwellings and narrow lot single family dwellings. This includes some lots with rear land access and is located in the site interior along major streets. This District covers 10% of the residential area within this Plan.

TABLE 2: NEIGHBOURHOOD STRUCTURE

District	~Hectares	~Acres	~%
Edge	9.05	22.36	30
Transition	18.36	45.37	60
Centre	3.04	7.52	10



FIGURE 6: NEIGHBOURHOOD STRUCTURE



Hamlet Edge      Hamlet Transition      Hamlet Centre

### 3.1.2 RESIDENTIAL FORM, DENSITY AND ANTICIPATED POPULATION

Neighbourhood C will be a residential neighbourhood offering a diversity of housing types to support a variety of life stages and demographics for home buyers seeking an alternate to urban or suburban living.

The predominant housing typology will be single detached homes with townhome or duplexes/semi-detached dwellings situated along the primary streets within the interior of the neighbourhood. The architectural style of the homes will reflect the small-town character and rural charm of Cochrane Lake Hamlet and will maintain an overall sense of spaciousness.

Neighbourhood C will concentrate medium density and smallest lot development within the interior of the Plan, with larger single-family lots situated along the edges, to provide a thoughtful transition to the existing adjacent country residential developments.

Overall, the Plan area is expected to build out with a residential density of 15 units per ha (6 units per ac) and will accommodate an anticipated future population of approximately 2,174 residents. Population and residential density estimates are further described in Table 3: Population and Density Projections.

#### POLICY 3.1.2.1

The minimum net density of 6 UPA for the Transition and Centre Area, and 4 UPA for the Edge Area, as defined by the Hamlet Plan (2011), will be achieved. Any variance will be at the discretion of the Approving Authority.

### 3.1.3 PEDESTRIAN CIRCULATION

Residents of Neighbourhood C will benefit from access to a variety of public open spaces connected by tree lined sidewalks and linear open spaces designed to promote healthy living and increased pedestrian mobility. A series of four (4) public parks, ranging in size from 0.60 ac to 3.63 ac, will provide a range of recreational program offerings for residents within the Plan area and the entire Hamlet.

As illustrated by Figure 7: Pedestrian Circulation, the neighbourhood design will afford opportunities for all residents to reside within a 5-minute walk to an open space amenity. Multiple linear green spaces and community pathway systems will provide pedestrian connections designed to form various loops throughout the community. Direct north-south and east-west pedestrian connections are provided parallel to both major roadways. The Neighbourhood C Concept Plan accounts for 3 metres of road Rights-of-Way widening for both Cochrane Lake West and Range Road 43. This additional space could accommodate pathway or bicycle route connections as per the Rocky View County Parks and Open Space Master Plan (2011).

#### POLICY 3.1.3.1

The overall design of neighbourhood design shall accommodate opportunity for all residents to live within a 5-minute walk to an open space amenity as generally illustrated on Figure 7: Pedestrian Circulation.

#### POLICY 3.1.3.2

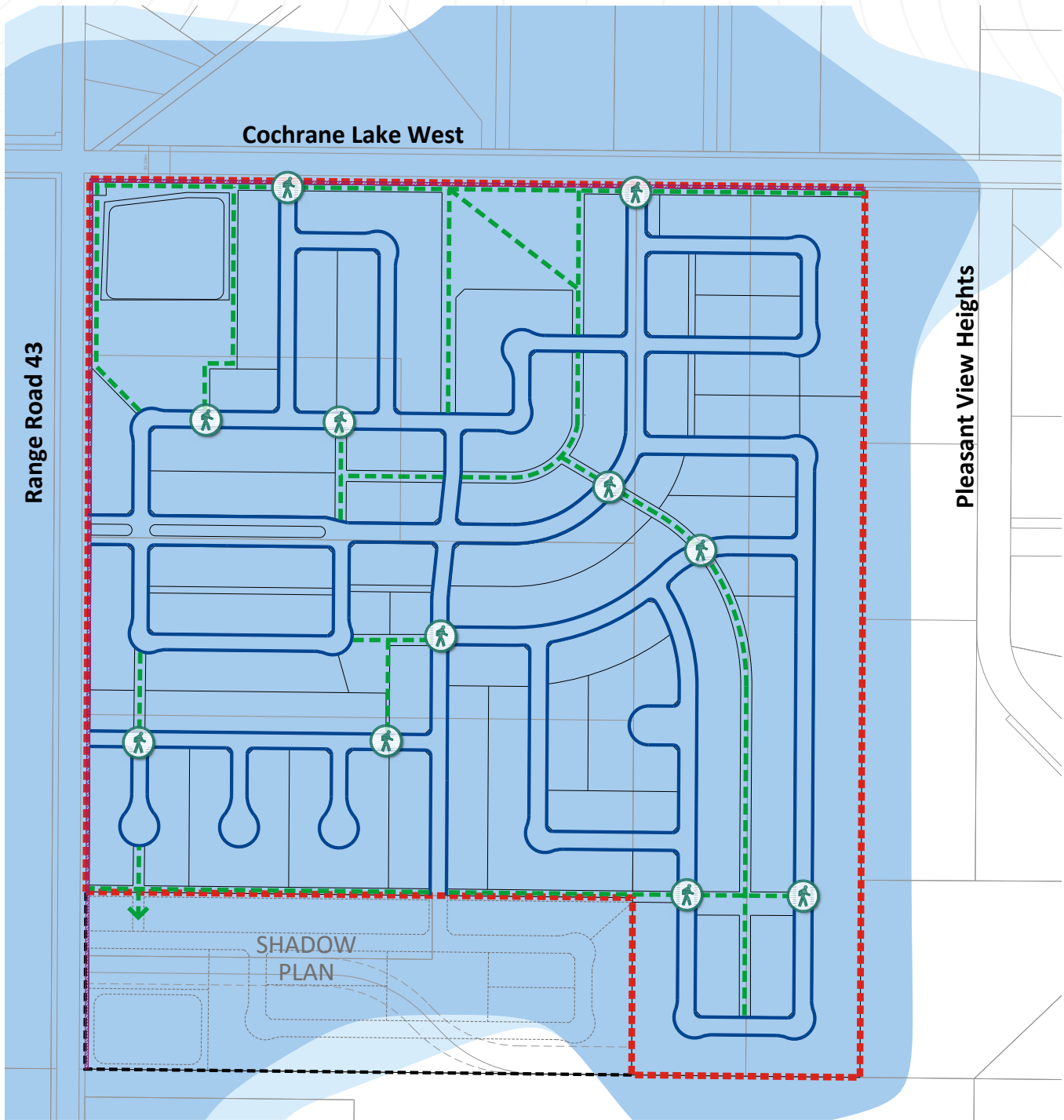
Pedestrian comfort and safety should be a primary consideration of sidewalk and pathway environments.

**TABLE 3: POPULATION AND DENSITY PROJECTIONS**

PORTION OF THE PLAN	~ Ha	~ Ac	~ Units	~ Density	Population
Main Concept Area	47.71	117.89	720	15 upha / 6 upa	1,872
Shadow Plan	7.79	19.26	116	15 upha / 6 upa	302
<b>Total:</b>	<b>55.50</b>	<b>137.15</b>	<b>836</b>		<b>2,174</b>

Population estimates based on 2021 RVC Federal Census Profile Town of Cochrane Average Household Size = 2.6 persons

FIGURE 7: PEDESTRIAN CIRCULATION



- Conceptual Scheme Plan Area

Proposed Crossing

Sidewalk

Pathway System

250m

400m

Walkshed
- COCHRANE LAKE HAMLET PLAN - NEIGHBOURHOOD C | CONCEPTUAL SCHEME
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## 3.2 LAND USE CONCEPT

Future residential development within the Plan area will be implemented in accordance with the requirements of the County Land Use Bylaw C-8000-2020's Residential, Mid-Density Urban District (R-MID) and Residential, Small Lot District (R-SML).

The R-SML district will apply to areas of the plan identified as Edge District lots to provide wider lots and lower density residential development along the plan periphery.

All other residential lots within the Plan area shall be designated R-MID and will accommodate both single-detached and mid-density attached housing forms in accordance with the Neighbourhood Structure described by Section 3.1.1 of this Plan.

### 3.2.1 COMMERCIAL DEVELOPMENT AND SENIOR'S HOUSING

It is acknowledged that Figures 2.7 and 3.7 of the Cochrane Lake Hamlet Plan (CLHP) suggest modest local commercial development and senior's housing should be included within Neighbourhood C. The CLHP also notes that development is expected to evolve from relatively low density to higher density as demand for various forms of multi-family development increases. Commercial development is anticipated to evolve over time as the population increases and more services become established in the Hamlet. Census data for Cochrane Lake Hamlet has indicated slow growth, with the population even decreasing by 3% between 2013 and 2018. The CLHP cites the Rocky View 2060 Growth Management Strategy which identified Cochrane Lake Hamlet as a growth node, which is to be encouraged to grow to a population of 10,000. This is noted as the minimum population required to create a live-work-play environment and develop support services. The current population is estimated to be approximately 767 people. Industry standards account for 3,000-4,000 residential rooftops to support viable commercial development.

Commercial viability in this area will be dependent upon high-visibility of passerby traffic and is better suited in a location with greater accessibility via Highway 22, such as the community centre area identified in Neighbourhood 'A'.

**TABLE 04 DEVELOPMENT STATISTICS**

Land Use (as per RVC LUB C-8000-2020)	~Hectares	~Acres	~%
R-SML: Residential, Small Lot District	9.05	22.36	19%
R-MID: Residential, Mid-Density Urban	21.40	52.89	45%
S-PRK: Special, Parks & Recreation District (MR)	4.76	11.75	10%
S-PUB: Special, Public Utility (PUL)	1.12	2.76	2%
Roadways & Lanes	11.01	27.21	23%
Road ROW Widening	0.37	0.92	1%
<b>Total Area:</b>	<b>47.71</b>	<b>117.89</b>	<b>100%</b>



The CLHP Neighbourhood C Policies highlight two potential locations for a seniors centre. It is acknowledged that the development concept illustrated by Figure 8: Land Use Concept does not anticipate multi-unit, purpose-built, senior's oriented housing within Neighbourhood C. However, the form of residential housing to be provided within this Plan's Centre density category (i.e. duplex, semi-detached and rowhouses) will cater to a senior's demographic seeking an 'active living' lifestyle with turn-key, maintenance free housing. This approach best aligns with the age in place model of seniors housing by providing diverse housing forms to accommodate opportunities for down-sizing while maintaining independent-living. Cochrane Lake Hamlet Neighbourhood C will introduce housing forms which are not currently available within the community, allowing aging individuals to remain in their community while reducing burdens of labor-intensive maintenance or mobility restrictions. Providing opportunities to age in place aligns with the intention of the CLHP policies.

### 3.2.2 SHADOW PLAN

The Neighbourhood C 'Shadow Plan' is intended to establish a forward thinking strategy and conceptual design that illustrates potential redevelopment opportunity for the three parcels not presently participating in this Plan's development program. As illustrated on Figure 8, accommodations are included in the overall design to extend transportation and servicing infrastructure within the Shadow Plan.

It is noted that a 6 m linear green space will be provided along the northern boundary of the Shadow Plan area to establish a buffer between new Hamlet residential lots and the existing adjacent country residential uses. At such time the Shadow Plan area is redeveloped, a 4 m linear green space should be provided immediately south of the 6 m MR - to fulfill the County's minimum 10 m MR requirement for this linear open space.

### 3.2.3 ARCHITECTURAL CONTROLS

Neighbourhood C is envisioned to be a high-quality residential neighbourhood with a built form that enhances the rural character of the Cochrane Lake Hamlet. Architectural controls will be established at the detailed subdivision stage and should consider implementation of design guidelines such as glazing, exterior material colour, roof design, landscaping, FireSmart design guidelines, and dark sky lighting.

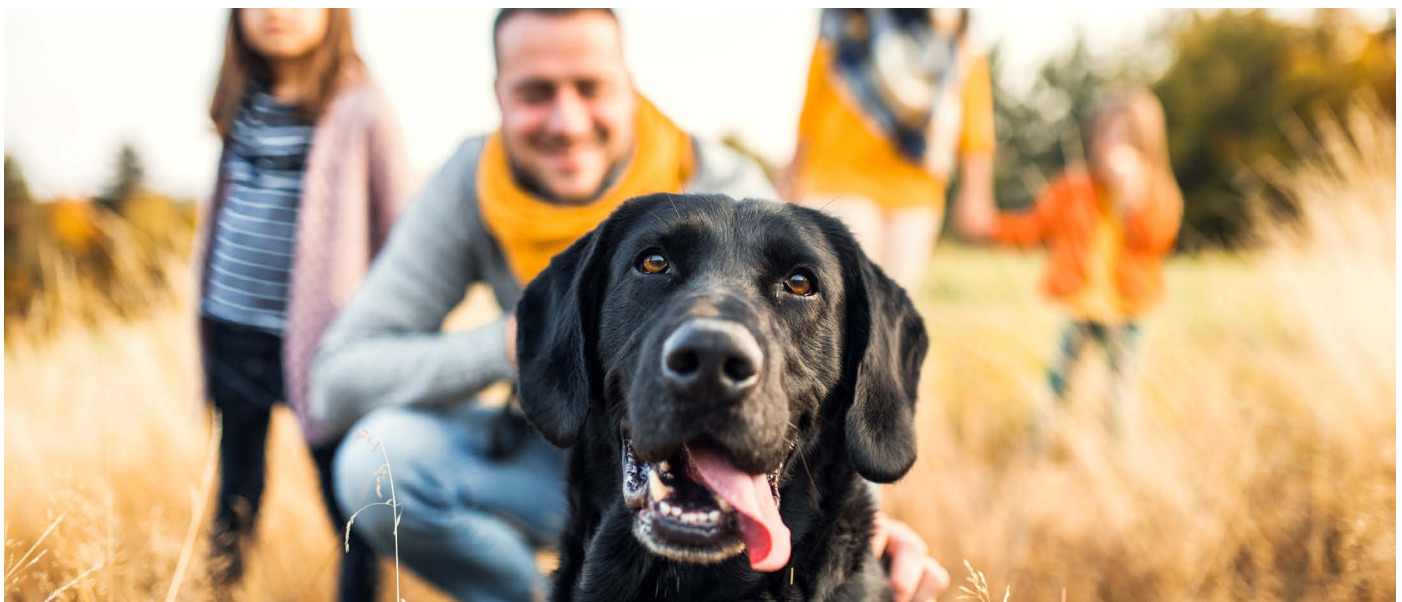
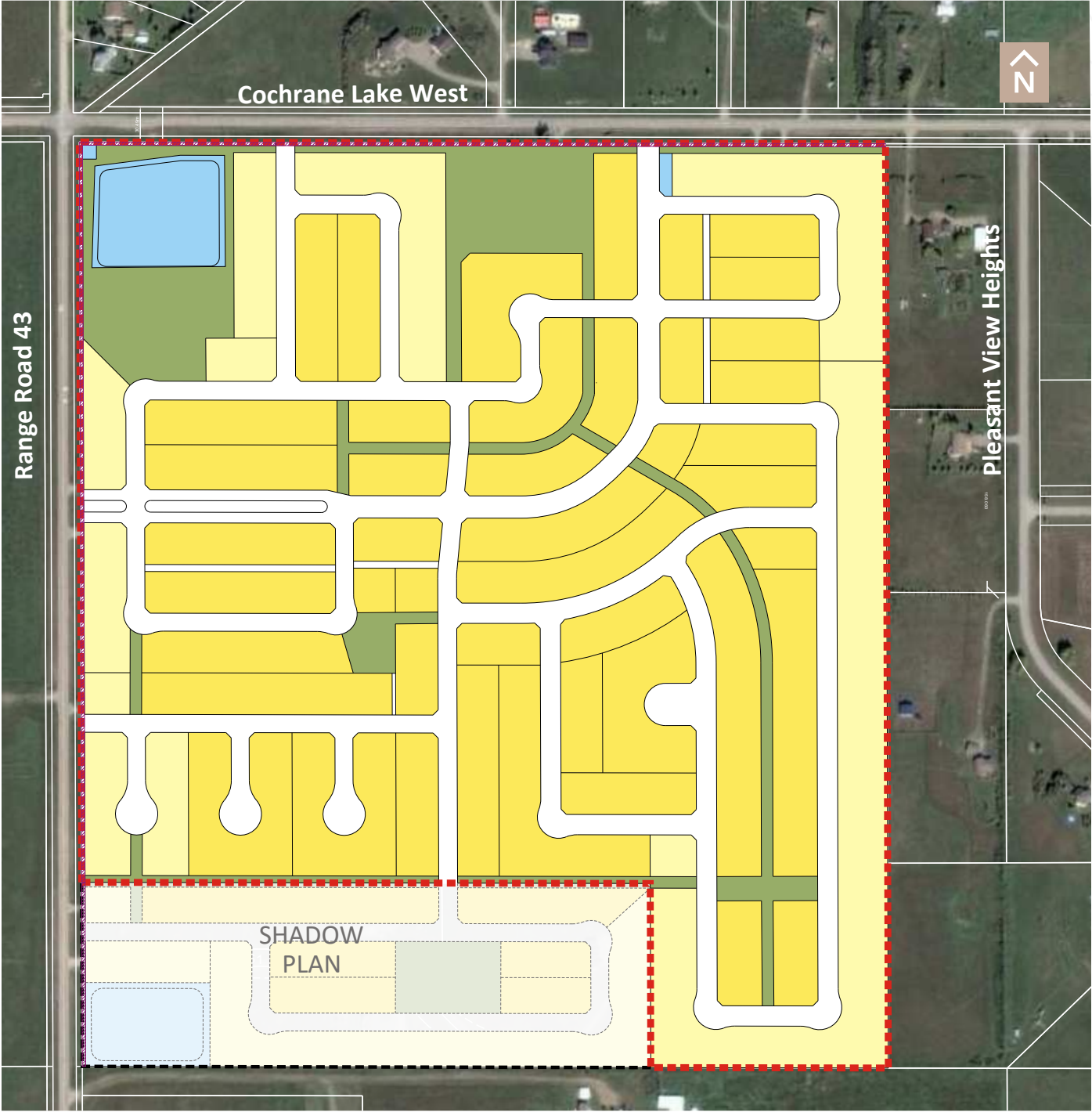








FIGURE 8: LAND USE CONCEPT



- |  |  |
|--|--|
|  R-SML Residential District                   |  S-PRK Special, Parks and Recreation District |
|  R-MID Residential Mid-Density Urban District |  S-PUB (PUL)                                  |

### 3.3 TRANSPORTATION

The Plan area will be accessed from the surrounding road network via three (3) connections to Range Road 43 to the west and two (2) connections to Cochrane Lake West Road to the north. Cochrane Lake Road is the main east-west connector from which the historic hamlet and other recently developed neighbourhoods of Cochrane Lake gain access.

#### **POLICY 3.3.1**

Access will be provided to the plan area as generally illustrated on Figure 9: Transportation.

#### 3.3.1 REGIONAL ROADS

A Transportation Impact Assessment (TIA) was completed in support of this Plan to assess the anticipated impacts to the surrounding municipal and provincial road network. The conclusions of this report indicate the existing local and regional road network has capacity to accommodate the increased traffic associated with this proposed development.

Signalization and illumination will be installed at the intersection of Highway 22 and Cochrane Lake West Road. Improvements to this intersection, as recommended by the TIA, shall be completed alongside early stages of construction and in alignment with the TIA completed for each phase, at no cost to Alberta Transportation. Likewise, the intersection of Highway 22 and Range Road 43 is expected to be closed due to the alignment of the new interchange within the Town of Cochrane at Highway 22 /Highway 1A. These improvements are expected to be implemented by Alberta Transportation. Analysis completed within the TIA concluded Cochrane Lake West Road needs should be upgraded to a regional arterial specification (by 2033) and Range Road 43 should be upgraded to a regional collector specification (by 2033.) The TIA also makes recommendations regarding required upgrades to the surrounding regional and provincial roads expected to occur at the 2043 horizons, none of which are triggered by proposed development within this Plan.

#### **POLICY 3.3.1.1**

The off-site improvements as identified in the TIA will be implemented at appropriate future subdivision phases as required, to support the development.

#### 3.3.2 INTERNAL SUBDIVISION ROADS

The general alignment and configuration of internal subdivision roads within the Plan area is as illustrated on Figure 9: Transportation. Road alignments are intended to maximize connectivity, provide line-of-sight to key neighbourhood destinations, foster a safe and enjoyable pedestrian environment, and move vehicles and people efficiently through the community. Design rationale regarding the layout of the internal subdivision roads was informed by ownership constraints, a desire to provide connectivity within the Plan area and opportunities to maximize safety. Cul-de-sac development is reserved to address major topographical constraints. The proposed roadway cross-sections are included as Appendix A to this Plan. The specific design and cross section for all proposed internal roadways will be confirmed at the detailed subdivision design stage in accordance with the County Servicing Standards and engineering best practices.

#### **POLICY 3.3.2.1**

Internal subdivision roads shall be designed and constructed by the developer in accordance with the County's Development Agreement process, Servicing Standards and engineering best practices.

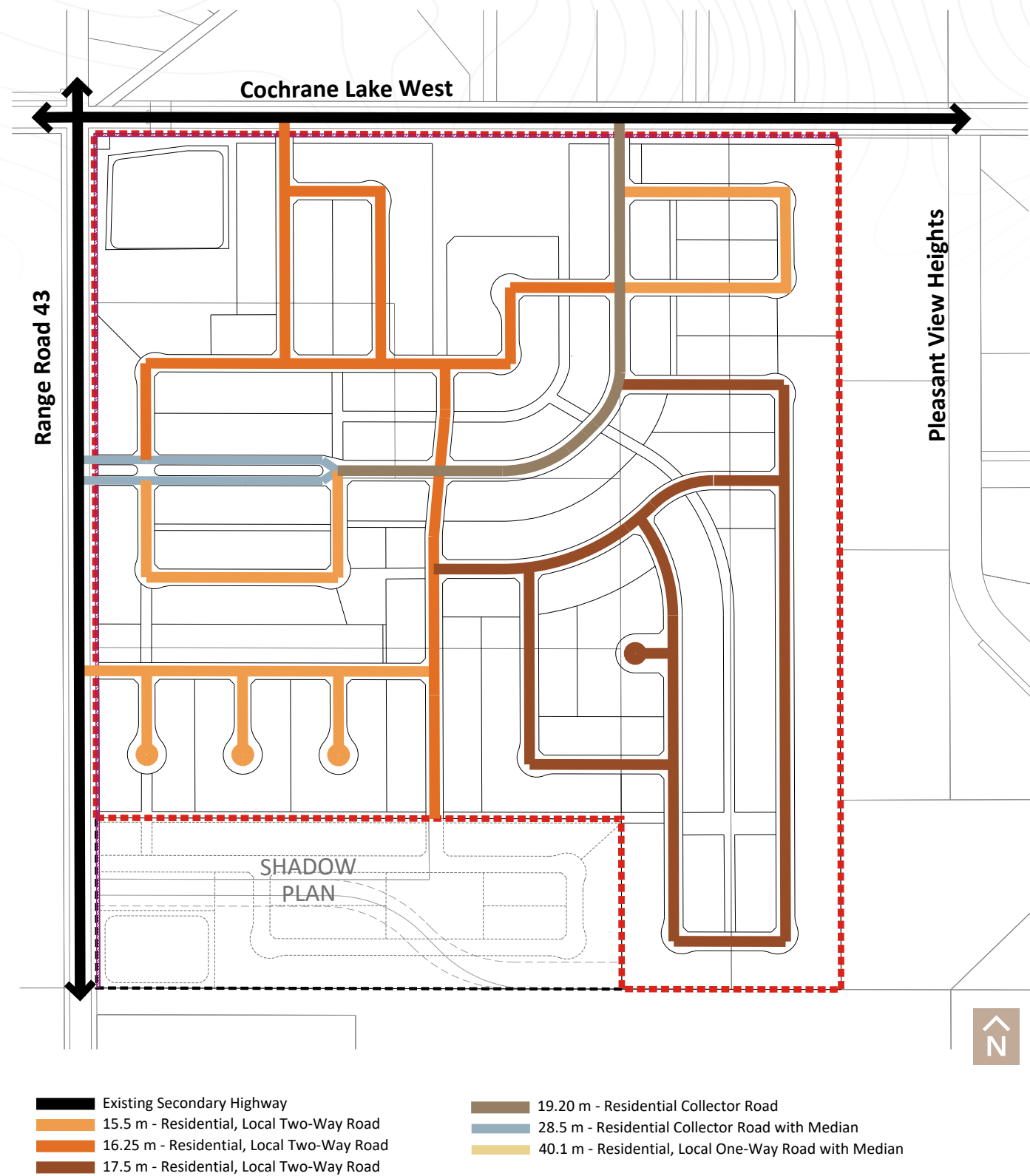
#### **POLICY 3.3.2.2**

The developer shall prepare an update to the TIA at each subdivision stage/phase.

#### **POLICY 3.3.2.3**

The developer shall be required to provide applicable Transportation Off-Site Levies at the subdivision stage.

FIGURE 9: TRANSPORTATION



### 3.4 UTILITY SERVICING

The developer has secured the capacity for 720 units through a Cost Contribution Agreement based on the assumptions made and upgrades recognized in the Utility Servicing Study for Cochrane Lake Village, prepared by McDonald Communities, dated May 27, 2019.

#### 3.4.1 POTABLE WATER SERVICE

The Plan area will be serviced with potable water by the County's Horse Creek Water Distribution System. A connection will be made at the intersection of Sheriff Road and Montenaro Bay. A pressure booster station will be required to meet the flow requirement of the County Servicing Standards, given that much of the Plan area lies above the existing service elevation. The booster station will be located on a Public Utility Lot (PUL) located within the NE area portion of the Plan area. To meet to County's standards for fire flow, pressure and looping, a dual 250 mm diameter connection to the existing distribution system is required for the suction side of the booster station. The booster station will discharge into the development with dual distribution pipes to ensure looping requirements are met.

The preferred alignment of the supply pipes are expected to run parallel from the booster station, along Cochrane Lake Rd and Sheriff Road, to the intersection of Sheriff Road and Montenaro Bay. If planned development to the west occurs in advance of this proposed development, and a connection is available on the west end of Cochrane Lake Trail, one of the dual supply pipes may be connected at that location. Where the alignment of the potable water service network is demonstrated to provide benefit to lands outside the participating area of this Plan, the County shall implement a Cost Recovery in accordance with the Infrastructure Cost Recovery Policy C-406.

The specific design of the potable water service network within the Plan area shall be confirmed at the subdivision approval stage in accordance with the County Servicing Standards and applicable Alberta Environment regulatory approvals. The developer will be required to provide a Cost Feasibility Assessment and Sustainability Analysis at the subdivision stage to estimate the life-cycle costs for the operation, maintenance, and replacement of the potable water booster station.

##### POLICY 3.4.1.1

Potable water service shall be provided within the Plan area, as generally illustrated by Figure 10: Potable Water Servicing.

##### POLICY 3.4.1.2

All potable water infrastructure shall be designed and constructed by the developer be in accordance with the County's Development Agreement process, Servicing Standards and applicable Alberta Environment regulatory approvals.

##### POLICY 3.4.1.3

The potable water service within the Plan area shall accommodate fire suppression in accordance with the County Servicing Standards and applicable regulatory requirements.

##### POLICY 3.4.1.4

Where the alignment of the potable water service network is demonstrated to provide benefit to lands outside the participating area of this Plan, the County shall implement a Cost Recovery in accordance with the Infrastructure Cost Recovery Policy C-406.

##### POLICY 3.4.1.5

The developer may be required to facilitate an expansion of the existing water service area as in accordance with the executed Cost Contribution Agreement.

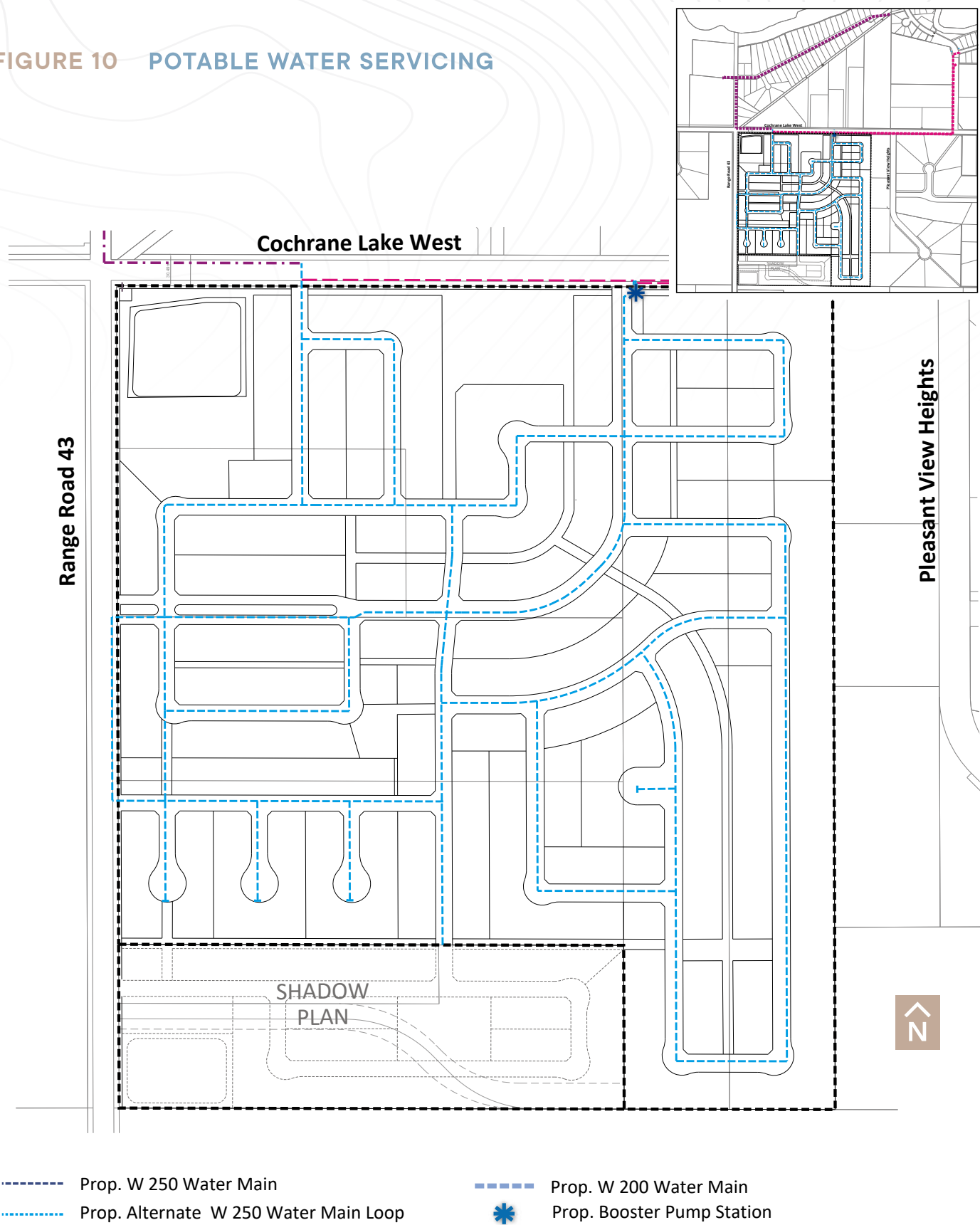
##### POLICY 3.4.1.6

The developer will be required to provide a Cost Feasibility Assessment and Sustainability Analysis at the subdivision stage estimating the life-cycle costs for the operation, maintenance and replacement of the potable water booster station, to the satisfaction of the County.

##### POLICY 3.4.1.7

The developer shall provide a detailed servicing study with each phase of development identifying required water and wastewater capacities and infrastructure needs.

FIGURE 10 POTABLE WATER SERVICING





### **3.4.2 WASTEWATER SERVICE**

The Plan area will be serviced with sanitary sewer by connecting to the County's Cochrane Lakes sanitary sewer system.

A gravity collection system will collect wastewater into a new lift station located on the NW corner of the proposed development to discharge via a new forcemain into the existing 250 mm forcemain located on Cochrane Lake Road.

The lift station located at the NW corner of the proposed development will resemble the existing Monterra Lift station in that it will be a duplex configuration with similar sized pumps. The lift station will pump into the existing forcemain which discharges into the Town of Cochrane's sanitary sewer system.

The coordination and/or hydraulic impact on the existing lift station will be assessed during the design process supporting the new lift station.

Where the alignment of the wastewater service network, including the lift station, is demonstrated to provide benefit to lands outside the participating area of this Plan, the County shall implement a Cost Recovery in accordance with the Infrastructure Cost Recovery Policy C-406.

The specific design of the wastewater service network within the Plan area shall be confirmed at the subdivision approval stage in accordance with the County Servicing Standards.

The developer will be required to provide a Cost Feasibility Assessment and Sustainability Analysis at the subdivision stage to estimate the life-cycle costs for the operation, maintenance, and replacement of the sanitary lift station.

#### **POLICY 3.4.2.1**

Wastewater service shall be provided within the Plan area by the County's Cochrane Lake Wastewater System, as generally illustrated by Figure 11: Wastewater Servicing.

#### **POLICY 3.4.2.2**

All wastewater infrastructure shall be designed and constructed by the developer be in accordance with the County's Development Agreement process, Servicing Standards and applicable Alberta Environment regulatory approvals.

#### **POLICY 3.4.2.3**

Where the alignment of the wastewater service network is demonstrated to provide benefit to lands outside the participating area of this Plan, the County shall implement a Cost Recovery in accordance with the Infrastructure Cost Recovery Policy C-406.

#### **POLICY 3.4.2.4**

The developer may be required to facilitate an expansion of the existing wastewater service area in accordance with the executed Cost Contribution Agreement.

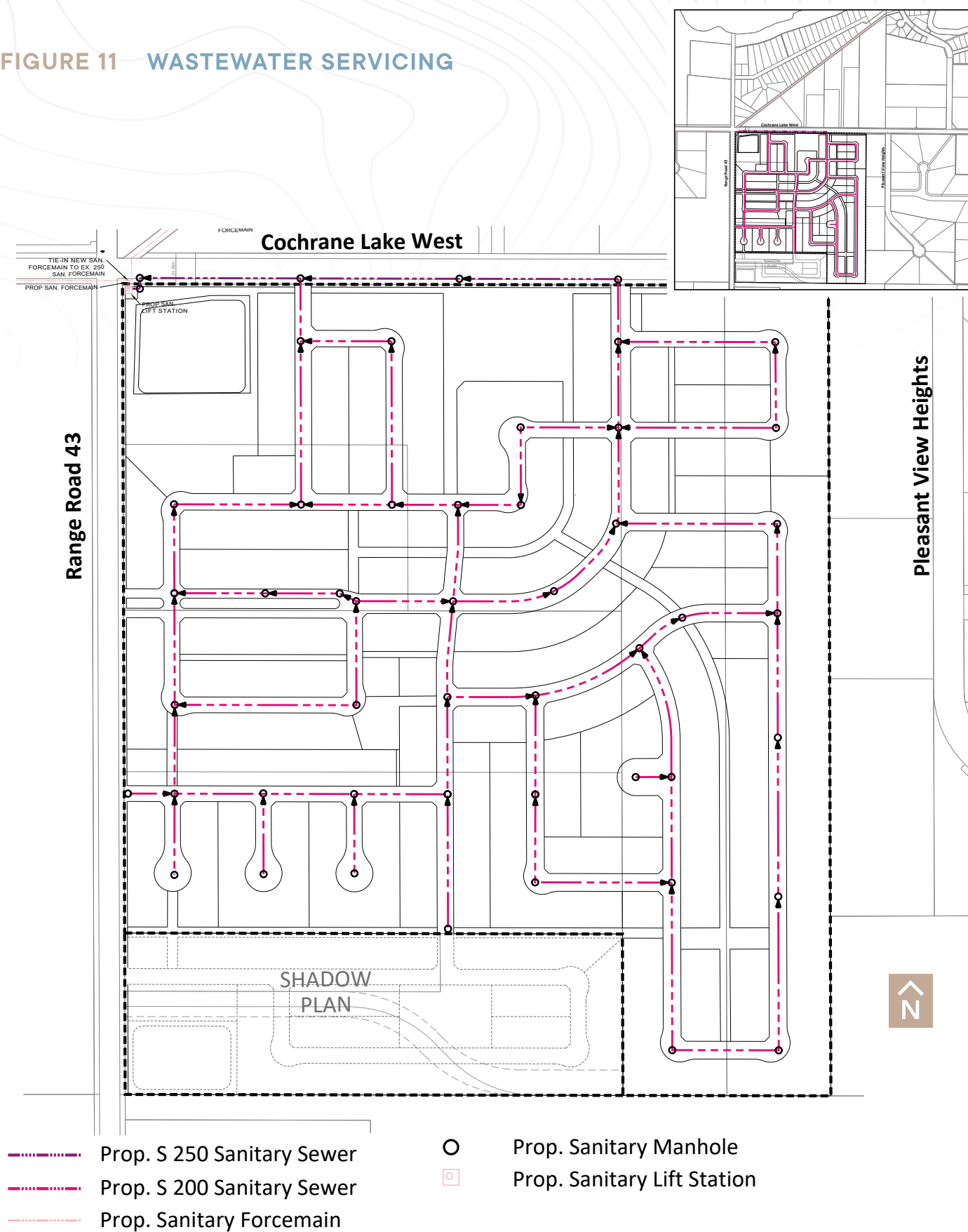
#### **POLICY 3.4.2.5**

Wastewater flows from the subject lands shall be accommodated within the allowable flow rate of 48 L/sec of the System.

#### **POLICY 3.4.2.6**

The developer will be required to provide a Cost Feasibility Assessment and Sustainability Analysis at the subdivision stage estimating the life-cycle costs for the operation, maintenance and replacement of the sanitary lift station, to the satisfaction of the County.

## FIGURE 11 WASTEWATER SERVICING



### 3.4.3 SHALLOW UTILITIES

Shallow utilities (i.e. electricity, telecommunication, natural gas, etc.) will be provided by the developer at the subdivision stage in consultation with all applicable shallow utility providers.

#### **POLICY 3.4.3.1**

Shallow utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with all applicable utility providers.

#### **POLICY 3.4.3.2**

The alignment of utility installations shall be determined at the subdivision stage in accordance with the County Servicing Standards.

To further reduce run-off volumes within the Plan area, implementation of roadside bioswales is proposed within the southeast portion of the neighbourhood to enhance infiltration. Additionally, implementation of Low Impact Development (LID) measures such as absorbent landscaping within each residential lot is recommended.

The developer will be required to provide a detailed stormwater management plan at each phase of subdivision. All stormwater management infrastructure will be designed and constructed by the developer in accordance with the County's Development Agreement process, to the satisfaction of the County and Alberta Environment.

It is acknowledged that the stormwater facility illustrated within the Shadow Plan area is conceptual only. The specific design and configuration of this facility will to be determined by the developers of this area at the future land use and subdivision stage.

## 3.5 STORMWATER MANAGEMENT

A Conceptual Stormwater Management Plan was prepared in support of this Conceptual Scheme to rationalize this proposed development in accordance with the specific design parameters established by the Cochrane Lake Sub-Catchment Master Drainage Plan, SSI, 2016 which are:

- 1:100 year maximum discharge rate of 1.39 L/s/ha;
- Average Annual Runoff of 30 - 40 mm;
- Removal of 85% of 50 micron Total Suspended Solids.

As illustrated on Figure 12: Stormwater Management, a stormwater retention facility is proposed in the northwest corner of the site, to reduce peak discharge rates, sized in accordance with the requirements of the 2016 Sub-Catchment Master Drainage Plan. This facility contemplates the construction of a Public Utility lot (PUL) adjacent to a Municipal Reserve lot (MR). As detailed in the Conceptual Stormwater Management Plan, the design of the PUL will capture run-off up to the 1:5 year storm event. The developer will construct a berm at the freeboard elevation between the PUL and MR to maintain drainage separation between the two areas.

#### **POLICY 3.5.1**

Stormwater Management shall be provided as generally illustrated on Figure 12: Stormwater Management.

#### **POLICY 3.5.2**

All stormwater management infrastructure will be designed and constructed by the developer in accordance with the County's Development Agreement process and Servicing Standards, to the satisfaction of the County and Alberta Environment.

#### **POLICY 3.5.3**

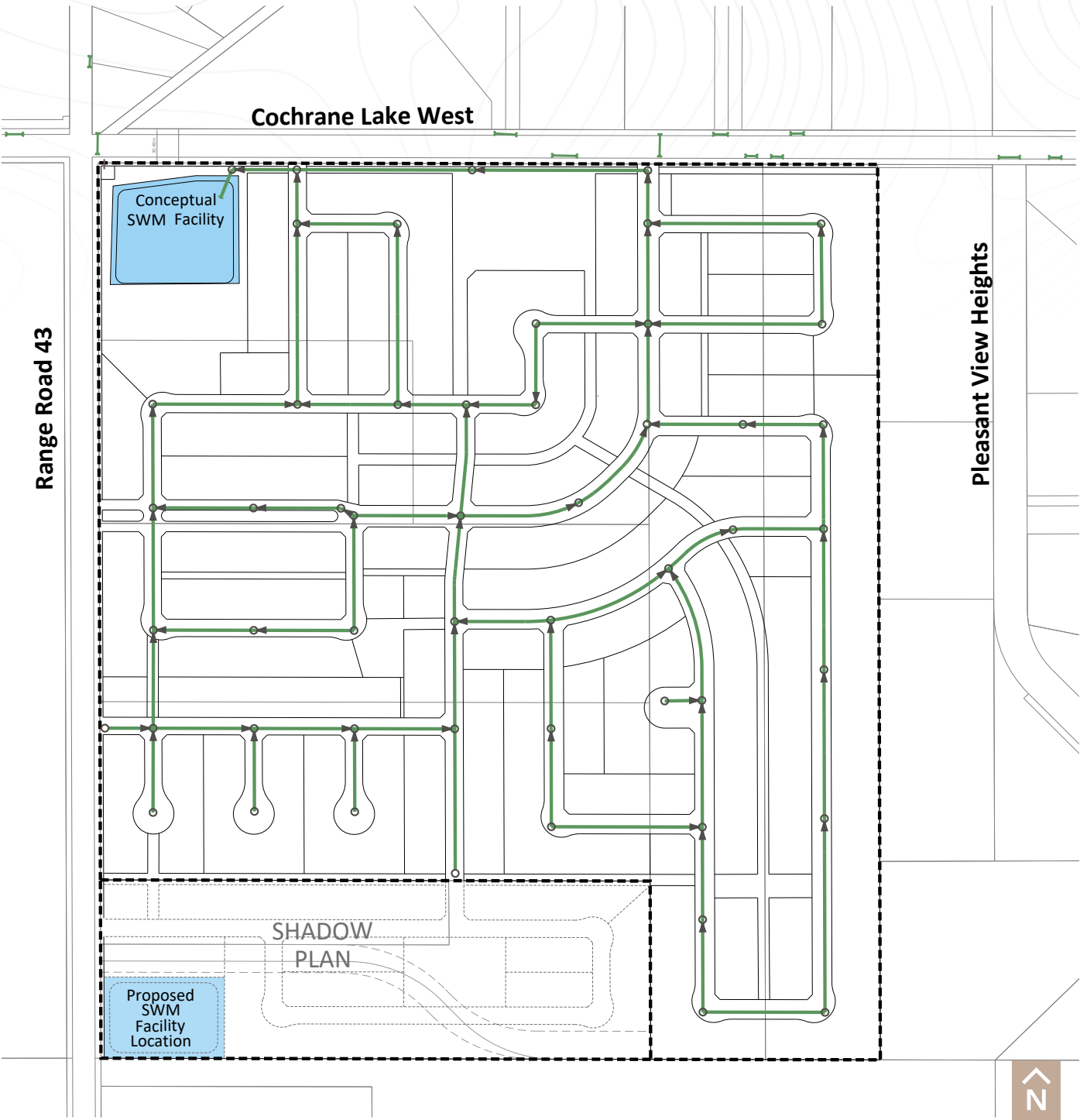
The design of stormwater facilities shall be in accordance with the Cochrane Lake Sub-Catchment Master Drainage Plan, SSI, 2016.

#### **POLICY 3.5.4**

The developer will be required to provide a detailed Stormwater Management Plan at each phase of subdivision.



FIGURE 12: STORMWATER MANAGEMENT



Prop. Minor Storm Sewer    Prop. Storm Manhole    Existing Culvert

## 3.6 OPEN SPACE

### 3.6.1 MUNICIPAL RESERVE (MR)

Open space within the plan area will be provided by dedication of Municipal Reserve (MR) at the subdivision stage, as generally illustrated by Figure 13: Open Space.

The amount of Municipal Reserve outstanding within the Plan area and anticipated disposition is summarized in Table 5: Proposed Municipal Reserve Disposition.

It is noted that two parcels within the Plan area have previously partially dedicated approximately 1% of their associated outstanding Municipal Reserve obligation by payment of cash-in-lieu via previous subdivision plans as per Deferred Reserve Caveats 781 016 852 and 761 105 244.

The developer shall prepare a Landscaping Plan at the subdivision stage, to be prepared by a qualified professional, to detail the proposed landscaping and configuration of recreation improvements within each MR, to be constructed in accordance with the County Servicing Standards.

It is expected that the County will assume the operation and maintenance of the MRs within the Plan area. As the community builds out over time, the County's maintenance service level may be enhanced by support from the Neighborhood C Home Owners Association.

#### POLICY 3.6.1.1

Open space within the plan area shall be provided by the developer at the subdivision stage to include a combination of Municipal Reserve (MR) and Public Utility Lot (PUL) parcels as generally illustrated on Figure 13: Open Space.

#### POLICY 3.6.1.2

The developer shall prepare a Landscaping Plan at the subdivision stage, to be prepared by a qualified professional, to detail the proposed landscaping and configuration of recreation improvements, to be constructed in accordance with the County Servicing Standards.

#### POLICY 3.6.1.3

The County shall assume maintenance of the MR upon issuance of a Final Acceptance Certificate in accordance with the terms of the County's Development Agreement process.

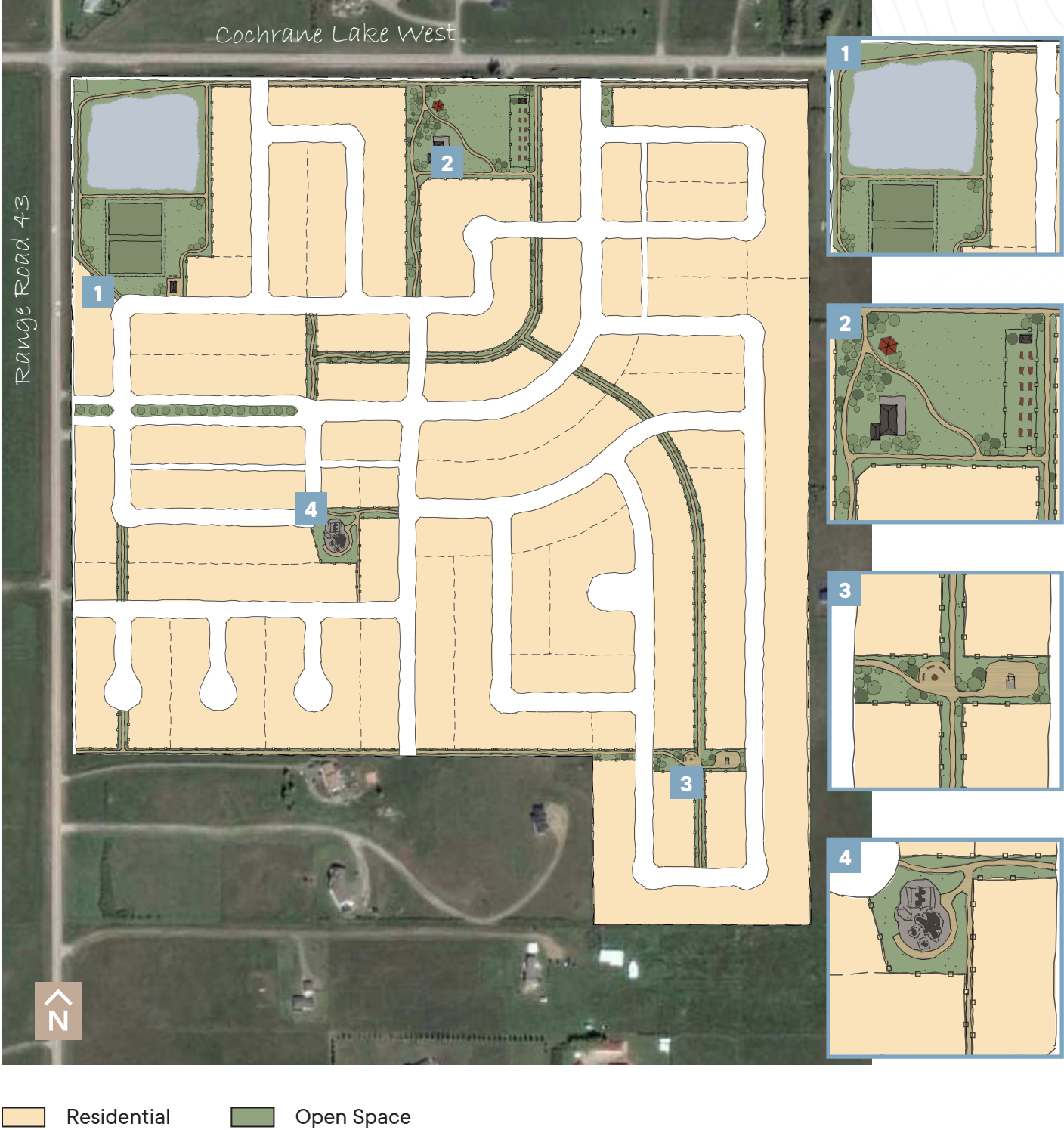
#### POLICY 3.6.1.4

The developer shall create a Home Owners Association (HOA) at the subdivision stage who may, in collaboration with the County, augment and support the operation and maintenance of the recreation amenities within the MRs.

**TABLE 05 ANTICIPATED MUNICIPAL RESERVE DISPOSITION**

Dedication	Hectares	Acres	%
Conceptual Scheme Area (Without Shadow Plan)	47.71	117.89	-
Non-developable Area (Road ROW Widening)	0.37	0.92	-
Net Developable Area	47.34	116.97	100%
Total MR Dedication Required (10% of Net Developable Area)	4.76	11.75	10%
MR Previously Disposed (1% of parcels 5 and 6)	~ 0.016	~ 0.04	~ .03%
Amount Outstanding (after previous dedication)	4.74	11.71	~ 9.9%
Proposed MR Dedication by Land	4.74	11.71	~ 9.9%

FIGURE 13: OPEN SPACE



### 3.6.2 NEIGHBOURHOOD PARKS CRITERIA

The park spaces within the Plan area will be designed to provide a range of functional open spaces and neighbourhood destinations for its future residents. Four (4) key open spaces are illustrated on Figure 12: Open Space, and described below. Final programming and design of these spaces will be determined at the detailed design stage. The following descriptions are intended to establish expectations and specific criteria to inform possible future outcomes for these spaces based on existing policy, and anticipated community needs.

**PARK 1** - The storm pond within Park 1 will serve both a functional and aesthetic purposes, supporting efficient drainage for the neighbourhood and providing a visual amenity and focal point for the overall community. The pond connects to an adjacent MR green space, 1.44 hectares (3.56 acres) in size, which will serve a dual purpose, both as a destination for active and passive recreation and as an irrigation area to support of the overall function of the Stormwater Management Plan. A pedestrian pathway will surround the pond, connecting Park 1 to adjacent open spaces thereby promoting passive recreation integrated with engineered stormwater solutions as proposed in the Cochrane Lake Hamlet Plan. The MR space in this park is envisioned to contain sports fields and light landscaping.

**RVC Parks & Pathways Classification: Neighbourhood Park**

**PARK 2** - Located adjacent to the northwest entrance of Neighbourhood C, Park 2, 1.47 hectares (3.63 acres) in size, is proposed to contain the existing cabin structure which could be preserved as a gathering space and destination for small-scale community events. Preservation of this building could provide cultural value and opportunity to celebrate integrate the history of the historic hamlet development within the new context of Neighbourhood C. This MR space could include community gardens, a picnic area, gazebo, or a play structure.

**RVC Parks & Pathways Classification: Neighbourhood Park**

**PARK 3** - Park 3 is well connected by multiple linear park spaces running north-south and east-west where public pathways promote movement throughout the community. This MR space is 0.58 hectares (1.43 acres) in size and will provide a destination along these paths, envisioned to contain a playground structure, landscaping, and recreational space such as a basketball net.

**RVC Parks & Pathways Classification: Pocket Park**

**PARK 4** - This open space is located in the south central portion of the Plan area in the south east corner of a crescent. The park extends east with a linear green to provide connection to sidewalks within the road network. Additionally, a pedestrian path connection provides access from the south end of the park as well. This park is 0.24 hectares (0.60 acres) in size, and is envisioned to include a play structure, seating areas, and flexible open space.

#### POLICY 3.6.2.1

The design of each Municipal Reserve park space within the Plan area shall be determined at the subdivision stage in accordance with the preliminary criteria established by Section 3.6.2 of this Plan.

### 3.6.3 LINEAR OPEN SPACES

The Neighbourhood C open space plan includes a highly connected network of linear open spaces intended to promote safe and enjoyable walking environments, connecting residents to all major parks and destinations. These spaces are intended to encourage physical activity and active transportation throughout the community. Allocation of the linear open spaces was informed by the desire to provide safe alternatives for active transportation between park spaces, reducing pedestrian traffic on major roadways.

**RVC Parks & Pathways Classification: Greenways**



### 3.7 EASTERN INTERFACE AREAS

As per the Cochrane Lake Hamlet Plan, this Conceptual Scheme establishes a policy framework to address the proposed design treatment to be provided by the developer along the 'eastern interface area' as generally illustrated on Figure 14: Eastern Interface Area.

At the subdivision design stage, the developer shall implement specific design measures to mitigate potential land use conflicts or negative off-site effects for the adjacent landowners along the eastern interface which may include the following:

- Landscaping along lot edges to buffer existing residences.
- Wider lots to increase feelings of spaciousness and create a gradual increase in density from existing residential communities.
- Berming to increase feelings of separation between lots.
- Uniform fencing.
- Offer to install landscaping within the boundary of each immediately adjacent country residential lot with the objective of mitigating obstructive views when viewed from vantage points associated with existing dwellings.

#### **POLICY 3.7.1**

The developer shall establish an appropriate design treatment along the eastern edge of the Plan area as generally illustrated by Figure 14: Eastern Interface Area.

#### **POLICY 3.7.2**

The developer shall implement a design treatment within this area utilizing wider lots (exclusively with single family homes), uniform fencing, and strategic placement of landscaping to establish an appropriate visual buffer between the Plan area and existing adjacent country residential lots immediately to the east.

#### **POLICY 3.7.3**

The developer shall consult with each immediately adjacent landowner along the Eastern Interface Area at the subdivision stage with offer to install additional landscaping within each affected to provide enhanced visual screening for each existing dwelling.

### 3.8 COMMUNITY SUPPORT SERVICES

#### 3.8.1 FIRE RESPONSE

The allocation of fire protective services in the Plan area shall occur in accordance with the CLHP. Fire services will be provided by two Cochrane fire stations as per the existing contract between the County and the Town. A pressurized hydrant system will support the neighbourhood.

#### 3.8.2 POLICE RESPONSE

Police response is anticipated to be provided by the Cochrane RCMP with support of Rocky View County Peace Officers.

#### 3.8.3 EMERGENCY RESPONSE

Emergency Response in Neighbourhood C shall be provided via the Provincial EMS and 911 systems, likely dispatched from facilities in the Town of Cochrane.

#### 3.8.4 WASTE MANAGEMENT

Waste management within the Plan area will be provided by a qualified Waste Management Professional, to be managed by a Home Owners Association.

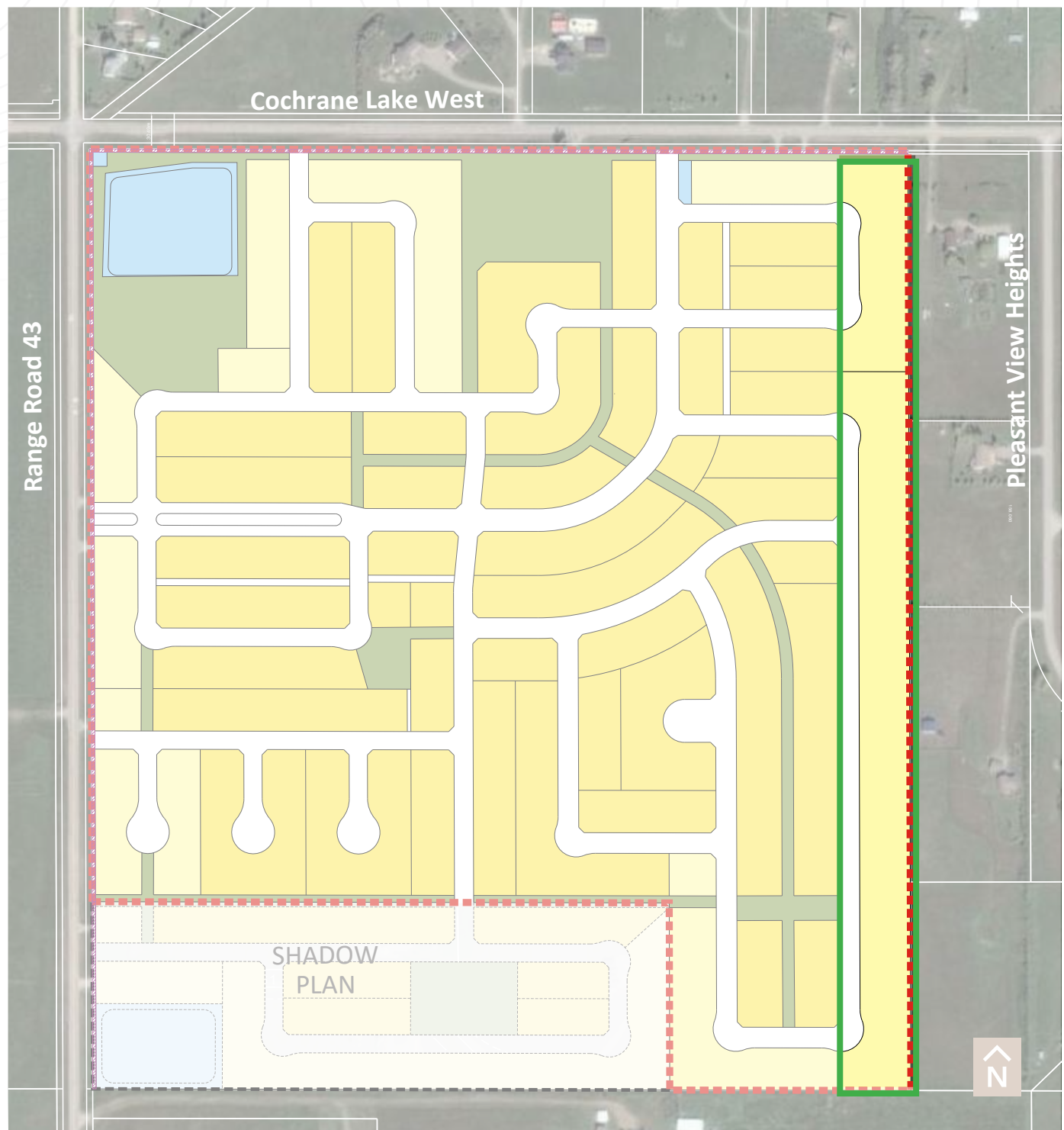
#### 3.8.5 EDUCATIONAL FACILITIES

The CLHP envisions future school site within Neighbourhood D.

#### **POLICY 3.8.4.1**

The developer shall prepare a Waste Management Plan at the subdivision stage, to the satisfaction of the County.

FIGURE 14: EASTERN INTERFACE AREA




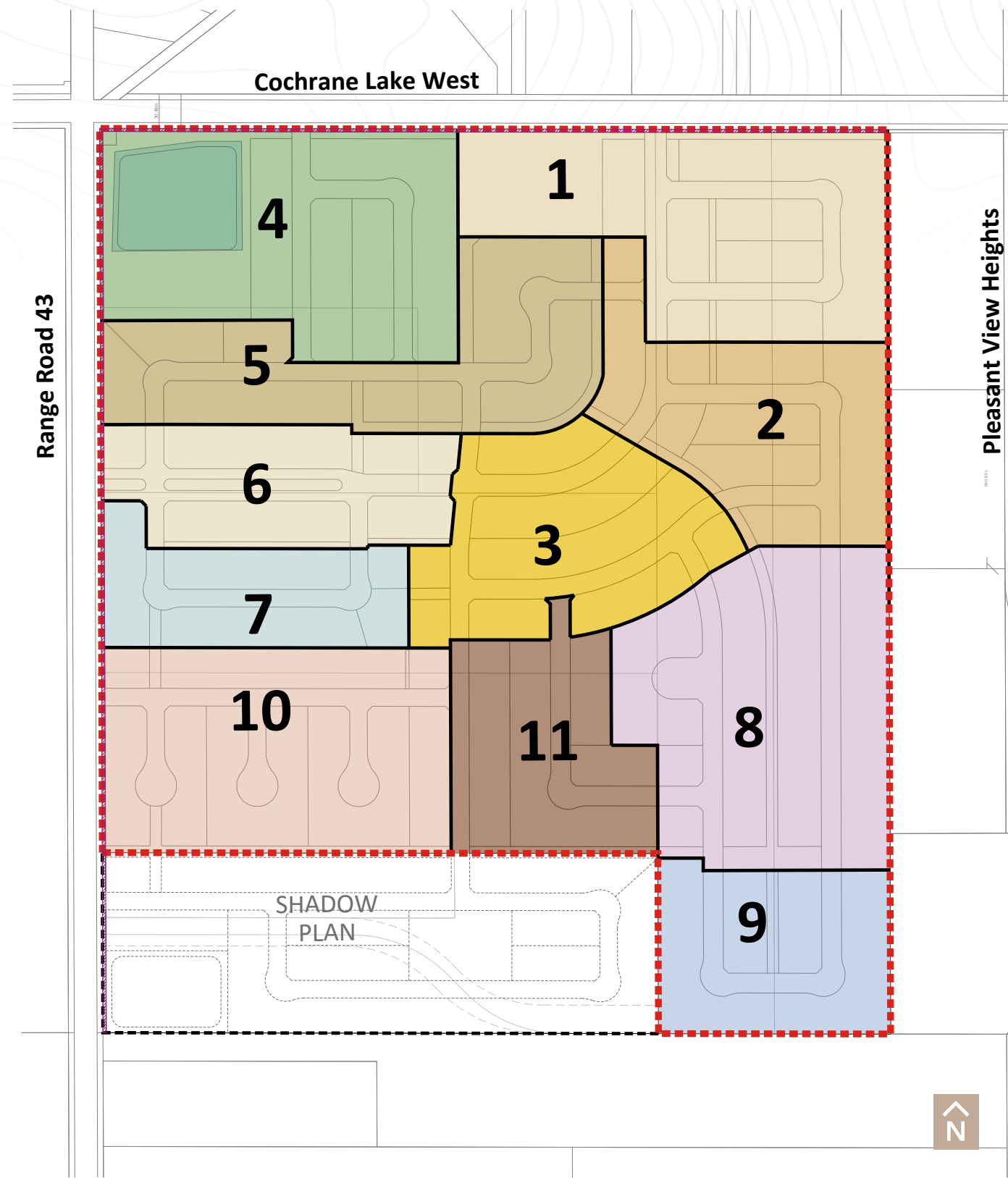
 Eastern Interface Area

FIGURE 15: ANTICIPATED PHASING



## 4.0 IMPLEMENTATION FRAMEWORK

### 4.1 PROPOSED SUBDIVISION

The Plan area is anticipated to accommodate approximately seven hundred and twenty (720) residential lots. The remainder of the lands shall be allocated among five (5) Municipal Reserve lots (parks), four (4) Municipal Reserve lots (linear greenways), public roads and a Public Utility Lot (stormwater pond).

### 4.2 ANTICIPATED PHASING

Development within the Neighbourhood C Conceptual Scheme area is expected to proceed in eleven (11) phases as generally illustrated by Figure 15: Anticipated Phasing. Progression of these development phases is expected to follow the alignment of leading transportation and infrastructure required to support proposed subdivision, subject to market demand. It is noted that the Hamlet Plan identifies that the Eastern Interface should constitute the final development phase. However, a logical extension of servicing brings connection from existing infrastructure to the east. For the purposes of cost-effective and sustainable development practices the Eastern Interface is partially contemplated within early stages of development.

#### **POLICY 4.2.1**

Changes to the anticipated phasing plan may occur without amendment to this Conceptual Scheme, subject to the availability of required infrastructure and approval from County's Subdivision Authority.

### 4.3 HOMEOWNERS ASSOCIATION

A Homeowners' Association (HOA) will be established primarily to manage a contract with a waste management provider which is not provided by Rocky View County. Likewise, as described by Section 3.6.1 of this Plan, the HOA may decide to support the County's maintenance of the Municipal Reserve parcels by augmenting the basic service levels.

#### **POLICY 4.3.1**

The Neighbourhood C Homeowners' Association will be responsible for waste management within the Plan area.

### 4.4 SHADOW PLAN

The Neighbourhood C 'Shadow Plan' is intended to establish a forward thinking strategy to accommodate the ultimate design of a 'full neighbourhood unit' within this Plan.

It is noted that the three (3) owners within the Shadow Plan area are not interested in redeveloping their lands at this time. As such, it is expected they will continue residing within their country residential parcels pending their eventual redevelopment with Hamlet residential uses. As such, the design of the Plan includes specific accommodations to enable the future developer(s) of the shadow plan area to extend the internal subdivision roads, utility servicing, and the open space network from the developed portion of the neighbourhood therein.

The specific timing and nature of development within the Shadow Plan area will be determined by the owners of the three (3) parcels therein.

#### **POLICY 4.4.1**

Development within the shadow plan area shall be supported by a subsequent land use amendment and subdivision application process to be advanced by the parcel owners in this area.

#### **POLICY 4.4.2**

Developers of the shadow plan area shall consider alignment with the developed portion of Neighbourhood C relative to connectivity, aesthetics, and built form, to encourage a cohesive community identity.



## 5.0 MUNICIPAL POLICY FRAMEWORK

### 5.1 THE COUNTY PLAN

Rocky View County adopted a Municipal Development Plan (MDP) titled the County Plan in October 2013. The policies of the MDP are established to guide fiscally responsible growth in the County while respecting delicate environmental conditions, agricultural lands, and the existing rural character.

To manage responsible growth, the County Plan identifies preferred residential growth areas, these are areas where existing plans have established development boundaries and forms. Cochrane Lake Hamlet is identified as a preferred residential growth area.

The County Plan's Hamlet Policies support the development of rural hamlets to establish and maintain a strong sense of community identity with attractive, high quality-built environments and distinct, safe residential neighbourhoods. Hamlet communities are encouraged to leverage their historical character and evolve over time.

Hamlets with a boundary coinciding with an area structure plan, such as Cochrane Lake, are identified as rural communities with basic services. Policy supports moderate development over the next 10 years (from 2013) in accordance with their area structure plan (ASP) or conceptual scheme.

As defined by the County Plan, a Hamlet is "characterized as having primarily residential development with a main street, crossroads, or central gathering area."

The Neighbourhood C Conceptual Scheme proposes to establish a hamlet residential neighbourhood supported by an adopted area structure plan that upholds the characteristics of Rocky View's Rural communities such as:

- Safety, family and neighbours.
- Relatively larger residential lots with the opportunity for a mix of residential uses and lot sizes.
- Municipal water, wastewater and stormwater management.
- Sidewalks and pathways for recreation and local transportation.

### 5.2 THE COCHRANE NORTH AREA STRUCTURE PLAN (CNASP)

The Cochrane North ASP was approved in 2007, it extends north from the northern boundary of the Town of Cochrane to Weedon Trail, encompassing the entire Cochrane Lake area.

The CNASP encourages an appropriate range of residential, and other uses by providing for long-term redevelopment and expansion opportunities. Agricultural pursuits are encouraged to continue until such time as servicing opportunities warrant residential development. The Neighbourhood C lands are identified as part of the Hamlet policy area intended to be a community focal point for the Cochrane Lake North area.

The Neighbourhood C Conceptual Scheme supports the ASP policy by establishing guidelines for the development of a pedestrian oriented community with sidewalks, pathways, and linked open spaces, creating a range of housing choices, and by taking advantage of opportunities for servicing efficiencies.

### 5.3 COCHRANE LAKE HAMLET PLAN (CLHP)

As recommended by the Cochrane North ASP, Rocky View County approved the Cochrane Lake Hamlet Plan (CLHP) in May 2011. The Hamlet Plan is rooted in strategic town planning and smart growth principles, aiming to build a community of neighbourhoods. Neighbourhood C is one of seven (7) neighbourhoods identified within the Cochrane Lake Hamlet, each encompassing a five-minute walk from the centre to the edge. The Hamlet Plan highlights the following principles:

- Promoting the lake as a central amenity
- Appropriate transitions to neighbouring agricultural uses and residential areas
- Providing a mix of housing options
- Focus on public spaces that enhance neighbourhood character

The Neighbourhood C Conceptual Scheme supports the goals of the Hamlet Plan by supporting a population level which results in cost effective and efficient servicing, promoting an attractive community offering a range of housing typologies, and fostering a walkable pleasant pedestrian atmosphere. The pedestrian network will support active mobility by providing a safe atmosphere where vehicles drive at reduced speeds and trees line the wide sidewalks. A central park space acts as the main open space where residents can gather and interact.

The Hamlet Plan includes detailed illustrations demonstrating one possible outcome of development aligning with the Plan policies. It is noted within the Plan that these illustrations are not an exact representation of exact development and that the final layout of development will be determined by future applications by the private sector. Design of the Neighbourhood C plan reflects the intention and policies of the Hamlet Plan, while accounting for factors such as drainage, land ownership, topography, pedestrian safety, and market conditions among other things.

While differing from the illustrative example of the Hamlet Plan, this Conceptual Scheme aligns with the policies and intent of the Plan by:

- Preserving elements of the natural environment where possible
- Promoting open space and recreational opportunities within a 5-minute walk of all residences, including incorporating passive recreation with stormwater management solutions
- Keeping open spaces to a community scale, providing a range of programming and natural areas
- Utilizing more urban road standards to highlight particular elements of the community
- Creating a safe and enjoyable pedestrian atmosphere
- Maintaining the rural charm and hamlet character of Cochrane Lake
- Creating a radial pattern of development as per the Edge, Transition and Centre Districts to appropriately transition from existing residential communities
- Addressing the Eastern Interface Area and establishing policy to ensure thoughtful transition

This plan includes specific policies to address the edge conditions bordering existing development in Section 3.7: Eastern Interface Area.

### 5.4 AGRICULTURAL BOUNDARY DESIGN GUIDELINES

The Neighbourhood C Plan Area is bordered on three (3) sides by rural residential development. Agricultural lands are located on the western side of Range Road 43, separated from the plan area by a 30 m road ROW. For this reason it has been determined that alignment with the Agricultural Boundary Design Guidelines will not be required by policy, rather the existence of the guidelines is acknowledged, and it is recommended that developers of Neighbourhood C consider the intent of these guidelines.

## 6.0 COMMUNITY ENGAGEMENT

The Neighbourhood C Conceptual Scheme project team is committed to sharing information and engaging with adjacent landowners and key stakeholders from the Cochrane Lake Hamlet community to ensure that specific details relative to this proposed development align with Canopy Lands' following engagement objectives:

- To ensure all key stakeholders are identified and informed of opportunities to be included in the process;
- To generate awareness about the Conceptual Scheme and provide opportunity for stakeholders to ask questions and provide input;
- To present preliminary plans for development;
- To document concerns and comments from stakeholders to be considered during the Conceptual Scheme review and refinement process;
- To ensure stakeholders are kept informed of the Plan's progress and provided opportunity to review additional information and discuss the project further if desired;
- To ensure the engagement process is monitored and measured, and results are shared with all stakeholders; and
- To conduct communications related to the proposed development in an open, transparent, honest and respectful manner.

### 6.1 ENGAGEMENT OVERVIEW

Project Website | January 2022 – ongoing

Invitations to Coffee Chats | January 22, 2022

Community Coffee Chats | February 5, 2022

Online Survey | February 5 – 24, 2022

WWH Report Distributed | March 4, 2022

Project Update Distributed | May 31, 2022

One-On-One Neighbour Correspondence | Ongoing

### 6.2 COMMUNITY COFFEE CHATS

The project team conducted pre-application engagement in the format of Community Coffee Chats on Saturday, February 5, 2022 at the Weedon Pioneer Community Hall to introduce Canopy Lands to the community, share information about the planning history of the area, and to introduce the preliminary vision and intent for Neighbourhood C. Early engagement provided the opportunity to establish relationships, answer questions and understand early concerns and opportunities.

#### Promotions and Outreach

- Project information flyer / open house invitation to ~500 adjacent landowners and community residents
- Project website: [www.CLHPNeighbourhoodC.ca](http://www.CLHPNeighbourhoodC.ca) (1,266 views as of September 1, 2022)
- Outreach to multiple community Facebook pages to share information
- Dedicated project engagement specialist, phone number and email address
- Distribution of What We Heard report and project update to 49 contacts

#### Participation

- 45 attendees
- 11 feedback forms collected
- 6 emails received and responded to
- 3 online surveys completed
- 49 project email subscribers

### 6.3 ADJACENT LANDOWNER ENGAGEMENT

As a result of the introductions made at the Community Coffee Chats, Canopy Lands has continued to be in direct contact with a number of adjacent landowners to discuss and mitigate concerns where possible.

## 6.4 ENGAGEMENT RESULTS AND OUTCOMES

The following table provides a summary of the main themes of feedback received through public and adjacent landowner engagement, along with responses provided and actions taken by Canopy Lands.

Concern/Comment Received	Canopy Lands Response / Action
Adjacent neighbours to the east indicated the importance of respecting existing properties and expressed concern about the eastern interface treatment.	<p>In complying with the policies within the adopted Cochrane Lake Hamlet Plan, and in response to engagement with adjacent landowners, Canopy Lands has outlined policies within the Conceptual Scheme to address the eastern interface area condition treatment to mitigate potential land use conflicts or negative off-site effects for adjacent landowners.</p> <p>The Policies that will guide the treatment of the eastern interface at the subdivision phase can be found on Page 31 of the Conceptual Scheme document.</p> <p>At the subdivision design stage, Canopy Lands will implement specific design measures to mitigate potential land use conflict or negative off-site effects for the adjacent landowners along the eastern interface, which may include:</p> <ul style="list-style-type: none"> <li>• Landscaping along lot edges to buffer existing residences</li> <li>• Wider lots to increase feelings of spaciousness and create a gradual increase in density from existing residential communities</li> <li>• Berming to increase feelings of separation between lots</li> <li>• Uniform fencing</li> <li>• Possible landscaping within adjacent lots to minimize obstructive views specific to the existing adjacent lot.</li> </ul> <p>Canopy Lands will consult with each immediately adjacent landowner along the Eastern Interface Area at the subdivision stage with offer to install additional landscaping within each affected to provide enhanced visual screening for each existing dwelling.</p> <p>Additionally, a parcel modifier is proposed along the eastern interface, which establishes minimum lot widths and parcel sizes. A typical lot size width the R-MID land use is 30 feet. With the parcel modifier, lot widths along the eastern interface would be required to maintain a minimum of 42 feet. This will result in less units along the edge and may help maintain sight lines for adjacent neighbours.</p>



Concern/Comment Received	Canopy Lands Response / Action
<p>Concern for potential impact of development on neighbouring well capacities.</p>	<p>In response, Canopy Lands retained a hydrogeologist to complete a Groundwater Risk Assessment in April 2022 to study the impact of potential development on adjacent wells. Based on the findings of this report, the Neighbourhood C development should not pose adverse risk to any groundwater users. The full study and findings were posted on the project website and shared with the email subscriber list.</p>
<p>Discussion with owners of remaining 20 acres within Neighbourhood C.</p>	<p>The three owners of the 20 remaining acres in the southern portion of Neighbourhood C have been engaged through the preparation of a Shadow Plan to provide a forward thinking strategy to accommodate the ultimate design of a "full neighbourhood unit" within this Plan. The shadow plan includes the extension of the internal subdivision roads, utility servicing and open space network from the developed portion of the neighbourhood therein.</p>
<p>Concern for impact of development on nearby intersections, capacity of existing roads and the future closure of Range Road 43.</p>	<p>A Traffic Impact Assessment (TIA) was completed by Watt Consulting to assess traffic conditions expected to be created by development within Neighbourhood C and general incremental yearly growth caused by other developments in the area, alongside the traffic distribution that will occur alongside the closure of Range Road 43 at Highway 22. The draft TIA and findings were posted on the project website and shared with the email subscriber list.</p>
<p>Concern with the development of Neighbourhood C changing the feeling of the existing hamlet.</p>	<p>Canopy Lands responded to these concerns by emphasizing that the Conceptual Scheme intends to enhance the vision previously established for Neighbourhood C while maintaining the Hamlet's small-town rural character, and implementing strategies for new development to complement the existing neighbourhoods. Architectural controls will be established at the detailed subdivision stage, including glazing, roof design, landscaping, colour and texture, FireSmart Guidelines and Dark Skies Lighting.</p>

Concern/Comment Received	Canopy Lands Response / Action
<p>Some neighbours expressed concern about streetlights and lighting within the community.</p>	<p>Canopy Lands is proposing Dark Skies Lighting as an architectural control that would be established at the subdivision phase, upon the County's review and lighting requirements. Dark Skies Lighting provides best practice design principles to ensure good lighting that reduces light pollution and its impact on dark skies, while cutting down on the amount of energy being used, thus reducing the impact unnatural light has on the environment.</p>
<p>It was requested that the existing trees on the property be maintained.</p>	<p>Canopy Lands, where feasible, is proposing the preservation of trees within the road right of way along the western interface to create a boulevard entrance feature.</p>
<p>Canopy Lands was asked about the plans for open space and parks.</p>	<p>The Plan includes approximately 13.7 acres of Municipal Reserve and public parks range in size of 0.5 acres to 3.8 acres to provide a range of program offerings for the community. At the subdivision phase, Canopy Lands will retain a landscape architect to prepare a Landscaping Plan. A central park space is proposed to act as the main open space where residents can gather and interact. The Conceptual Scheme promotes open space and recreational opportunities within a five minute walk of all residences, including incorporating passive recreation with stormwater management solutions. Green connections are provide throughout the neighbourhood, promoting walkability and community interaction.</p>

**A full What We Heard Report has been submitted under a separate cover. The project team will continue to share updates throughout the project and subsequent planning processes. Canopy Lands is committed to responding to all questions and comments received and demonstrating how input is being considered through the refinement of plans.**

# SUPPORTING TECHNICAL REPORTS

**The following technical reports prepared in support of this Conceptual Scheme are included under a separate cover:**

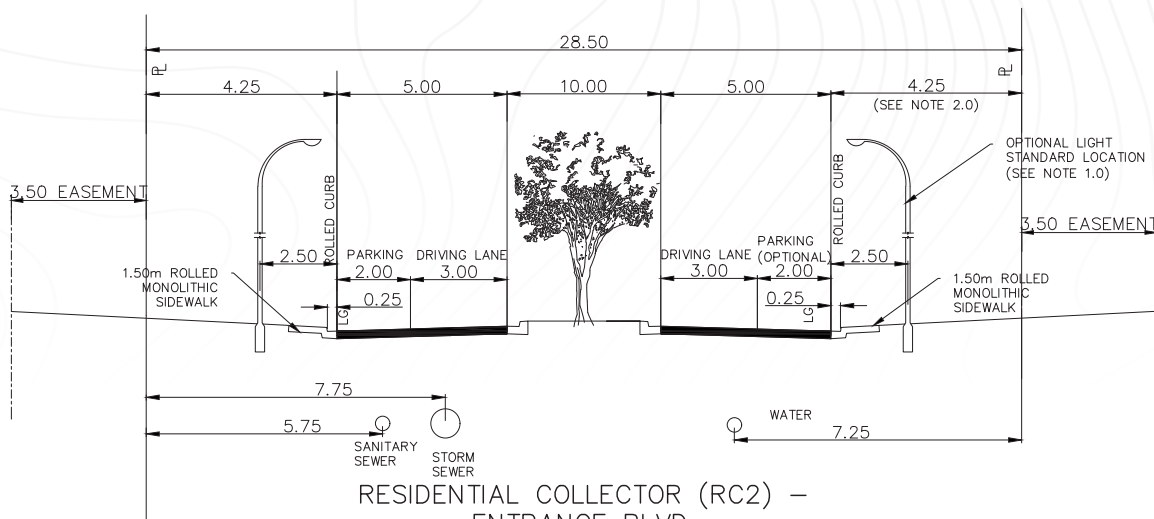
1. Geotechnical Assessment, Watt Consulting, March 2022
2. Conceptual Servicing Study, CIMA+, March 2022
3. Conceptual Stormwater Management Plan, Stormwater Solutions, March 2022 (updated September 2022)
4. Biophysical Environmental Screening Report, Envirolead, November 2021 (updated August 2022)
5. Groundwater Risk Assessment, GRIT, April 2022
6. Phase 1 Environmental Site Assessment for Block 7 Plan 761 0783, Envirolead, October 2021
7. Phase 1 Environmental Site Assessment for Lot 1 Plan 971 0956, Envirolead, July 2021
8. Phase 1 Environmental Site Assessment for Lot 2 Plan 971 0956, Envirolead, March 2017
9. Phase 1 Environmental Site Assessment for Lot 6 Plan 781 0147, Envirolead, July 2021
10. Phase 1 Environmental Site Assessment for Lot 3 Plan 801 0745, Envirolead, July 2021
11. Phase 1 Environmental Site Assessment for Lot 4 Plan 801 0745, Envirolead, January 2022
12. Traffic Impact Assessment, WATT Consulting, March 2022
12. What We Heard Report, February 2022 (updated September 2022)



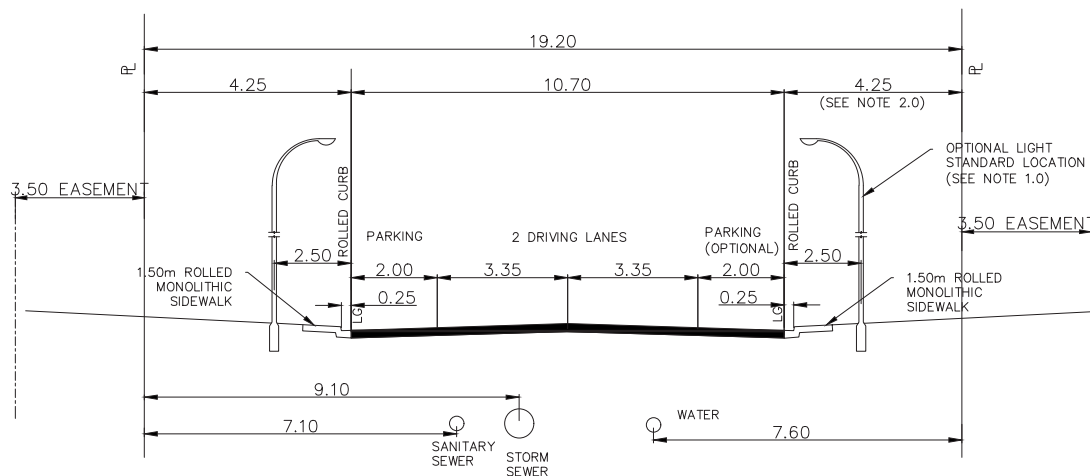
# APPENDIX A

ROAD CROSS-SECTIONS

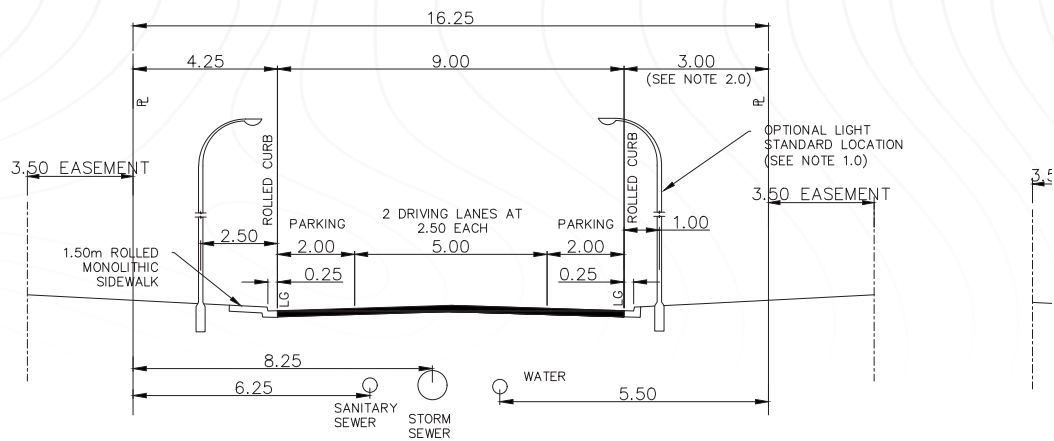




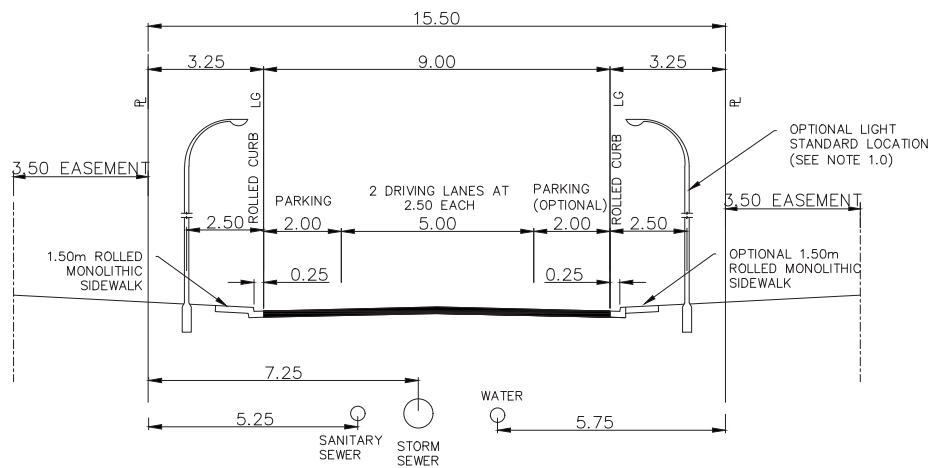
RESIDENTIAL COLLECTOR (RC2) –  
ENTRANCE BLVD.  
PARKING ON ONE SIDE W/ OPTIONAL  
PARKING ON OTHER SIDE SIDE  
28.50m R/W 10.00m ROAD  
NTC



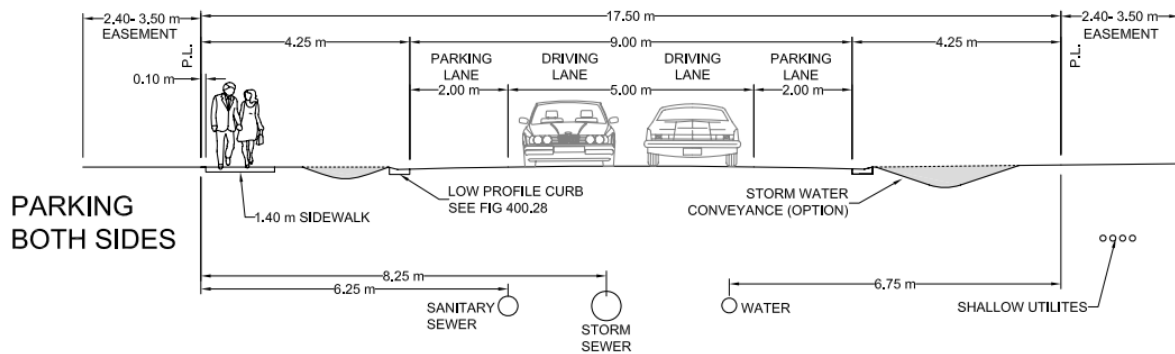
RESIDENTIAL COLLECTOR (RC2)  
PARKING ON ONE SIDE W/ OPTIONAL PARKING ON  
THE OTHER SIDE  
19.20m R/W 10.70m ROAD  
NTS



RESIDENTIAL LOCAL 2 WAY (RL2)  
 PARKING BOTH SIDES  
 16.25m R/W 9.00m ROAD  
 NTS

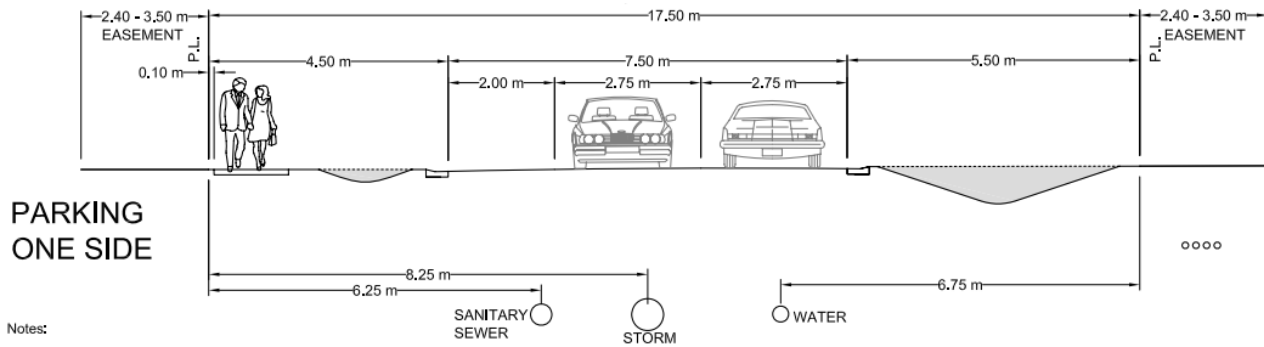


RESIDENTIAL LOCAL 2 WAY (RL2)  
 PARKING ONE SIDE W/ OPTIONAL  
 PARKING ON OTHER SIDE  
 15.50m R/W 9.00m ROAD  
 NTS



RESIDENTIAL LOCAL 2 WAY (RL2)  
17.5 M R/W 9.00 M ROAD  
CURB & GUTTER OPTIONAL  
NTS

1915



Notes:

RESIDENTIAL LOCAL 2 WAY (RL2)  
17.5 M R/W 7.50 M ROAD  
CURB & GUTTER OPTIONAL  
NTS  
ALTERNATIVE - A

The background of the entire page is a dark brown color with a subtle, light brown topographic map pattern consisting of concentric, wavy lines that resemble contour lines on a map.

# **COCHRANE LAKE HAMLET PLAN NEIGHBOURHOOD 'C'**

## **CONCEPTUAL SCHEME**

JULY 2023