



MAGNA VISTA

CONCEPTUAL SCHEME

Table of Contents

1.0	Introduction	2
2.0	Plan & Area Description	4
3.0	Development Concept	14
4.0	Transportation	18
5.0	Servicing	20
6.0	Open Space	26
7.0	Implementation	30
8.0	Community Outreach	36

1.0 Introduction

1.1 PURPOSE OF THE PLAN

Magna Vista Projects Inc., in collaboration with O2 Planning & Design Inc, presents a resubmitted Conceptual Scheme for a vibrant, cluster residential neighbourhood with breathtaking mountain views located in Rocky View County.

This Conceptual Scheme provides a policy framework to guide the future land use, subdivision and development of the subject lands. The Conceptual Scheme has been updated to reflect feedback from Administration and information received through public consultation, resulting in revisions to the development vision and preliminary concept.

1.2 Project Rationale

The site is located in Rocky View County west of Horse Creek Road and north of Highway 1A. The subject site is located near the urban boundary of the Town of Cochrane, which has experienced significant growth and outward pressure to support the growing population and general popularity as new residents arrive to southern Alberta. Many residents are looking for a low-density community to call home, with large lots near neighbourhood amenities. Often homeowners want large homes found on rural acreages, but with the convenience of community amenities and proximity to services. The Magna Vista lands provide an opportunity to balance the desire for larger homes on larger lots with the benefit of living close to a serviced community like the Town of Cochrane.

The Magna Vista lands will increase available housing and provide open spaces designed to facilitate social gathering, connectivity to adjacent lands and elevate the resident experience in favor of a more rural atmosphere.

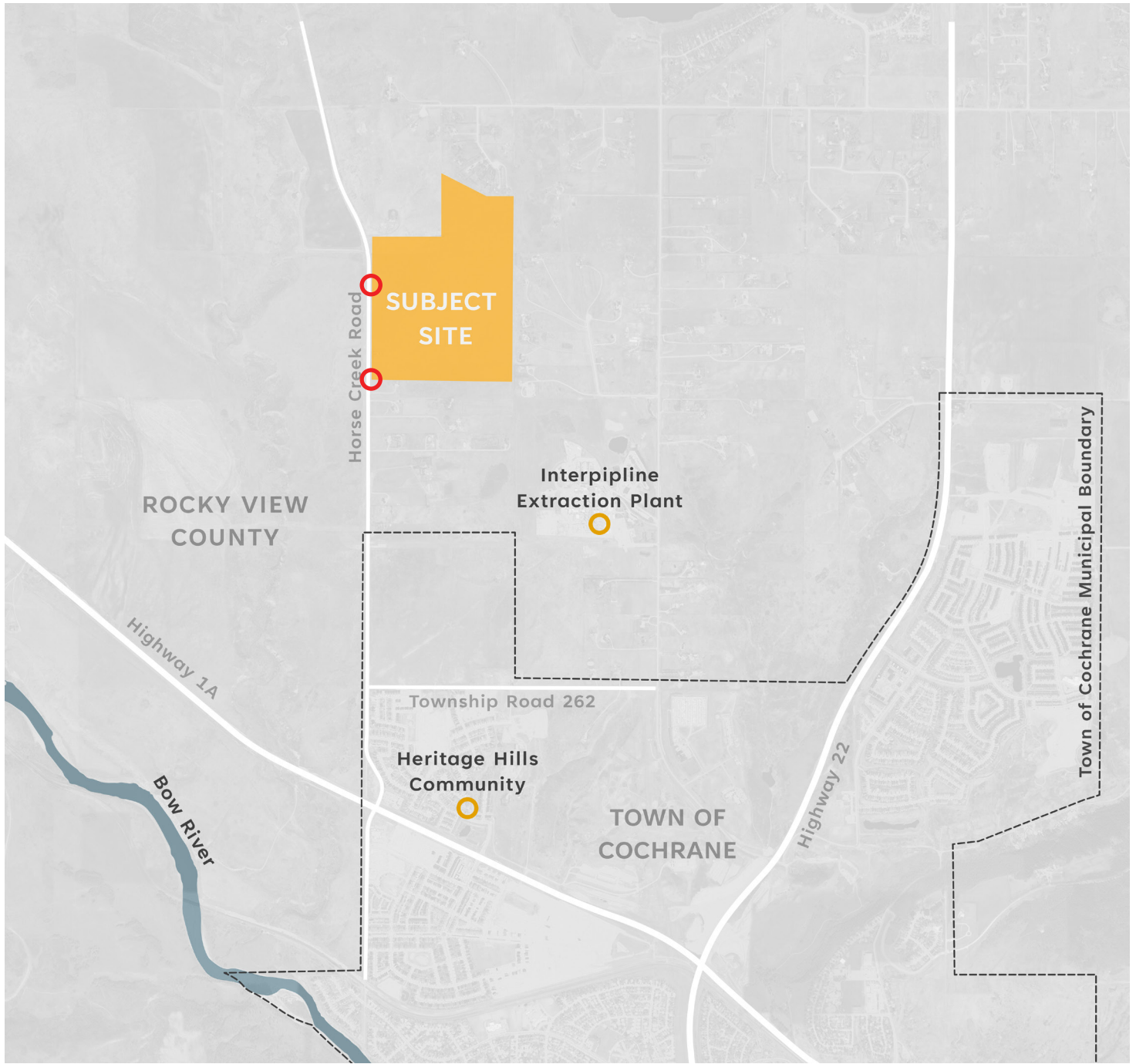
1.3 Conceptual Scheme Objectives

The objectives of the Magna Vista Conceptual scheme are to:

- + Establish a future development concept to facilitate the creation of a new cluster residential neighbourhood in accordance with the Cochrane North Area Structure Plan.
- + Establish a strategy to implement an appropriate transportation network, facilitating access and connectivity throughout the site, with future opportunities to connect to adjacent lands, in accordance with County standards.
- + Identify the required servicing strategy to support the future development of the Plan area.
- + Establish a phasing strategy to guide the future development of the Plan area.
- + Establish appropriate design measures to sensitively transition the Plan area to adjacent lands, creating an appropriate interface between new and existing developments abutting the Plan area.
- + Inform and engage with affected landowners and interested parties to present and discuss the proposed development.
- + Summarize the conclusions of public engagement and outcomes resulting from community consultation.

Figure 01

Regional Context



 Proposed Site Access Points

2.0 PLAN AREA DESCRIPTION

2.1 Location

The Magna Vista lands are located in the southwest corner of the Cochrane North Area Structure Plan boundary, approximately 800 metres north of the Town of Cochrane. The subject site is located south of Cochrane Lake and is accessed from Horse Creek Road approximately 2.5 kilometers (km) north of Bow Valley Trail (Highway 1A).

The site is surrounded by country residential lands to the north, east, and south, with undeveloped land to the west providing views of the Rocky Mountains. The Extraction Plant is located southeast of the site.

The subject parcel is approximately 185 acres (75 hectares) of agriculture land being used for crop land and pasture, a residential acreage, and a barn with accessory storage in the southwest corner of the site.

The mountain views, proximity to the Town of Cochrane and connections to major roadways make the site an ideal location for residential development.



Figure 02

Local Context



- Existing Right-of-Way
- Existing Site Access Point

2.2 Legal Description

The entire site is under one ownership, Magna Vista Projects Inc. The parcel is municipally addressed as 263036 Horse Creek Road, legally described as Lot 13, Block 1, Plan 8010607, SW-21-26-04-W05M. Surrounding landowners include individual rural landowners, and larger landowner groups that have submitted Conceptual Scheme applications for future development.

Table 01: Legal Descriptions

Parcel	Legal Description	ac	ha
A	Lot 13 Block 1 Plan 8010607	185.20	74.94
B	NW-21-26-04-W05M	65.45	26.4
C	Lot 5 Block 1 Plan 8010607	4	1.61
D	Lot 6 Block 1 Plan 8010607	4	1.61
E	Lot 7 Block 1 Plan 8010607	4.25	1.71
F	Lot 8 Block 1 Plan 8010607	4	1.61
G	Lot 9 Block 1 Plan 8010607	4.05	1.63
H	NE-21-26-04-W05M	96.59	39.08
I	SE-21-26-04-W05M	19.67	7.96
J	Lot 2 Block 6 Plan 0713742	9.18	3.71
K	SE-21-26-04-W05M	10.49	4.24
L	Lot 1 Block 7 Plan 9111078	10.18	4.11
M	Lot 2 Block 7 Plan 9111078	9.49	3.84
N	Lot 3 Block 8 Plan 9612013	8.25	3.33
O	SE-21-26-04-W05M	11.42	4.62
P	Lot 2 Block 4 Plan 0112783	15.86	6.41
Q	SE-20-26-04-W05M	158.93	64.31

Figure 03

Legal Description



2.3 Site Conditions

The subject site is comprised of a single parcel of land, serviced by an individual groundwater well and private sewage treatment system (PSTS). Existing detached dwellings on-site will be demolished at the subdivision stage.

2.3.1 Mountainview Estates Water Co-Op Well

There is an existing well located in the northern portion of the site that services the Mountainview Estates Water Co-op, part of Plan 801 0607, surveyed in 1979. The existing well was not registered as a utility right-of-way on the Magna Vista lands and was therefore was not included in the original Conceptual Scheme submission.

Since the original submission, O2 and Magna Vista Projects Inc. have met with the Mountainview Estates Water Co-op and can confirm the water well will be registered on title once a land use amendment application comes forward. This commitment has been made to the Mountainview Estates Water Co-op.

2.4 Access and Road Network

The Magna Vista plan area is currently accessed via two private driveways on Horse Creek Road to the west. Future access to the site will be delivered via the same number of access points, with the north access point moving north from its current location (See Figure 1). Internal roads will be public roads, paved to county standards. The surrounding road network includes northern connections to Weedon Trail (Township Road 270) that connect east to Highway 22 and Range Road 44, connecting into the Cochrane Lake community of Monterra. To the south, Horse Creek Road connects to the Trans Canada Highway (1A) providing connections to the Town of Cochrane to the south and east, and further connections west to Mitford, Radnor and the Municipal District of Bighorn.

2.5 Topography and Drainage

As per Figure 4: Site Topography the Plan area slopes generally from the northeast to the southwest towards Horse Creek Road. The area's topography is characterized by rolling hills and gully's, with elevations sloping from 1310 metres in the northeast corner to 1220 metres in the southwest corner

of the site. Based on the Wetland Assessment and Impact Report (WAIR), field results confirmed there are two wetlands in the project area that are of low ecological significance and will require compensation for removal. Refer to Section 2.8 for more information regarding wetlands.



View of the Existing Well to service Mountainview Estates Water Co-op



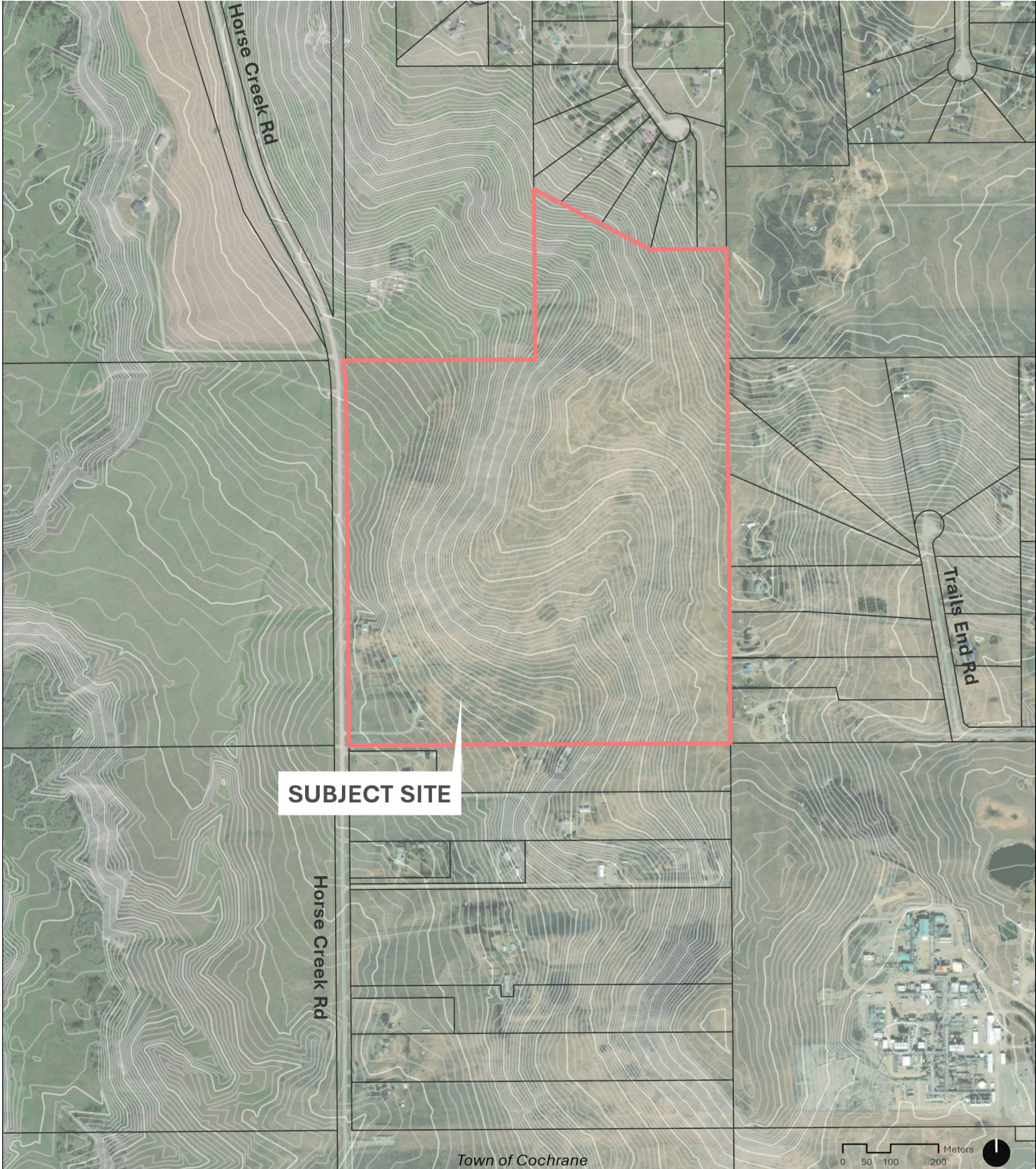
West view of the site from Horse Creek Road



West view of the site from Horse Creek Road

Figure 04

Site Topography



2.6 Oil and Gas Infrastructure

The southeast portion of the plan area is located approximately 500 meters northwest from the Cochrane Extraction Plant (CEP). A portion of the site is located in the CEP's Emergency Planning Zone boundary, a 1-kilometre radius around the plan site. Owned by Inter Pipeline, the CEP is a natural gas liquid extraction facility. In compliance with regulatory mandates, Inter Pipeline maintains an Emergency Response Plan (ERP) and conducts annual exercises to ensure preparation for any incidents involving the CEP.

As part of its emergency management program, Inter Pipeline requests personal contact information from residents within the Emergency Planning Zone (EPZ) of 1-kilometre to facilitate communication regarding major outages, emergency drills, or special events. The development concept has been revised to eliminate all proposed dwellings that intersected the EPZ boundary. Consequently, no proposed dwellings are located within the 1-kilometer radius.

Policies

1. At the subdivision stage, all existing structures on site will be demolished, and the current utilities with the exception of the Mountainview Estates Water Co-op well will be decommissioned.
2. As part of the subdivision and development process, developers shall decommission the existing water well and septic tank on site servicing the primary residence in accordance with municipal regulations and guidelines.
3. The water well located on the NW corner of the site that services the Mountainview Estate Water Co-op will remain on site, and be registered on title through a future land use application.
4. All future development in Magna Vista shall align with the findings and recommendations outlined in the Geotechnical Assessment conducted by Almor Testing Services Ltd. dated May, 2024

2.7 Geotechnical

Almor Testing Services Ltd. was retained by Magna Vista Projects Inc., to prepare a geotechnical report outlining recommendations for the design and construction of the site. Utilizing field and laboratory testing, the report identified geological considerations for site grading, underground services, residential foundations, and concrete pavement. The comprehensive analysis concluded the subsurface conditions are suitable for supporting residential development, with specific construction considerations to be addressed during the construction stage. The key observations and recommendations are summarized below.

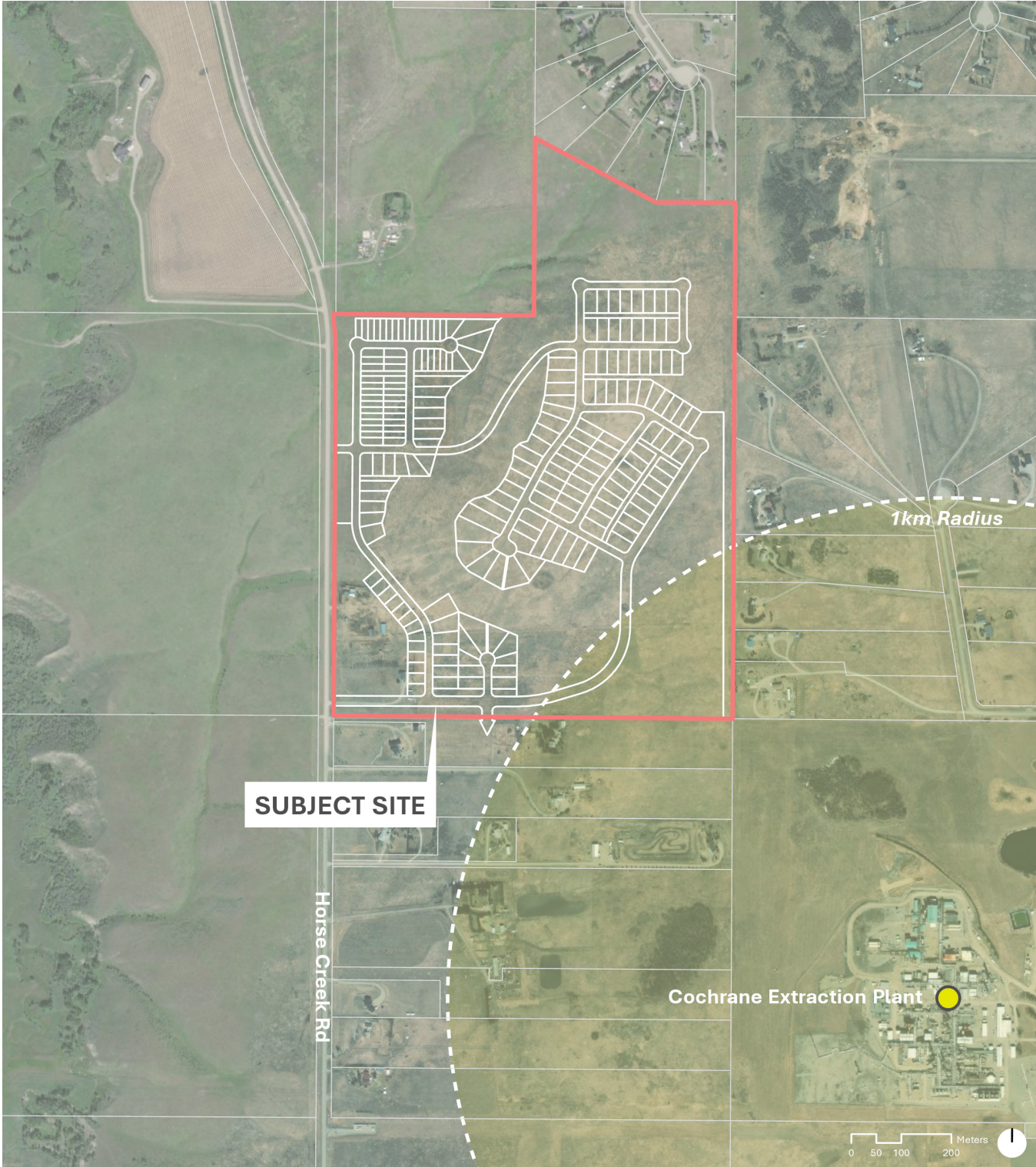
For site grading, the surficial soils' composition and consistency indicate excavation with conventional earthmoving equipment and hydraulic excavators is feasible, and no areas of uncontrolled fill were found. Additionally, the topography of the site suggests excavation stability is not a concern for the proposed development.

Regarding foundations, the anticipated settlement of the foundation footings is expected within generally acceptable tolerances. Foundation and retaining walls will need to resist lateral earth pressures from the soil and any additional surcharge loads.

For underground services, it is recommended that weeping tile be installed in the low-permeability clay and till subsoils around the exterior of foundation walls. These tiles should have adequate connections to the storm sewer system or be pumped to the surface and directed to overland surface storm drainage collector swales. Installation should ensure a positive slope away from foundation elements and comply with current Alberta Building Code requirements.

Figure 05

Cochrane Extraction Plant Map



2.8 Biophysical

Magna Vista Projects Inc., retained Vertex Professional Services to conduct a Wetland Assessment and Impact Report (WAIR) and a Biophysical Impact Assessment (BIA) for the subject lands. The field assessment was conducted in June 2024. A total of six wetlands were delineated within the wetland field assessment area as per the submitted WAIR Report. Four of the wetlands were desktop delineated but were confirmed in the field to not be wetlands. The two remaining wetlands, a temporary graminoid marsh and a seasonal graminoid marsh are in the project area. The other four wetlands are in the wetland assessment buffer (100m within the site). A total of 0.15ha of wetlands will be disturbed in the project area. The WAIR is required as per the Alberta Water Act and the landowner will be required to pay a wetland replacement fee for the loss of the wetlands.

As part of the BIA report, an assessment of the natural habitat was confirmed through a field assessment. Vegetation communities and wetland types within the project area include modified grassland, tame pasture and temporary wetlands. Modified grassland is dominated by introduced grasses and sporadic areas of native prairie grasses (Fescue species). Lands surrounding the project are predominantly tame pasture, modified grassland and rural residential land. The area does not provide important, unique or spatially continuous tracts of native vegetation generally considered important habitats and components of wildlife corridors. Native vegetation often provides cover (in shrubby or forested communities) and food which is important for safe wildlife movement. In addition, the project area is not located between areas of important wildlife habitat where a connection or corridor route would benefit the overall habitat.

2.9 Historic Resources

Based on a review of the Provincial List of Historic Resources, the subject site is partially located under the historic resources value (HRV) 5, and as such, may contain historic or pale-ontological significance.

Notwithstanding the HRV value, a 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. A historic resources application (HRA) has been submitted to the Province of Alberta to confirm the historical resource value. If the province determines a formal historical resources impact assessment (HRIA) is required, a formal study will be commissioned and prepared.

2.10 Existing Land Use

As illustrated in Figure 6: Existing Land Use, the subject site is designated Agricultural, General (A-GEN) in accordance with the Rocky View County Land Use Bylaw C-8000-2020. The A-GEN district was established to support agricultural activities as the primary use of a quarter section of land or to provide for residential and associated minor agricultural pursuits.

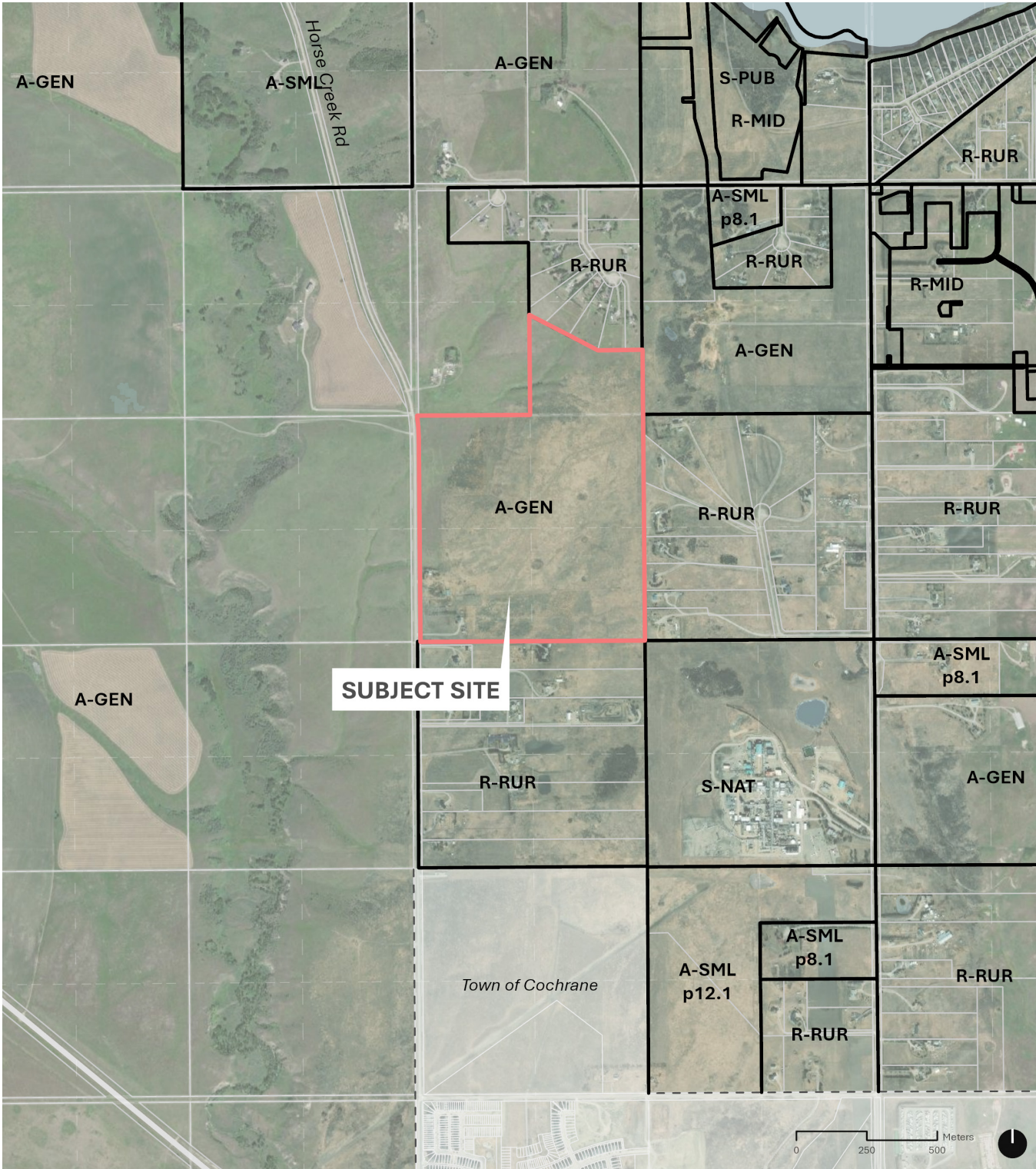
Existing land uses surrounding the Plan area include a mix of Residential, Rural District (R-RUR), Agricultural, General (A-GEN) and Residential, Small Lot District (R-SML) supporting country residential and rural residential lands. The parcel directly southeast is designated Special, Natural Resources (S-NAT), occupied by the Cochrane Extraction Plant.

Policies

5. The WAIR is required as per the Alberta Water Act and the landowner will be required to pay a wetland replacement fee for the loss of the wetlands.
6. The developer shall comply with the Historic Resource Act, gaining clearance at the subdivision stage prior to any development disturbances within the site. This compliance shall meet the approval of Alberta Culture and Status of Women.

Figure 06

Existing Land Use



3.0 Development Concept

3.1 Magna Vista

The Magna Vista Conceptual Scheme outlines a framework for the future development of a residential community, connected through linear pathways and open spaces, creating a sense of openness and a connection to nature.

With breathtaking mountain views, Magna Vista will provide a quiet community living, surrounded by rural properties. An increase in housing typologies will support a broader range of future residents and contribute housing choice to support a diversified community.

Guiding Development Principles

- + Preservation and enhancement of the natural environment, emphasizing open spaces areas, community pathways, and logical roadway designs.
- + Adaptation to the natural topography, creating opportunities for residents to enjoy scenic mountain views.
- + Maintaining rural character through low density residential housing with convenient access to services, amenities, and employment opportunities contributing to regional economic growth.

3.2 ASP Policy Guidance

Magna Vista’s proposed development pattern includes cluster residential and open space as envisioned in the Cochrane North Area Structure Plan (ASP). The two key designations as described by the Cochrane North ASP include:

- + Cluster Residential: Comprehensively planned clustered residential that is sensitively integrated with open space and the natural environment.
- + Open Space: The preservation of open space and sensitive natural resources including natural areas and views that require strategic integration into well designed subdivisions.

The Magna Vista community is envisioned to provide a range of uses and housing types consistent with the cluster residential policy requirements, including a variety of housing types (ASP Policy 6.2.2).

Given the site’s topography, low density development is the most appropriate on the eastern portion of the site to align with the Cochrane North ASP policy framework and to minimize visual impacts on areas outside of the Plan Area (ASP Policy 6.2.3). Low-density development will be clustered together and surrounded by open space.





The western portion of the site along Horse Creek Road will offer a range of housing types including single detached and semi-detached bungalow villas on smaller lots (ASP Policy 6.2.22).

Functional open space will be provided throughout the community, not only as a requirement of the Cochrane North ASP but as a means of providing natural amenity space and a buffer between residential homes. Environmental features will be integrated into the park and open space plan, providing a central gathering space and landmark locations in the community (ASP Policy 6.2.32).

Figure 07

Development Concept



-  Subject Site
-  Cluster Residential
-  Open Space
-  Existing Right-of-Way



Development Concept

3.3 Cluster Residential

Magna Vista will be a residential community offering diverse housing options to support a variety of individuals at varying stages of life, including home buyers who prefer a rural environment with the conveniences offered near urban centers.

An emphasis has been placed on maintaining a rural countryside feel, with close access to nearby services and amenities. To emphasize the rural feeling, the community will be low in density and clustered into residential cells allowing for a greater provision of public open space. The residential cells have been designed by taking advantage of the rolling topography of the site, locating lots in areas that provide opportunities for views of the Rocky Mountains to the west. Areas of steeper slopes will remain open space, in a naturalized state.

Magna Vista will concentrate housing diversity and smaller lot development on the western border of the Plan Area, with larger, single-family lots located on the remainder of the site, providing a transition to the existing country residential developments to the south, east and northeast.

3.4 Density & Population

Overall, the Plan Area is expected to achieve a total of 204 residential units, with a residential density of 1.1 units per gross acre (2.7 units per gross hectare). Gross density includes lands dedicated for roads, public utility and open space. This proposed development will accommodate an anticipated future population of approximately 530 residents (based on 2.6 person/dwelling units per 2021 RVC Federal census data).

3.5 Pedestrian Circulation

Residents of Magna Vista will benefit from an integrated open space network with a variety of linear open spaces designed to support recreation, healthy living and pedestrian connectivity. Approximately 56% of the site area is designated for open space, providing landscaped areas and pathways for visitors and residents to enjoy. The site's varied topography creates an opportunity for lookout areas to enjoy the mountain views and incorporate walking trails throughout the community.

7. The development shall provide a minimum 30% of its gross area as open space.
8. The development shall have a maximum residential density of one dwelling unit per gross acre of land (including environmental area), plus one additional dwelling for every 2 additional acres of open space above the 30% minimum.
9. The development shall not exceed 2.7 dwellings per gross hectare, or 1.1 per gross acre.
10. No residential parcel within the development may exceed 2 acres in size, and no more than 25% of parcels may exceed 1 acre in size.
11. A range of housing types should be provided in a configuration that minimizes impacts to adjacent uses and maximizes access to open space.

Architectural Controls

3.6 Architectural Controls

Architectural controls for the proposed development will emphasize the rural countryside feel and ensure uniform and coherent design across the full development lifecycle and beyond through ongoing HOA implementation (see Section 7.0 Implementation).

Built form should respond to the site's rolling topography and prioritize access to mountain views, with massing that is articulated into smaller volumes, varied rooflines, and façade modulation to avoid long, uninterrupted elevations. To support the scheme's open space and pathway framework, architectural controls shall ensure buildings and lots "address" public-facing edges, including streets, linear open space corridors, and gathering spaces, rather than turning blank side-yards to these amenities.

Policies

12. At subdivision stage, the developer shall submit a comprehensive Architectural Design Guidelines document that applies to all phases and housing forms.

4.0 Transportation

4.1 Regional Network Analysis

The Plan Area will be accessed from the surrounding road network via two connections to Horse Creek Road to the west and one additional proposed access to the south.

A Transportation Impact Assessment (TIA) was conducted to evaluate the anticipated impacts on the surrounding regional road network. The TIA concluded that the existing network can accommodate the increased traffic from the proposed and adjacent developments, with additional infrastructure improvements needed to support anticipated traffic levels.

Recommendations specific to the site identified the need for a Type 2a intersection configuration with a northbound right-turn lane at both site accesses upon the completion of the proposed development. A Type 2a intersection is also warranted at the Horse Creek Road/Weedon Trail intersection based on existing traffic volumes, with an additional northbound right-turn lane needed by 2034. By 2044, signalization will be required at the Horse Creek Road/Township Road 262 intersection.

Further analysis concluded that the westbound movement at the Horse Creek Road/Township Road 262 intersection will reach capacity by 2034, requiring separate westbound and northbound right-turn lanes and an all-way stop. Similarly, the westbound and southbound movements at the Horse Creek Road/Highway 1A intersection are projected to reach capacity by 2034, necessitating the twinning of Highway 1A.

Policies

13. Road access will be provided in accordance with the layout depicted in Figure 8.
14. Specific improvements identified in the Transportation Impact Assessment (TIA) shall be implemented during the necessary future subdivision phases to support the development.

4.2 Internal Subdivision Roads

The proposed alignment and configuration of internal subdivision roads is as illustrated in Figure 08: Transportation. Both main access roads are designed to county standards as urban residential collector roads, supported by local urban residential roads throughout.

Road alignments are intended to maximize connectivity and foster a safe and enjoyable pedestrian environment while moving people and vehicles throughout the community. The layout of the internal subdivision roads were informed by existing grades on site, including retention of mountain views.

This network is thoughtfully designed to integrate with the pedestrian pathway network, supporting the clustered residential layout.

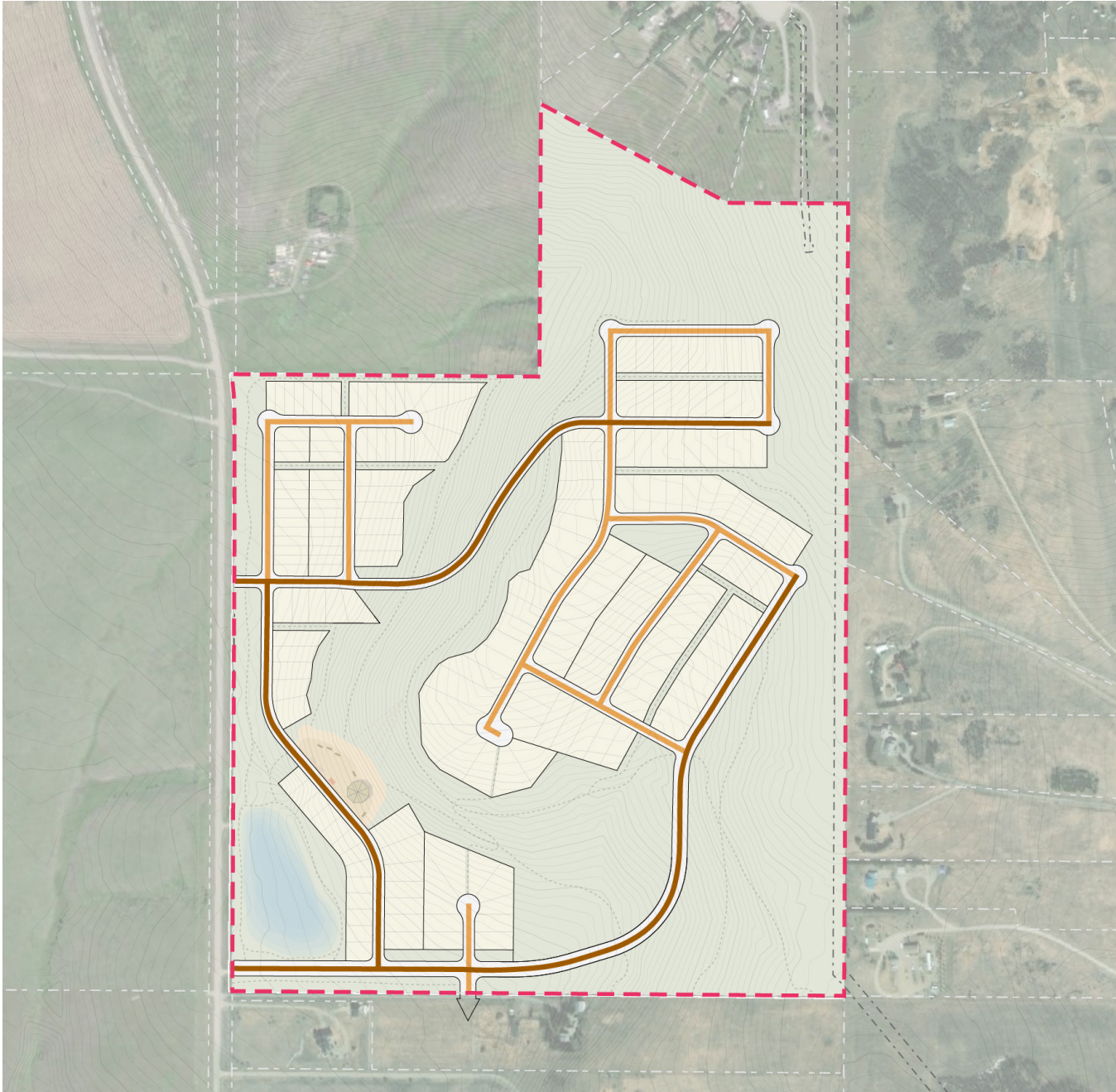
The proposed roadway cross sections adopt the County standards as shown in Figure 8: Transportation. The specific design will be determined at the detailed subdivision design stage in accordance with the County Servicing Standards.

Policies

15. The design and construction of internal subdivision roads shall be constructed by the developer in accordance with the County's Development Agreement process, Servicing Standards, and to the satisfaction of the County.
16. At the subdivision stage, the developer shall undertake relevant Transportation Off-Site Levies as required by the County.
17. The development shall provide and maintain a secondary access to the site, including sufficient turning movement for emergency vehicles and garbage collection, to the satisfaction of the County.

Figure 08

Transportation



-  Subject Site
-  20m Urban Residential Collector
-  20m Urban Residential
-  Existing Right-of-Way



5.0 Servicing

The Magna Vista development will be supported by future tie-in connections to a municipal system once available.

5.1 Utility Servicing

In alignment with the policy requirements of the Cochrane North Area Structure Plan, (Adopted July 3, 2007. RVC Bylaw C-6388-2006) The Magna Vista project will be a cluster style residential development. All residential lots within the plan area will be serviced by the developer with municipal utilities such as potable water and wastewater, which will ultimately be connected to regional services provided by the Rocky View County, Horse Creek utility systems.

Additionally, the developer will connect all residential lots to franchise utilities such as power, natural gas, and telecommunications.

5.2 Water Servicing

The proposed Magna Vista development will be connected to the Rocky View, Horse Creek Water Distribution System. The location of where the water connections to the existing distribution system are ultimately completed will be influenced by construction of the Cochrane Lake Hamlet – Neighbourhood ‘C’ development, which received approval by Rocky View County Council on February 27, 2024. (RVC Bylaw C-8410—2023)

The Cochrane Lake Hamlet – Neighbourhood ‘C’ Conceptual Scheme indicates that connections to the existing water system can be completed at the intersection of Sheriff Road and Montenaro Bay. The alignment of the water mains for Neighbourhood ‘C’ are expected to run parallel to Sheriff Road and Cochrane Lake West Road. Water Servicing Figure 9 identifies a proposed alignment for the twin water mains extending north from the Magna Vista Lands within the Horse

Creek Road right-of-way to the intersection of Horse Creek Road and Cochrane Lake West Road. The water mains will deflect east and run along the south side of Cochrane Lake West Road to the east where they can be connected to the mains extended to service the Neighbourhood ‘C’ plan area. This section of the off-site water mains is represented by the light blue line indicated in Figure 9: Proposed Water Servicing Alignment.

Should the Neighbourhood ‘C’ development not proceed prior to the proposed Magna Vista lands, the developer would be required to extend the water services to the connection point at the intersection of Sheriff Road and Montenaro Bay. This section of the off-site water mains is represented as the dark blue line on Figure 9.

Within the proposed Magna Vista lands, Water Servicing Figure 10 illustrates how the proposed development could be serviced with a looped distribution system at full build out.

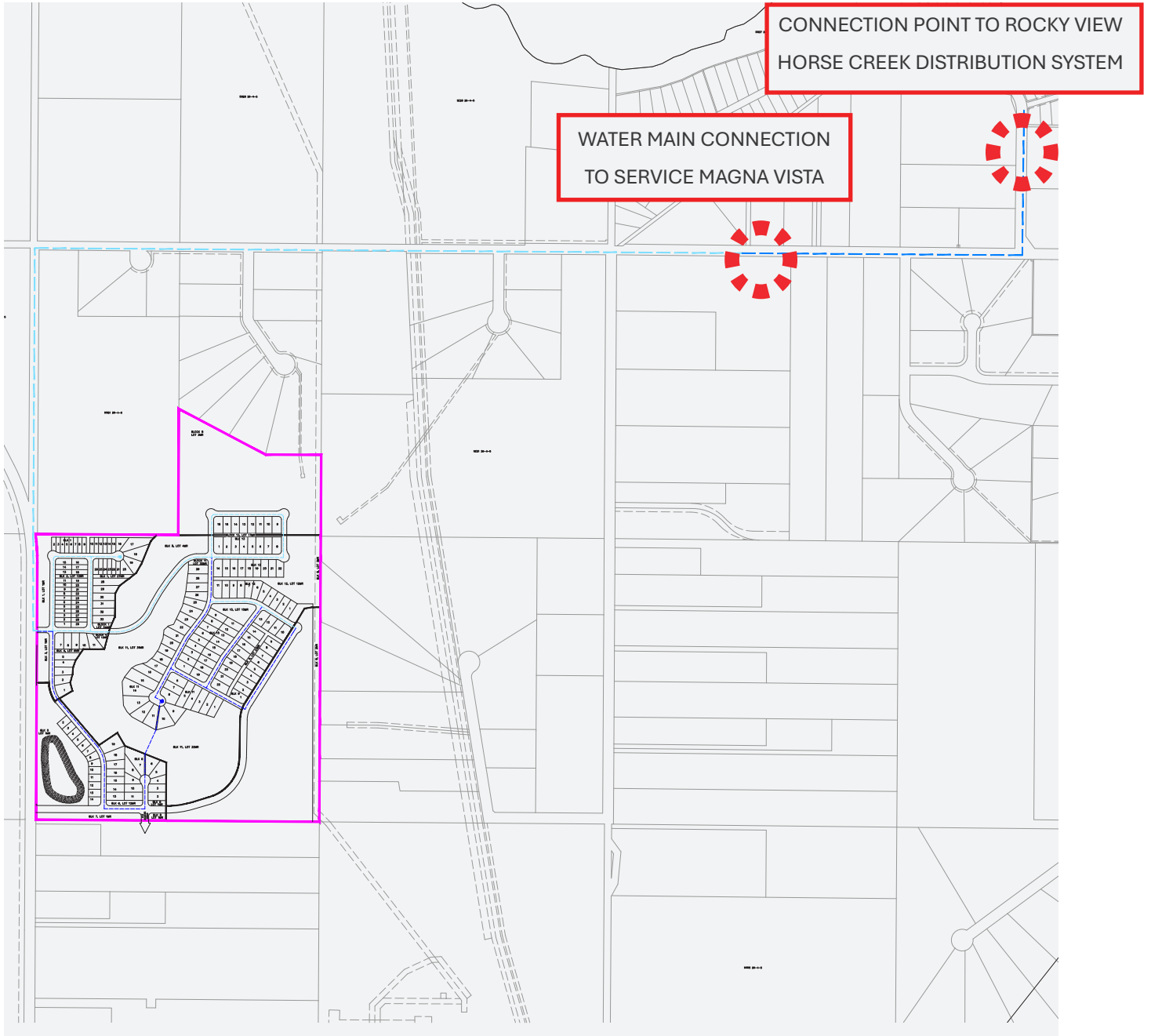
The strategies for connecting the proposed Magna Vista development to the Horse Creek water system are conceptual and assume that additional capacity for potable water and wastewater servicing will be available to support the full build out of this development at a future date.

In discussion with Rocky View County administration, it is our understanding that the County has requested an amendment to the existing water diversion license which will amend the point of use for the existing water licenses to provide service to the Magna Vista lands.

A Water Servicing Study will be provided with a future land use amendment application once there is further clarity on water supply, distribution and available infrastructure.

Figure 09

Proposed Water Servicing Alignment

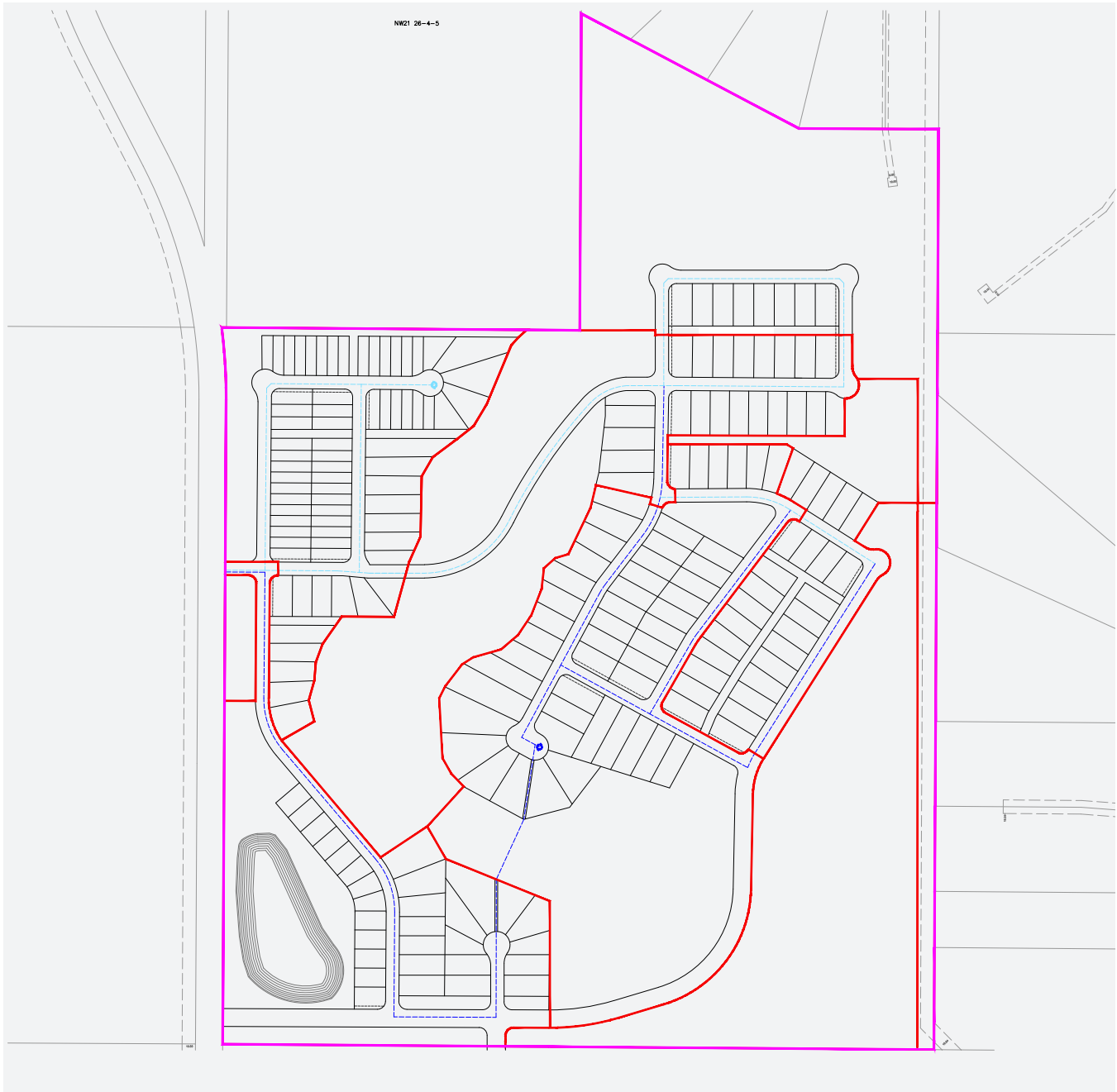


- Subject Site
- Proposed Water Main
- Proposed Water Main

NTS

Figure 10

Water Servicing



■ Subject Site ■ Proposed Water Main ■ Proposed Water Main

NTS 

Servicing

5.3 Sanitary Servicing

As illustrated in Figure 11, the proposed Magna Vista development will be connected to the Rocky View Horse Creek Wastewater System in alignment with policy directives noted within the Cochrane North Area Structure Plan.

The RVC Horse Creek wastewater system was designed to provide wastewater servicing to Monterra at Cochrane Lakes and the proposed development west of Cochrane Lake. Wastewater from this servicing area will be collected internally within each development and pumped to the Town of Cochrane via lift stations located within Monterra Phase 1 and a future lift station to be constructed west of Cochrane Lake.

The sanitary trunk main from the Cochrane North ASP servicing extends south from the Monterra lift station to Cochrane Lake Road W, runs west along the alignment of Cochrane Lake Road W to the intersection of the Range Road 44A road right-of-way, and deflects south, following the

alignment of Horse Creek Road to the connection point within the Town of Cochrane. The Magna Vista lands will connect directly to the sanitary trunk main in the southwest corner of the development, where the access road for Phase 1 is noted in the Phasing Plan. Refer to Figure 15: Proposed Phasing Plan.

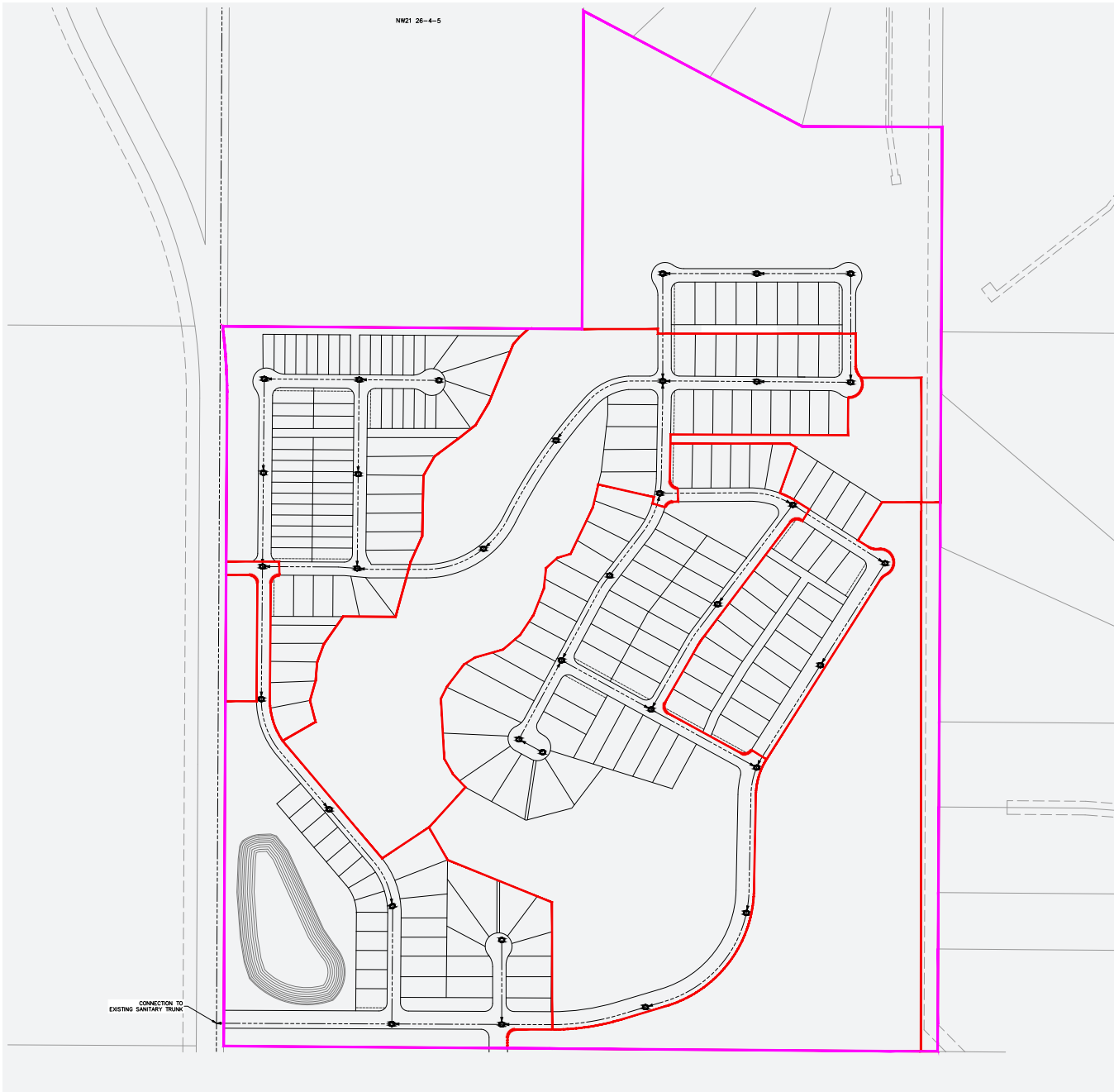
The sanitary trunk main that connects the Cochrane North ASP servicing area to the Town of Cochrane is limited to 48.1L/s, as per the agreements between Rocky View County, Town of Cochrane and City of Calgary. Although the wastewater servicing area is largely undeveloped at this point, RVC Administration has indicated that the full servicing capacity of 48.1L/s has been allocated and there is no additional capacity at present. The Magna Vista lands project will not proceed until servicing has been confirmed by Rocky View County. A future land use amendment application will be submitted once servicing has been confirmed.

Policies

18. Franchise utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with utility providers.
19. The alignment of franchise utility installations shall be determined at the subdivision stage, adhering to the County Servicing Standards.
20. Potable water service shall be extended to the Magna Vista lands through twin mains noted in Water Servicing Figure 10.
21. All water servicing infrastructure shall be designed and constructed by the developer in accordance with a submitted Sanitary Servicing Report provided with a future land use amendment application and adhere to Alberta Environmental regulatory approvals.
22. The detailed design of the water servicing will include provisions for fire suppression in accordance with the County Servicing Standards.
23. All sanitary servicing infrastructure shall be designed and constructed by the developer in accordance with a submitted Wastewater Servicing Study provided with a future land use amendment application and adhere to County wastewater requirements.

Figure 11

Sanitary Servicing



Subject Site



Proposed Wastewater Sewer



Proposed Manhole

NTS



Servicing

5.4 Stormwater

The Magna Vista lands are located towards the southwest of the Cochrane Lake boundary and are part of the Horse Creek tributary catchment. The site will be developed as a cluster residential and open space neighbourhood under the Cochrane North Area Structure Plan (ASP) and Master Drainage Plan (MDP).

A Staged Master Drainage Plan (SMDP) and report has been prepared to align with the recommendations found in the Cochrane North MDP. The Magna Vista SMDP outlines stormwater management strategies and identifies infrastructure requirements to handle surface runoff and improve stormwater quality. These strategies are applicable for both the current proposed development and future considerations, meeting provincial and municipal standards.

As shown in Figure 12, a proposed stormwater management pond has been included in the southwest corner of the site. Magna Vista anticipates a dual drainage system consisting of an underground pipe network (minor system) and overland conveyance (major system), including emergency escape routes to support the redevelopment of the site. Both systems would comply with provincial and municipal standards. Runoff from the development would be directed to the proposed stormwater facility, while drainage from upstream lands will be routed through Magna Vista to the storm pond.

The stormwater management facility will attenuate runoff peaks to mimic natural conditions and provide water quality treatment. Designed as a wet pond, it will accommodate runoff from the development. The peak outlet discharge from the storm pond will be 33.2 L/s/ha for developed areas. Upstream runoff will be routed through overland drainage ditches until it can be collected into the minor system and conveyed to the storm pond.

Discharge from the stormwater facility will be directed west towards Horse Creek via an existing culvert (Culvert #240) under Horse Creek Road. Treatment of stormwater runoff will be achieved through an Oil and Grit Separator installed upstream of the pond, treating larger sediments before discharging into the pond. A minimum 24-hour detention time will ensure the stormwater meets the quality requirements of the City of Calgary and the Province of Alberta.

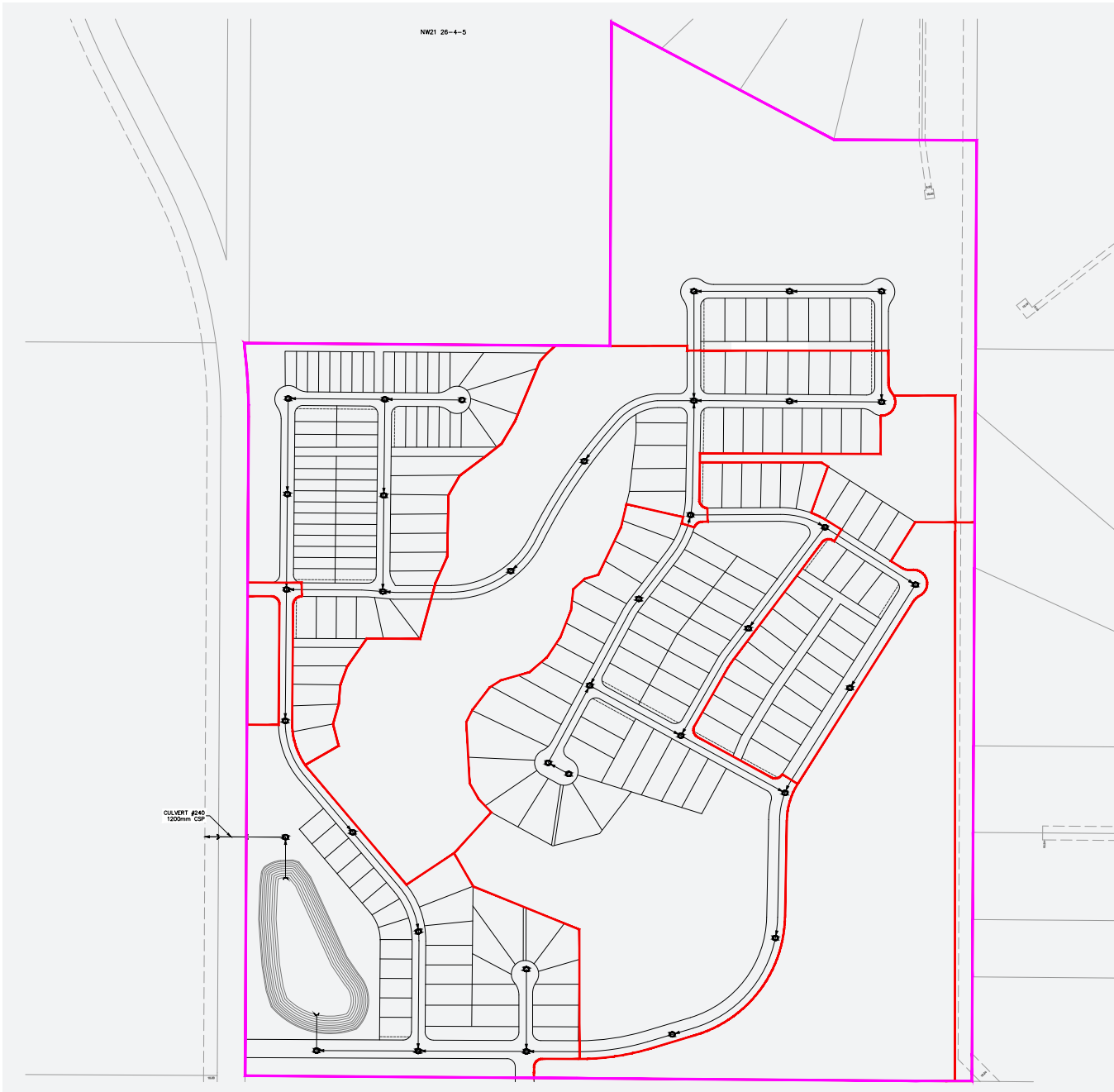
For events larger than 1:100-year storms, the storm pond will have an emergency spillway, with adjacent landscape grades set to allow for gravity spill towards Culvert 240 under Horse Creek Road. These strategies ensure effective stormwater management for current and future developments, maintaining high standards of service and environmental protection.

Policies

- 24.** The overall stormwater management plan is based on to the approved Cochrane North MDP (AECOM, 2010)
- 25.** Stormwater management shall be provided as generally illustrated on Figure 12: Stormwater Management.
- 26.** 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.
- 27.** The developer shall provide a detailed Stormwater Management Plan at each phase of subdivision.

Figure 12

Stormwater Management



 Subject Site  Proposed Storm Sewer  Proposed Manhole NTS 

6.0 Open Space

The open space design for Magna Vista seeks to integrate the built and natural systems to create both functional and natural spaces for people to gather, play and enjoy.

Open space is envisioned as a cohesive network of linear pathways, natural space and gathering space to serve the recreation and open space needs of the community.

A connected linear pathway network is a key feature of the open space plan, promoting safe and enjoyable walking environments.

The pathway system provides a clear connection to the designated gathering space which may include the community mailbox area, a picnic area, space for bicycle racks and or community gardens. Naturalized open space will be un-programmed, but could be used for toboggan hills or as other informal play spaces.

As shown in Figure 13, the proposed pathways could be extended south to connect to adjacent parcels, demonstrating the ability of proposed connections to be extended in the future if these properties are redeveloped. At the subdivision stage, the developer will submit a comprehensive landscaping plan detailing specific landscaping and recreational amenities within the open space areas. Landscaping will be designed and constructed by the developer, with maintenance provided by the future Magna Vista Homeowners Association.



Policies

- 28.** The developer will be responsible for providing trails and connections as generally illustrated in Figure 13.
- 29.** The developer is responsible for providing open space within the Plan area at the subdivision stage, comprising a combination of municipal reserve (MR) and open space as generally depicted in Figure 14.
- 30.** Access to open space shall be publicly accessible and provided through linear open space pathways.
- 31.** Municipal Reserve (MR) shall be provided through dedication of land to the County. The developer will establish a Homeowners Association (HOA) during the subdivision phase who will maintain the MR area.
- 32.** A future land use application will be required to enable the Magna Vista Conceptual Scheme.

Figure 13

Open Space Concept



- Subject Site
- Internal Pathway
- Stormwater Management Pond
- Existing Right-of-Way



Open Space

6.1 Municipal Reserve

Open space within the plan area will be established through the dedication of Municipal Reserve (MR) at the subdivision stage, as illustrated in Figure 14. Municipal Reserve areas will include a pathway network connecting various open space areas throughout the community together, creating a safe space for passive recreation for users.

6.2 Reserve Analysis

There is a deferred reserve caveat registered on title for the site which requires 18.5 acres of land to be dedicated as Municipal Reserve (MR). The conceptual scheme area will provide a total of 18.5 acres of Municipal Reserve (MR) to be designated through a future land use amendment application. This comprises 10.0% of the required dedicated per the Municipal Government Act.

In addition, the cluster residential/open space policy designation requires a minimum of 30% of the site to be open space (Policy 6.2.30). A total of 46% of the site will be designated through a future land use amendment to support open space provided by linear systems of trails and pathways and natural open spaces (Policy 6.2.33) in addition to the required 10% MR required.

6.3 Public Utility Lot

It is anticipated a future stormwater pond will be required on site and designated through a future land use amendment application as public utility. The pond is shown for illustrative purposes on the open space concept and calculated separately from the required municipal reserve and open space.

The existing well on site used by the Mountainview Estates Water Coop will be designated public utility lot and registered on title through a future land use amendment application.

6.4 Recreational Opportunities

Future residents will have exceptional access to a range of public open spaces, connected by community sidewalks that are thoughtfully designed to encourage healthy living and enhance pedestrian mobility. As illustrated in Figure 13, the neighbourhood design situates most of the open space within the central region of the plan. This layout will allow all residents the opportunity to reside within a close walk to an open space amenity. Detailed design will be provided through a future land use amendment and plan of subdivision application.

Policies

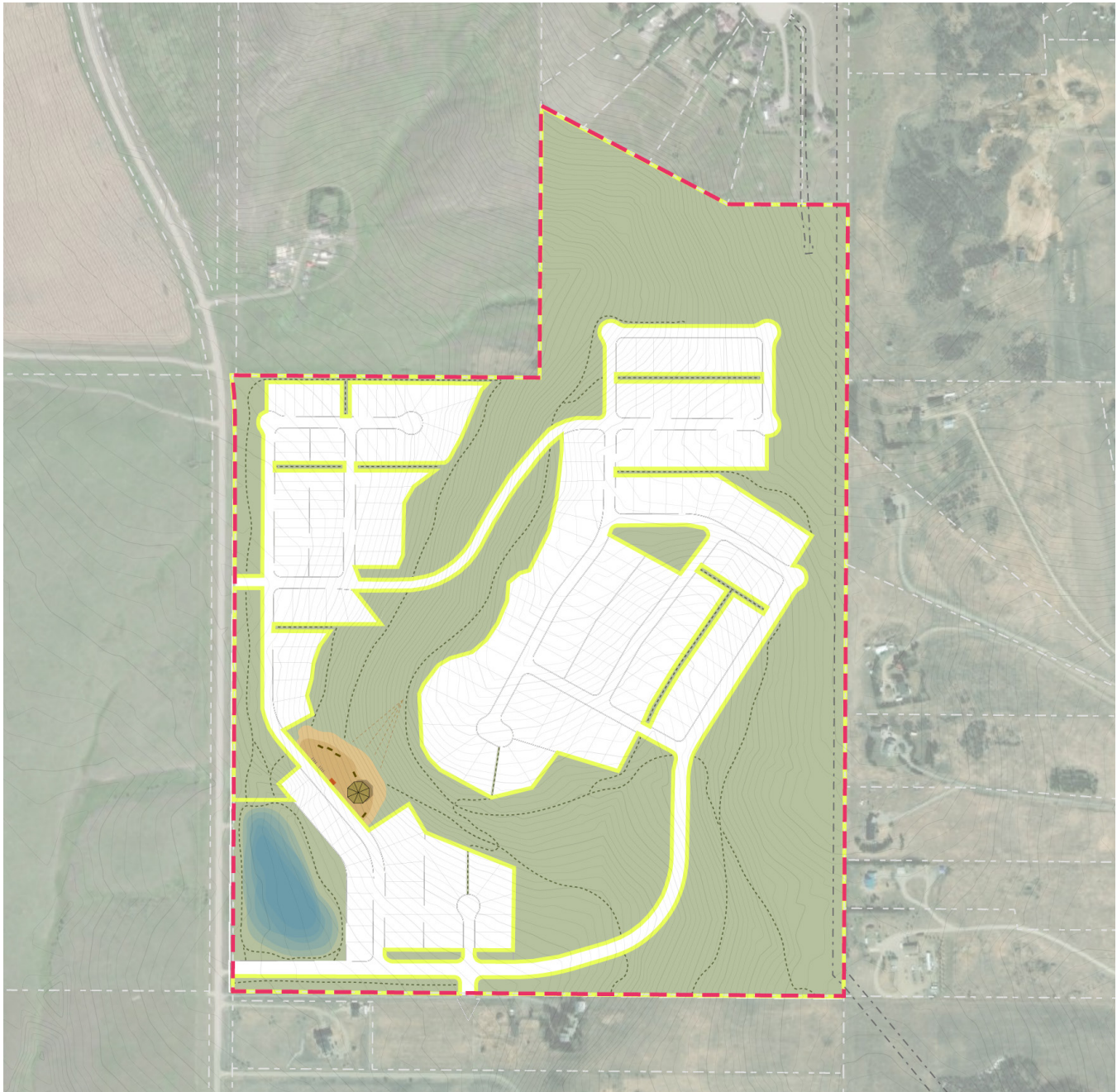
33. A landscaping plan at the subdivision stage will be submitted by the developer identifying the proposed landscaping and areas for recreational amenities within the dedicated municipal reserve area.






Table 02: Reserve Analysis

	Area		% of GDA
	ha	ac	
Net Site Area	56.5	140	
Gross Developable Area (GDA)	75	185	100%
Municipal Reserve (MR) Required	7.5	18.5	10%
Municipal Reserve (MR) Provided	7.5	18.5	10%
Additional Open Space provided	34.5	84.5	46%

Figure 14

Municipal Reserve Concept



-  Subject Site
-  Stormwater Management Pond
-  Municipal Reserve
-  Internal Pathway
-  Existing Right-of-Way



7.0 Implementation

7.1 Future Land Use Application

Future residential development within the Plan Area will be implemented in accordance with the requirements of the County Land Use Bylaw C-8000-2020. A future land use amendment application will be submitted at a later date once municipal servicing is confirmed. Chosen land use districts will align with the existing policy framework of the Cochrane North Area Structure Plan in accordance with the Cluster Residential policy described in Section 3.3 of this Plan.

7.2 Proposed Subdivision

The Plan area will accommodate approximately 204 residential lots. The remainder of the land will be allocated to municipal reserve, public utility lots, roads and lanes, and open space. Future public utility lots will include a stormwater pond if required and the dedicated utility right of way for the Mountain view Estates Water Co-op well.

7.3 Agricultural Boundary Design Guidelines

The Magna Vista Plan Area is bordered on two (2) sides by rural residential development. Agricultural lands are located on the western side of Horse Creek Road, separated from the plan area by a 30 m road ROW, and a small parcel along part of the eastern border of the site. 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 Magna Vista consider the intent of these guidelines at the subdivision stage.

Policies

- 34.** Future residential development should be designed to provide natural areas between existing agricultural parcels and new development when possible.

Table 03: Development Statistics

	~Hectares	~Acres	~%
Future Residential Development	22	54.5	29%
Municipal Reserve	7.5	18.5	10%
Open Space	34.5	85.5	46%
Stormwater Management	2.8	7	4%
Roadways & Lanes	8	19.5	11%
Total	75	185	100%

Implementation

7.4 Phasing Plan

Magna Vista is a large residential development covering +/- 185 acres, which requires municipal infrastructure including roads, stormwater management, treated water supply, and regional wastewater connections.

Development within the Conceptual Scheme area is expected to proceed in six (6) phases as generally illustrated by Figure 15: Phasing Plan. Progression of these development phases is expected to follow the alignment of leading transportation and infrastructure required to support a future subdivision and subject to market demand. It is noted that the eastern interface with adjacent properties should constitute the final development phase. The rationale for this is to reduce the proximity of construction for existing residential parcels that directly border the proposed community.

7.5 Homeowners Association

A Homeowners Association will be established to oversee various aspects of the development, including enforcing architectural guidelines, maintaining open spaces pathways, and managing solid waste such as garbage and recycling.

7.6 Emergency Services

- 35. The development within the Plan area is expected to proceed in six (6) phases as generally depicted in Figure 15: Phasing Plan.
- 36. The developer may pursue an alternate phasing program for the project, contingent upon the construction of suitable infrastructure to support each development phase.
- 37. An updated TIA shall be submitted at each subdivision stage.

The County requires proposals for redesignation include appropriate levels of emergency servicing and access for police, fire and ambulance services. A future land use amendment will provide further direction, however it is anticipated the Plan Area will be policed by the RCMP, County Fire fighting services will be provided by Springbank Fire Station 102, a full -time station providing coverage for the west area of the County. In addition, the Cochrane fire station partners with the County in servicing the area through an inter-municipal agreement. For medical emergencies and ambulance, 911 service shall be extended to the Plan Area.

7.7 Waste Management

Waste management within Magna Vista will be provided by a qualified Waste Management Professional, to be managed by a Home Owner’s Association.

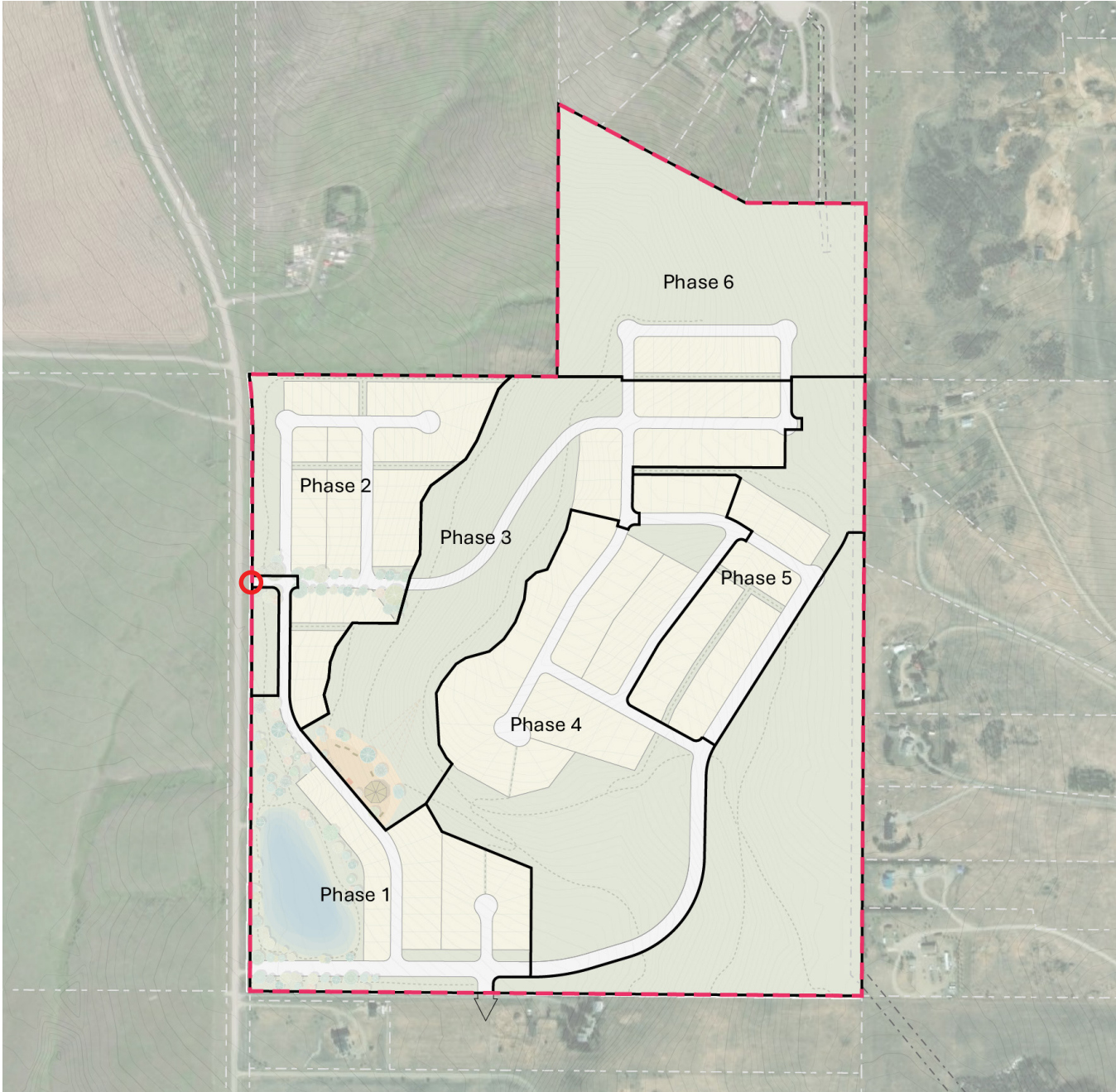
7.8 Educational Services



There are several existing schools located in the Town of Cochrane, including RancheView School, St. Timothy High School, Mitford School and a future planned school site in Stage 4 of Sunset Ridge.

- 38. At the subdivision stage, the developer must establish a Homeowners Association (HOA), to support the operation and maintenance of Municipal Reserve, manage garbage and recycling within the site area, and implement and manage adherence to architectural guidelines.

Figure 15

Phasing Plan



-  Subject Site
-  Proposed Phase 1 Site Access



8.0 Community Outreach

The Magna Vista project team is dedicated to maintaining open communication with neighbouring landowners and key stakeholders to ensure a thorough understanding of the community's interests and concerns about the development.

A transparent and inclusive public engagement process was conducted to collect valuable insight and feedback on the proposed project.

Feedback received was instrumental in revising the application and we believe resulted in a better proposal.

- The engagement process aimed to achieve the following objectives:
- Identify and inform all relevant stakeholders of opportunities to participate;
- Raise awareness of the Conceptual Scheme and offer a platform for stakeholders to ask questions and provide feedback;
- Share development plans with the community;
- Record and address stakeholder feedback by revising the Conceptual Scheme and or providing rationale to defend the proposal.

A project update mailer has been prepared and will be circulated to area residents who received the first Open House notice once the Canada Post Strike is over and regular mail circulation resumes.

8.1 Outreach Tactics



Meeting with Mountainview Water Co-op

August 7, 2024



Postcard Circulations



Public Open House - Cochrane Ranchehouse

September 12, 2024

1

Co-op Meeting

55

Open House Invitations

38

Participants

8.2 Engagement Results and Outcomes

Comment Received	Magna Vista Response / Action
Appropriate Interface and Privacy Considerations with Eastern Adjacent Properties	<ul style="list-style-type: none"> Relocated 18 lots along the eastern boundary, increasing the setback from 105 metres to 320 metres from the nearest Magna Vista lot. Lots removed from to the nearest northern property have increased the setback from 245 metres to 280 metres. Removed the 3-meter multi-use pathway on the eastern boundary to discourage public walking close to existing properties. Revised open space design to exclude tall landscaping such as trees, improving visibility for adjacent landowners.
Proposed Site Density	<ul style="list-style-type: none"> The proposed density for Magna Vista is consistent with the Cochrane North Area Structure Plan (ASP), which designates the site as “Cluster Residential & Open Space.” According to Policy 6.2.19 of the ASP, the maximum residential density is a maximum of one dwelling unit per gross acre. However, Policy 6.2.20 allows for increased density when additional open space is provided beyond the required 30%. Magna Vista plans to include a maximum of 204 residential units, resulting in a net density of 1.18 units per acre (2.91 units per hectare). Although this slightly exceeds the standard of one dwelling unit per acre, it is allowable due to the development’s dedication of 46% of the site to open space, significantly surpassing the 30% requirement. The development will feature single detached homes, with bungalow villas located in the northwestern section of the plan, maintaining a low-density character across the site while adhering to the ASP policies.
Traffic Impact on Surrounding Road Network	<ul style="list-style-type: none"> A comprehensive Traffic Impact Assessment (TIA) by Bunt & Associates Engineering Ltd. evaluated traffic conditions for the Magna Vista development, including growth from nearby developments. Key findings include: The existing road network, including Horse Creek Road, can accommodate the additional traffic. Recommended improvements include: adding right-turn lanes at both access points on Horse Creek Road to enhance traffic flow and safety. These findings are included in the applicant’s submission and detailed in the conceptual scheme report.

<p>Inquiry Regarding the Future of Existing Water Wells on the Site</p>	<ul style="list-style-type: none"> • The Magna Vista project team engaged with the Mountainview Water Co-Op to address concerns about existing wells on the site. The existing well located in the northern portion of the site was constructed in the 1970s and was never formally registered on title. To mitigate any potential concerns for adjacent properties who use the existing well, Magna Vista has committed to registering a utility right-of-way on the title at the land use stage. • The updated conceptual scheme includes the line work of the water well. Previous residential lots closer to the well have been removed to preserve access and protect the well from construction interference.
<p>Potential Impact on Wildlife and Ecological Features</p>	<ul style="list-style-type: none"> • A Biophysical Impact Assessment (BIA) was conducted for the Magna Vista site by Vertex Solutions including field assessments, confirming the following: • The site does not contain ecologically significant areas or habitats for species at risk. • The site lies outside designated Environmentally Significant Areas (ESA). • There are no watercourses, fish-bearing water bodies, or hydrological connections on the site. • The field assessment confirmed the grassland has a high level of introduced species which does not consider the vegetation community to be native grassland. • The project is expected to proceed with minimal environmental impact.

8.3 How the Plan has Changed

Original Submission
(Conceptual Scheme & Land Use Application)



Revised Submission (Conceptual Scheme only)



208 Lots



Interim Servicing Strategy



Pathways & Connectivity



No Commitment to preserving co-op well



Lots in Extraction Plant Boundary



204 Lots



Removal of Land Use until servicing is available



Added 8.5 ac of open space (52% to 56%)



Commitment to register Co-op well



No lots in Extraction Plant Boundary



Increase privacy by removing adjacent lots and pathway to the east

Supporting Technical Reports

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

1. Geotechnical Report, prepared by Almor Testing Services Ltd., Dated May 2024
2. Staged Master Drainage Plan, prepared by CIMA+, dated May 2024
3. Transportation Impact Assessment, prepared by Bunt & Associates, dated January 2025
4. Biophysical Impact Assessment Report, prepared by Vertex Professional Services Ltd., Dated November 2024
5. Wetland Assessment and Impact Report, prepared by Vertex Professional Services Ltd., Dated November 2024