



Gateway at Cochrane Lake: Partial Neighbourhood Plan for Neighbourhood A, Cochrane Lake



Arcadis Professional Services (Canada) Inc.
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1 Introduction

This Partial Neighbourhood Plan is submitted in support of a planning approval application for lands known municipally as 42019 and 42029 Cochrane Lake Road West. The lands are located within the Hamlet of Cochrane Lake. The Partial Neighbourhood Plan has also been submitted to demonstrate conformity to the Cochrane Lake Hamlet Plan and to the Rocky View County Plan.

Section 3.2.1 of the Hamlet Plan provides the ability for landowners representing a minimum of 8.1 ha (20.0 ac) to submit a Partial Neighbourhood Plan in a community centre area. The subject lands form part of Neighbourhood A and also the East Hamlet Centre, which also include lands immediately north of Cochrane Lake Road West.

The property owners wish to develop their properties for commercial and residential development. The residential component consists of approximately 92 dwelling units. The commercial area (a new feature for Cochrane Lake) would be intended to serve hamlet residents and pass-by traffic on Highway 22. In the interim, the landowner wishes to retain their existing dwelling and accessory building, as it also serves as an office for their business undertakings. The plan proposes two street intersections at Cochrane Lake Road, where there are three existing driveway approaches. It is expected that the commercial area would retain one existing driveway entrance on at least an interim basis. One green space is proposed as a centrally located park space with amenity, along with one public utility lot for stormwater management located southeast of the proposed commercial site which will also contain a pathway system.

1.1 Objectives of this Partial Neighbourhood Plan

The objectives of this Partial Neighbourhood Plan are as follows:

- To confirm that the Partial Neighbourhood Plan conforms to the County's policy framework, including the County Plan, Cochrane Lake Hamlet Plan, and Rocky View County Land Use Bylaw, along with non-statutory policies and procedures.
- To define lands within the Plan Area, including current and adjacent land use.
- To identify lands for open space and passive recreation, that shall be dedicated as municipal reserve.
- To confirm appropriate land use designations and development standards for all lands within the Plan Area.
- To identify the transportation and mobility network, which includes connections to the commercial development within the Plan Area.
- To outline a servicing policy that supports regional stormwater, wastewater, and potable water servicing required for the Plan Area.
- To summarize the community engagement undertaken to date.

2 Plan Area

2.1 Location

The Hamlet of Cochrane Lake is located in Rocky View County, approximately 1.6 km (1.0 mile) north of the Town of Cochrane on Highway 22. The Hamlet measures approximately 512 hectares (1,254 acres) and features a large lake (Cochrane Lake) as an amenity.

The Plan Area defined by this report is in the east portion of the Hamlet at the southwest corner of the intersection of Cochrane Lake Road West and Highway 22. The subject lands are part of Neighbourhood 'A.'

Exhibit 1 Location Plan, shows the location of the subject lands in relation to the Cochrane Lake Hamlet.

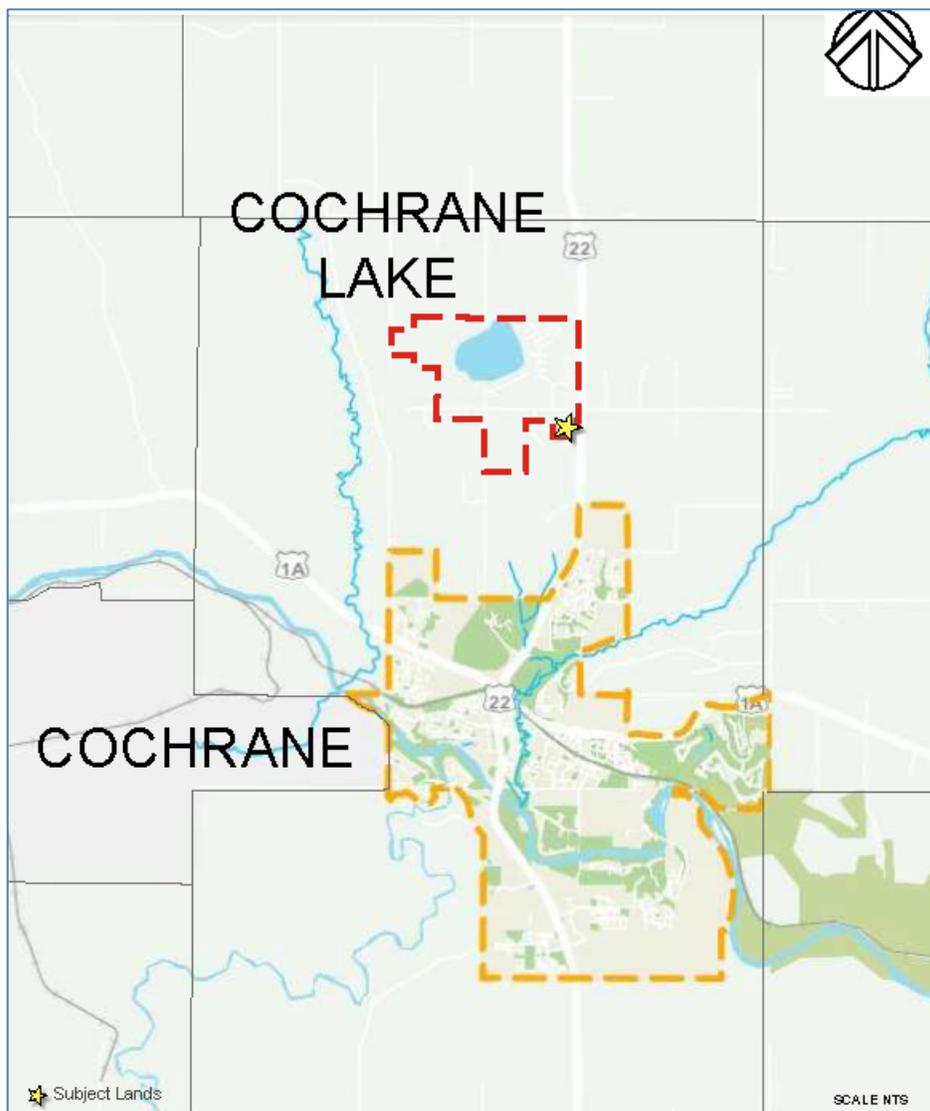


Exhibit 1: Location Plan

2.2 Land Ownership

The Plan Area consists of five titled lots, located on the south side of Cochrane Lake Road West. The legal descriptions and areas for each lot are listed in **Exhibit 2** and **Table 1**.

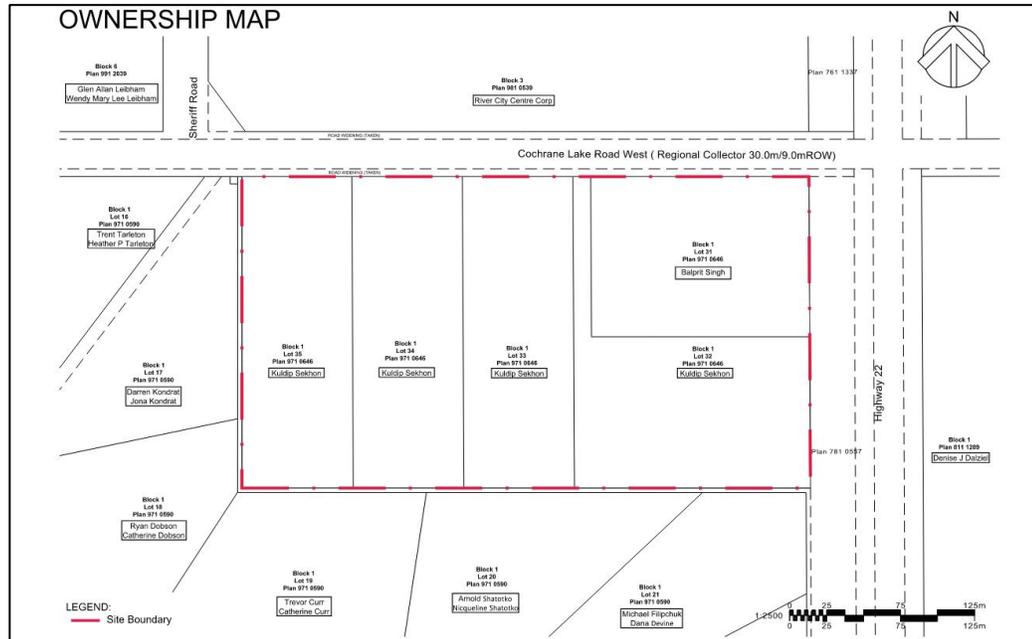


Exhibit 2: Land Ownership

Table 1: Plan Area Ownership

LEGAL DESCRIPTION	HECTARES	ACRES	OWNER
Plan 9710646, Block 1, Lot 31	1.60	3.95	Balprit Singh
Plan 9710646, Block 1, Lot 32	1.76	4.35	Kuldeep Sekhon
Plan 9710646, Block 1, Lot 33	1.58	3.90	Kuldeep Sekhon
Plan 9710646, Block 1, Lot 34	1.58	3.90	Kuldeep Sekhon
Plan 9710646, Block 1, Lot 35	1.58	3.90	Kuldeep Sekhon
Total Plan Area	8.10	20.00	

2.3 Existing Land Use

The lands within the Plan Area are designated Residential, Rural (RUR) in the County Land Use Bylaw C-8000-2020. The existing residential use and accessory building conforms to the RUR District’s use and setback requirements.

Existing properties adjacent to the Plan Area, to the west, south, and east (across Highway 22) are also designated Residential, Rural. Lands to the north (across Cochrane Lake Road West) are designated Agricultural, Small Parcel with minimum lot size of 8.1 ha (20.01 acres) (A-SML p8.1) in the County Land Use Bylaw.

Exhibit 3 shows the existing land use districts in the plan area.

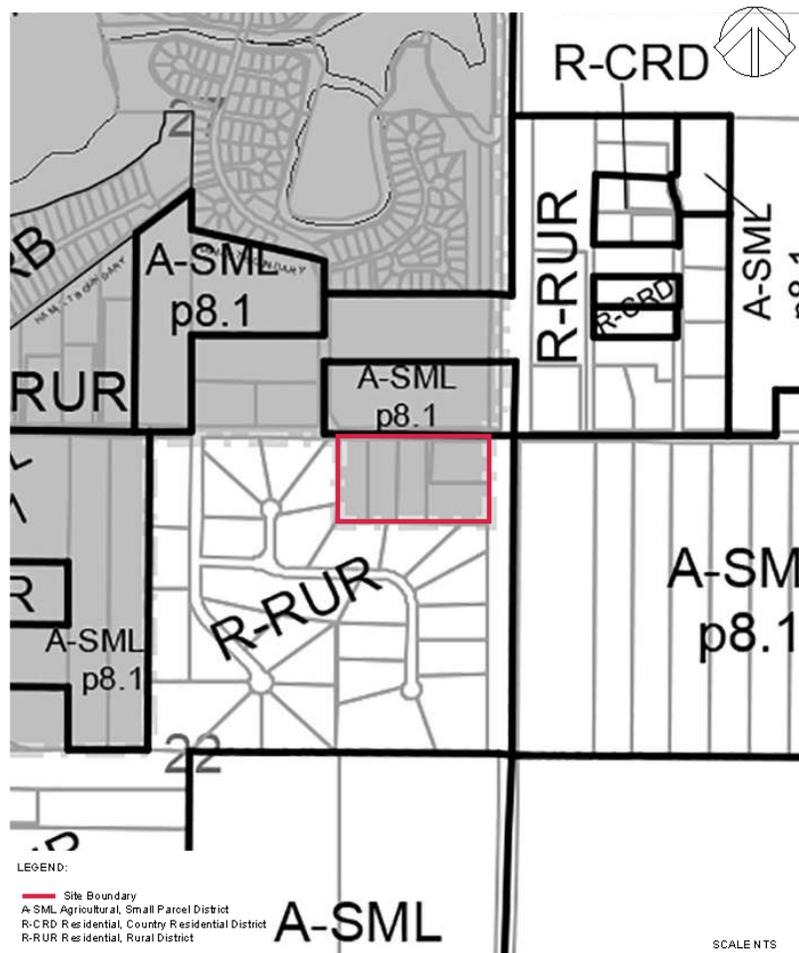


Exhibit 3: Existing Land Use

2.4 Site Conditions

The Plan Area currently has one residential dwelling with an accessory building. The existing dwelling is currently serviced by a groundwater well and private septic treatment system. Much of the land is vacant.

There are several deciduous and coniferous trees along with hedgerow and ornamental trees and shrubs that have been planted as wind breaks and visual screens for the existing residence on the subject property. See **Exhibit 4**. The trees are non-native and have been introduced to the environment. The trees are large and either at the end of their lifecycle, too large to cost effectively move or in locations that will not be conducive with preservation. All trees and shrubs will be removed as a result of the development. It is expected that all other trees will be removed as part of preparations to develop roadways and lots.



LEGEND:

— Site Boundary



Exhibit 4: Existing Vegetation Plan

2.5 Existing Access and Transportation Network

The Plan Area currently has one developed access from Cochrane Lake Road West along the north frontage, with two stubbed entrances to the west of the existing entrance. This is the primary connection to the transportation network.

Cochrane Lake Road is paved and intersects Highway 22 (the primary north-south highway connecting the hamlet to the Town of Cochrane and major east-west transportation routes) at the northeast corner of the Plan Area. The intersection of Highway 22 and Cochrane Lake Road West is approximately 147 metres (482 feet) east of the entrance to the existing residence.

Sherriff Road is a north-south local road connecting the existing Monterra development with Cochrane Lake Road West. The intersection of Sherriff Road and Cochrane Lake Road is approximately 36 metres (118 feet) west of the Plan Area boundary.

Pleasant View Estates is the main access to Diamond Ridge Estates, the estate residential subdivision to the west and south of the Plan Area. The intersection of Pleasant View Estates and Cochrane Lake Road West is approximately 360 metres (1181 feet) west of the Plan Area boundary.

2.6 Oil and Gas Sites

There are no present or former oil and gas well sites or pipelines located in the Plan Area.

2.7 Topography and Surface Drainage

The site is generally flat with a gentle slope from the south end of the Plan Area to the north at Cochrane Lake Road West. Low points were identified along the south and west property boundaries which are taken into account with proposed site grading plans. **Exhibit 5** shows the existing site contours.

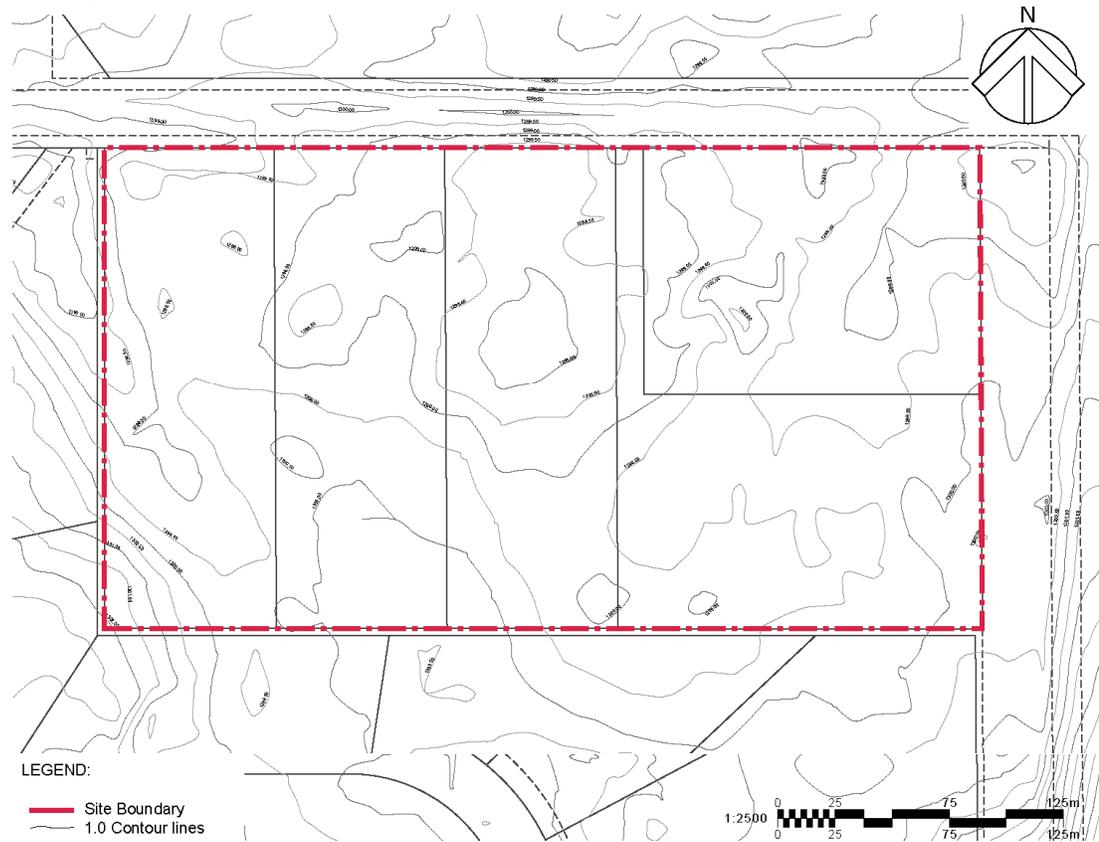


Exhibit 5: Existing Topography

2.8 Geotechnical Conditions

A geotechnical investigation was undertaken by Almor Testing Services Ltd. in November 2022. The investigation involved the drilling of eight test holes, which found the subsurface ground conditions to generally consist of silty clay till, overlying bedrock. Topsoil was encountered at each test hole location with thickness ranging from 300mm to 400mm.

Groundwater recoding was conducted during drilling operations and two weeks following. No seepage was indicated in any of the test holes and all holes were observed to be dry at the time of drilling and two weeks following.

Based on these findings, the report concludes that the subsurface conditions are generally suitable for the proposed development, with continuous and spread footing foundations would be acceptable with downspouts directing drainage away from foundations.

2.9 Biophysical Conditions

An Environmental Screening was undertaken by Sage Environmental Ltd. in November 2022. The screening included desktop review of publicly available materials, and a site inspection by consultant. This included information regarding:

- Landforms and soils – *The site topography is described as generally flat to slightly undulating; sloping very gently from south to north. Native soil material consists of moderately well-drained Black Chernozem on medium textured till.*
- Vegetation – *Rare plants or ecological communities are not expected on the property. Ecological communities present include:*
 - *Non-native grassland (former pastureland) - dominated by non-native forage grasses, and weedy herbaceous species.*
 - *Residential Acreage - characterized by manicured yard with hedgerow/ornamental trees and shrubs including planted mature spruce, lodgepole pine, and poplar trees and caragana.*
- Wildlife – *Results show no Species of Conservation Concern recorded within the subject lands and the potential for Species of Conservation Concern and biodiversity are low due to the low native integrity of vegetation on site, and high human disturbance from residential acreages. Incidental observations of wildlife recorded during the reconnaissance-level field visit include black-billed magpie, red-breasted nuthatch, and black-capped chickadee. Tracks of deer and red squirrel were observed in snow.*
- Hydrology – *No mapped watercourses, wetlands, or waterbodies occur within the property boundaries. The FWMIS internet mapping tool shows an Indefinite Stream (STR-INDEF) Strahler order 1 in the SW corner of the property.*
- Historical Resources – *A search of the Fall 2022 version of the Alberta Culture's Listing of Historic Resources was conducted. The property is not listed and the potential to contain a historic resource is considered low.*
- Environmentally Significant Areas – *No provincially mapped ESAs occur within or adjacent to the subject property. The area is mapped as having low potential to contain an ESA.*

The report, issued in December 2022 indicates that no Valued Ecosystem Components were identified during the Environmental Screening that would warrant a Biophysical Impact Assessment under the County's Servicing Standards.

2.10 Historical Resources Act

Arcadis (previously IBI Group) prepared and submitted a Historical Resource application to the Province of Alberta, who noted that the Plan Area appears to be free of Historical Resources as of August 25, 2022. Therefore, further study was not required by the Province of Alberta.

2.11 Policy Framework

Policy 2.11.1

Existing structures within the Plan Area may continue to remain until a subdivision plan has been registered in accordance with the Proposed Land Use as approved within this plan.

Policy 2.11.2

Existing water wells, septic tanks, and septic fields shall be decommissioned in accordance with the appropriate legislation, regulations, and guidelines, when no longer in use.

3 Policy Context

3.1 Calgary Metropolitan Region Growth Plan

The Regional Growth Plan for the Calgary Metropolitan Region Board came into effect on August 15, 2022. Rocky View County is a member municipality of the CMRB, and therefore all statutory plans must be consistent with the Growth Plan's policy framework.

Section 3.1 of the Growth Plan generally directs growth to Preferred Growth Areas, which fall into three categories:

- urban municipalities (e.g., Town of Cochrane),
- joint planning areas which allow municipalities to collaborate in area where growth impacts more than one municipality and where a high level of municipally provided services is needed to support the full potential of the area (e.g. Highway 2 corridor from Calgary through Balzac to Airdrie),
- hamlet growth areas, which in Rocky View County include Langdon, Harmony, and Bragg Creek.

As part of the Cochrane Lake Hamlet Plan, the subject lands are identified as outside of a Preferred Growth Area, but part of an existing Area Structure Plan (ASP) on Growth Plan Schedule 1. Section 3.1.10.1 allows for existing ASPs adopted prior to the date of the Growth Plan coming into force, to remain in effect. Section 3.1.10.3 also notes that existing ASPs outside of Preferred Growth Areas shall not increase the overall projected population within the plan area.

As the proposed Partial Neighbourhood Plan will implement the Cochrane Lake Hamlet Plan, but not impose additional population beyond what is contemplated within the ASP, the proposed plan aligns with the CMRB Growth Plan.

On December 10, 2024, the Rocky View County Council passed a motion to express its intent to leave the CMRB. On February 10, 2025, The CMRB members voted to cease operations May 1, 2025. The CMRB has now been dissolved.

3.2 Rocky View Municipal Development Plan

The Rocky View Municipal Development Plan (Bylaw C-8653-2025) provides a framework for the Cochrane Lake partial Neighbourhood Plan. Section 9.0 of the MDP provides a policy framework for Hamlets within the County. Hamlets may include residential lots with primary single-detached homes and other forms of housing, small scale commercial or retail, and recreation. Hamlets may develop as approved. In this case as approved within the Cochrane Lake Hamlet Plan. However, they are not expected to accommodate significant growth or expansion.

Goal 1 of the MDP is to focus development into areas identified and encourage efficient service levels compatible with County needs and economic goals. This includes support for existing communities to continue to build out as planned.

As per policy 5.1 of the MDP, development in an existing plan area shall maintain and enhance the distinct character and identity of the community, align to the approved area structure plan and may require a conceptual plan and/or master site development plan. The MDP also includes the requirements for Conceptual Schemes.

The MDP includes objectives for servicing, promoting existing communities to provide safe, reliable, and fiscally sound public and/or private water, wastewater and stormwater management, treatment and distribution systems; and cost effective and environmentally responsible solutions. Furthermore, higher intensity development will require piped methods of servicing and stormwater management systems.

This Partial Neighborhood Plan is considered a Conceptual Scheme and aligns with the requirements and objectives identified in the MDP.

3.3 Cochrane Lake Hamlet Plan (CLHP) - Neighbourhood A

Within the County's Hamlet Plan for Cochrane Lake, the lands are considered part of Hamlet Neighbourhood A. Neighbourhood A encompasses lands on the east side of the Hamlet of Cochrane Lake, including the existing Monterra development. Neighbourhood A is divided by Cochrane Lake Road West, with the majority of the neighbourhood on the north side.

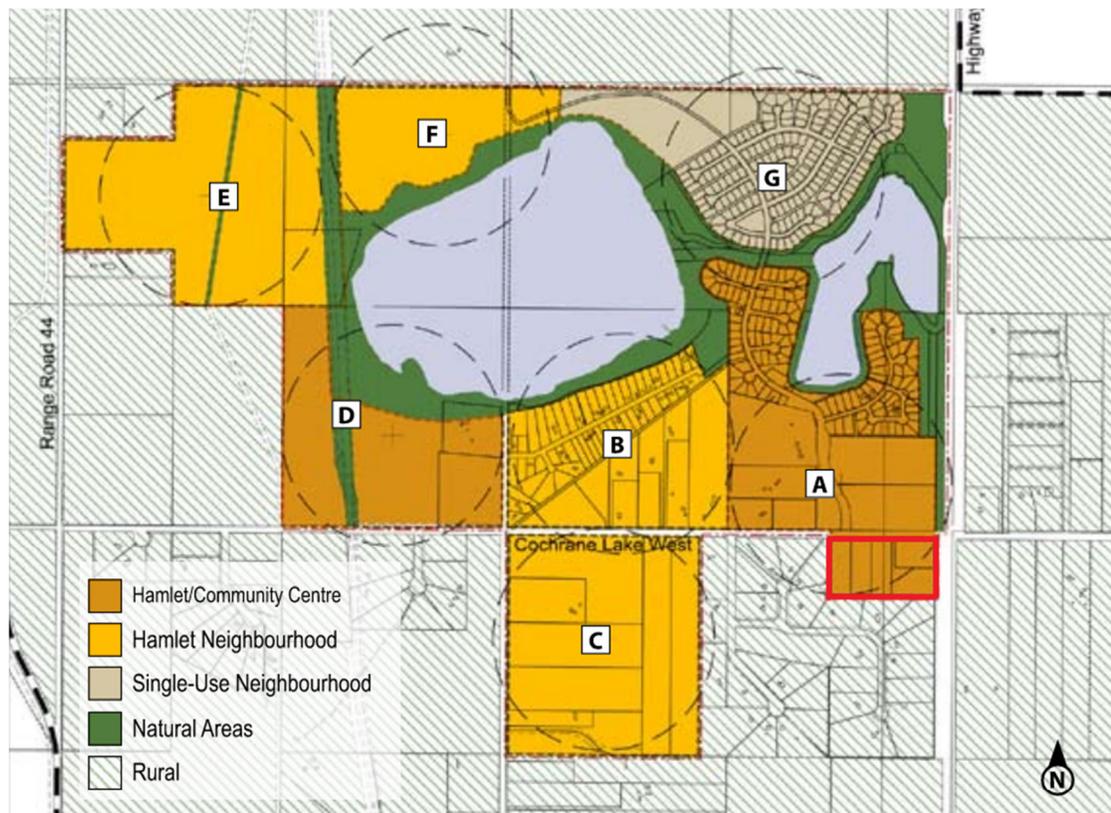


Exhibit 6: Cochrane Lake Hamlet Plan (Area Structure Plan) - Neighbourhood Plan

The Plan Area comprises the 5 parcels south of Cochrane Lake Road. A portion of neighbourhood A to the north of Cochrane Lake Road West is already developed. The landowners for the remainder were not ready to proceed with development. As the Plan Area is not contiguous to the lands north of Cochrane Lake Road West, a Partial Neighbourhood Plan concerning only the lands to the south has been prepared. The Hamlet Plan recognizes that neighbourhood phasing will be driven by market conditions and owner initiatives.

As per policy 3.2.1. of the Hamlet Plan, partial neighbourhood plans are permitted within the Cochrane Lake Hamlet Plan ASP if they represent a minimum contiguous 20 ha. (50 acre) land holding or 8 ha. (20 acres) in a community Centre Area. There are two Community Centre Areas within the Hamlet Plan. One on the west and one on the east. The Plan area is within the East Community Centre area and is approximately 8.1 hectares (20 acres), which meets the ASP requirement.

Exhibit 7 shows the subject lands in relation to the greater Neighbourhood A.

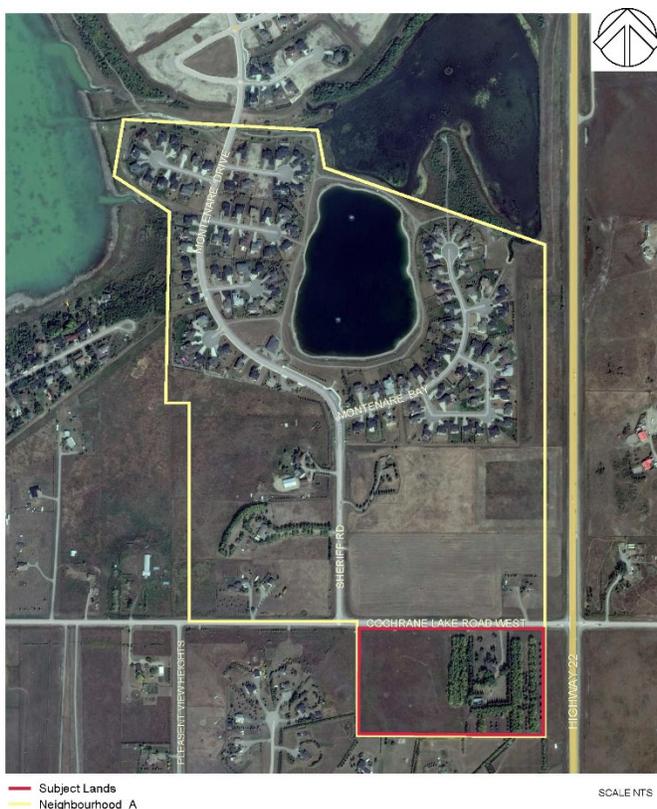


Exhibit 7:Neighbourhood 'A' Location

Hamlet Centre Areas serve as the commercial, civic, and employment hubs for the entire Hamlet. The East Hamlet Centre takes advantage of the Highway 22 activity and serves as the eastern gateway into the Hamlet. Hamlet Centres should include single and multi-family, office, and retail uses, and open space. Nearby higher density residential, scaled to suit the Hamlet, would help activate the centre Area over the long term.

The Hamlet Plan provides neighbourhood plan & design policies specific to the East Hamlet Centre. The policies suggest the use of a pedestrian scaled gateway feature, pedestrian friendly area along Cochrane Lake Road West, the inclusion of a public amenity space, the use of naturally low areas for stormwater management and buffer to residential uses, and a low-density

interface along the west and south edges of the site as an interface to the existing country residential uses.

The East Hamlet Centre presents a difficult challenge for creating a pedestrian-friendly, mixed-use centre due to the high-capacity road section for Cochrane Lake Road. Since the mixed-use Centre Area is complex, the CLHP anticipates that alternate versions will be considered and tested as guided by the General Neighbourhood Design Policies and the overall vision of the Hamlet Plan, and as regulated by the associated land use districts. As such, this Partial Neighbourhood Plan proposes a slightly different design than the Hamlet Plan, however, still allies with the original intent. Section 4.1 provides a more detailed explanation on the proposed development concept and how it aligns with the CLHP.

Section 4.3.2 of the Cochrane Lake Hamlet Plan identifies supporting information to be submitted by an applicant at the Neighbourhood Plan stage. This information provides guidance for Hamlet Plan conformity, and has been addressed throughout this report, including:

1. Residential Density Analysis (*Section 4.1*)
2. Thoroughfare and Pathway Network Analysis (*Section 4.4*)
3. Public Space Allocation (*Section 4.5*)
4. Tree and Vegetation Analysis and Protection Plan (*Section 2.4*)
5. Application of Design Standards (*Section 5.4*)

4 Development Concept

Exhibit 8 depicts the proposed development concept for the Cochrane Lake Partial Neighbourhood A, which consists of approximately 92 residential units, a commercial parcel, a neighbourhood park, and associated roads and stormwater infrastructure. The development is proposed to be accessed from Cochrane Lake Road West by 3 vehicle access points, two of which connect to two new public roads, Gateway Link and Gateway Circle, with the third connecting to the commercial parcel.

The residential uses are proposed as Residential, Small Lot District (R-SML) and Residential, Mid-Density Urban District (R-MID) to meet the density targets established under the CLHP. These land uses would support a mix of single-detached, semi-detached and townhome units. The commercial lands are proposed as a 1.11 ha parcel which is envisioned to contain retail and service commercial uses to service the CLHP area.

One 0.11 ha Municipal Reserve Park space is proposed in a central location of the Gateway. The park space is proposed to provide passive and/or active recreational opportunities for the local community. 1.4 ha of land is provided for stormwater management purposes, with an opportunity for a recreational trail to encompass the lands.

Finally, the proposed residential roads are designed to the residential standard with a 15 m right-of-way and 9 m carriage way. Some blocks also contain 6 m lanes to provide for rear-lane single-detached, semi-detached and/or townhouse units. One private road is proposed to facilitate a condominium development.

GATEWAY AT COCHRANE LAKE:
PARTIAL NEIGHBOURHOOD PLAN FOR NEIGHBOURHOOD A, COCHRANE LAKE

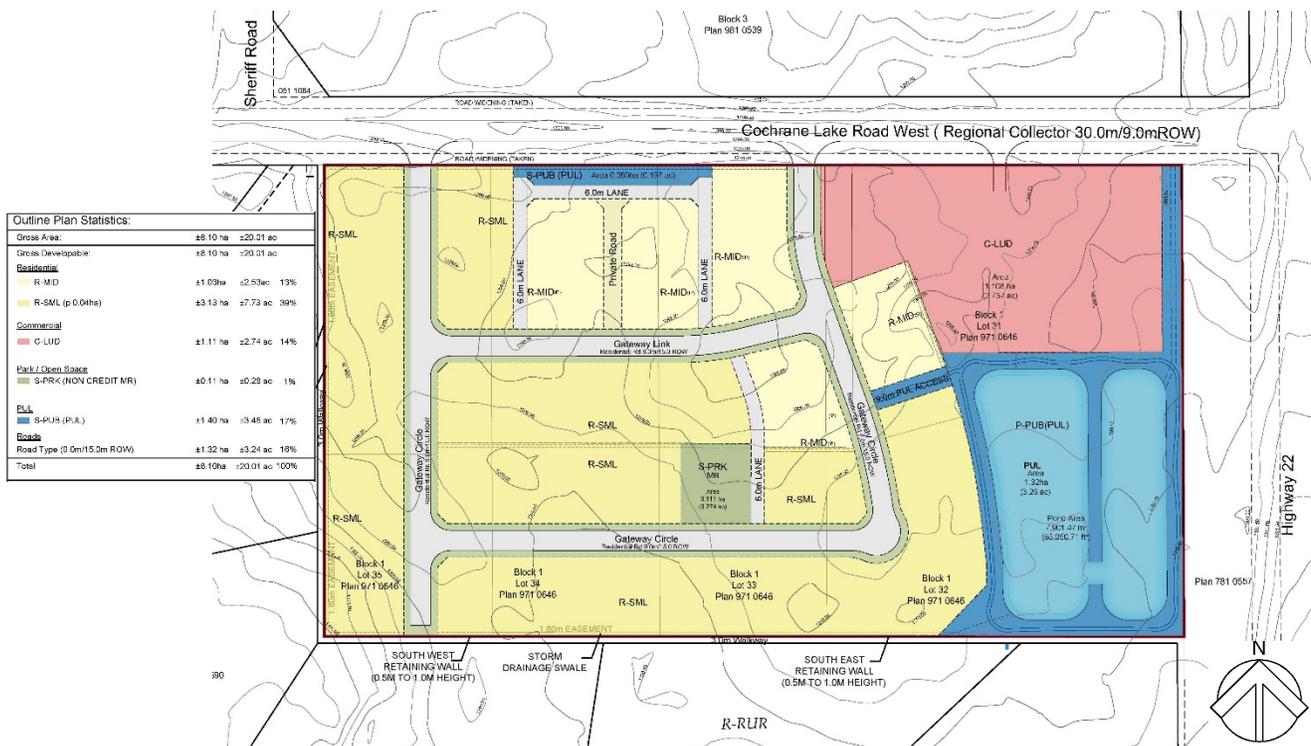


Exhibit 8: Development Concept

4.1 Alignment With Cochrane Lake Hamlet Plan

The proposed development is consistent with the general layout of Hamlet Plan. The northeastern portion of the subject site is identified for commercial. This location will be more easily accessed by employees and customers living outside of the subject site area and removes through traffic within the proposed residential street, thus limiting traffic and creating a more enjoyable/pedestrian friendly environment. The inclusion of retail uses will encourage public interaction between the north and south sides of the Cochrane Lake Road, thus supporting the subject site’s integration with the remainder of Neighbourhood A. Design measures will be implemented for the commercial site which adds to the desired gateway experience along Cochrane Lake Road West including locating parking away from the road.

The proposed plan contains an internal circulation road with blocks of residential oriented around it. Two access points are provided from Cochrane Lake Road West to the new internal circulation road. In addition, one public space (S-PRK) is provided within the subject site. The specific use and design of the space will be refined during subdivision stage. A stormwater management pond is provided in the southeastern portion of the subject site.

Exhibit 9 shows the proposed Hamlet development Districts within the subject lands. The area captured by the Partial Neighbourhood Plan consists of Transition and Centre Districts, as identified within the Hamlet Plan. However, due to the existing county residential interface to the west and south, Edge District has been added along the west and south portions of the site. The “Edge” District consists of single detached. The “Transition” District consists of single detached, semi-detached/duplex dwellings and townhomes. The ‘Centre’ District consists of the proposed commercial area along with a slightly higher intensity of residential dwellings, and will provide services for all Hamlet residents. The Commercial, Local Urban District (C-LUD) land use district will allow for a similar range of services described in Section 2.8 of the Hamlet Plan.

Section 3.2.5 of the Hamlet Plan outlines overall neighbourhood design and target densities for the six designated neighbourhoods within Cochrane Lake. The plan does acknowledge that densities will be lower at the outset of development and will evolve over time. It is not expected that the subject lands will densify given new construction, however as housing options evolve, some Neighbourhood A lands north of Cochrane Lake Road West may see higher forms of density.

Table 2 Neighbourhood Districts, identifies the anticipated district percentages for Neighbourhood A, as prescribed by the Section 3.2 of the Hamlet Plan, and the proposed percentages and areas within this Partial Neighbourhood Plan. Overall, the net density (subject lands minus the area dedicated for municipal reserve, plus public utility lot) of the Partial Neighbourhood Plan area is approximately 13.7 units per net hectare or 5.55 units per net acre which aligns with the goal of 4 to 6 units per acre, as noted in Section 3.2.4 of the CLHP.

Exhibit 9 shows the subject lands and corresponding Hamlet Development Districts. Section 3.2.5 of the CLHP identifies minimum net densities for each Hamlet District:

- Edge: 10 units/ha (4 units/acre)
- Transition: 15 units/ha (6 units/acre)
- Centre: 15 units/ha (6 units/acre)

The Edge and Transition district exceeds the minimum net densities identified in the CLHP. The Centre district is primarily intended to serve a commercial purpose for the community. As such, only a small portion of residential is planned for the Centre district which results in the lower than minimum density. The stated goal of the minimum District net densities is “to ensure a base density appropriate for future transit support and community vibrancy” (CLHP 3.2.5 D). Due to the size of the subject site and proximity of the proposed Districts, the goals of transit support and community vibrancy will still be achieved. This is further demonstrated in **Section 4.4.3** below which identifies the walkability of the proposed development and connection with the Neighbourhood A lands to the north.

Table 2: Neighbourhood Districts

DEVELOPMENT DISTRICT	EXPECTED PROPORTION OF NEIGHBORHOOD A	PROPORTION OF SUBJECT LANDS	TOTAL AREA PROPOSED (HA)	MINIMUM NET DENSITIES IN HAMLET PLAN	RESIDENTIAL NET DENSITY
Edge District	0-20%	19.0%	1.53	10 uph (4 upa)	19.61 uph (7.94 upa)
Transition District	25-60%	30.0%	2.40	15 uph (6 upa)	23.33 uph (9.44 upa)
Center District	10-20%	16.0%	1.29	15 uph (6 upa)	4.65 uph (1.88 upa)
Public Space/MR <i>(MR previously paid cash in lieu)</i>	10%	1.4%	0.11	N/A	N/A
SWM/ PUL	N/A	17.3%	1.40	N/A	N/A
Roads	N/A	16.3%	1.32	N/A	N/A

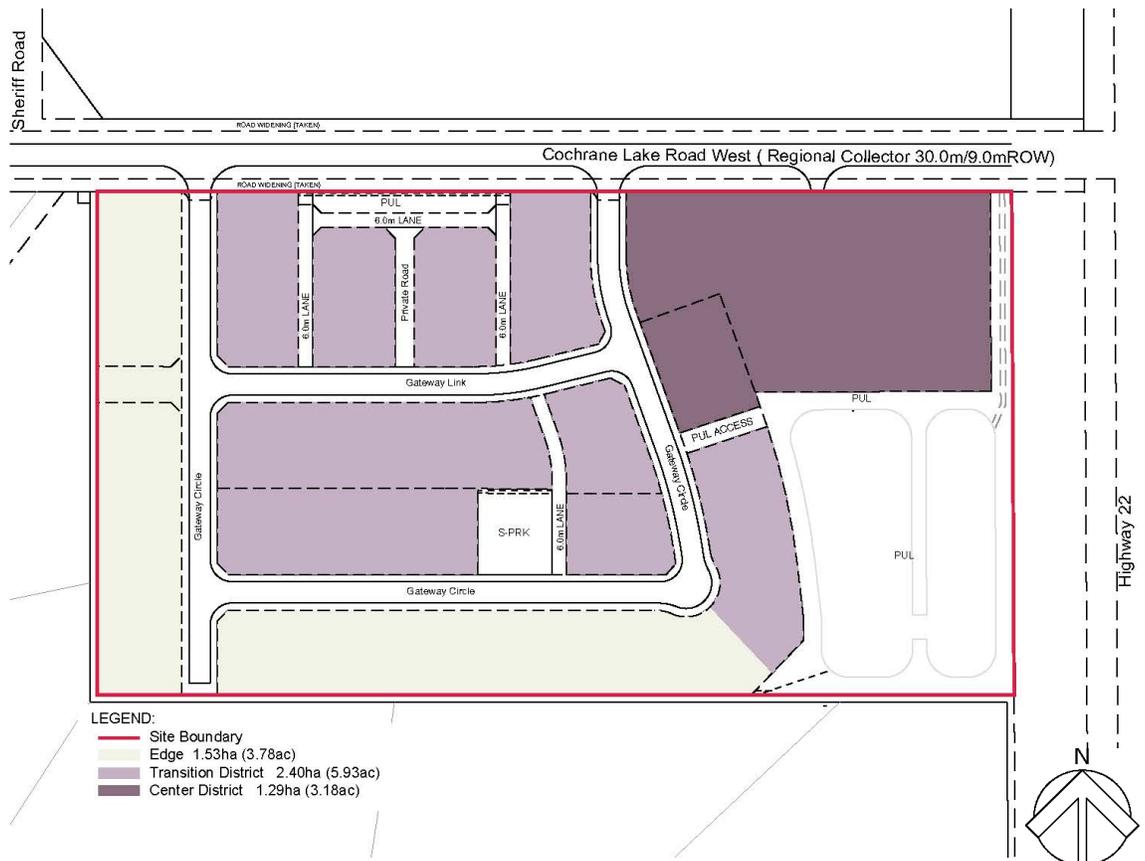


Exhibit 9: Hamlet Development Districts

4.1.1 Policy Framework

Policy 4.1.1.1

- i. Development within this Partial Neighbourhood Plan shall generally conform to exhibit 8.

Policy 4.1.1.2

- ii. The average net residential density shall be 6 units per acre.

4.2 Land Use

The following stock land use districts are proposed to implement the Partial Neighbourhood Plan:

- Residential, Small Lot District (R-SML) for single/semi-detached dwelling lots;
- Residential Mid-Density Urban District (R-MID) for single/semi-detached and/or townhouse dwelling lots;
- Commercial, Local Urban District (C-LUD) for the commercial parcel;
- Special, Parks and Recreation District (S-PRK) for public park; and
- Special Public Service District (S-PUB) for the stormwater management public utility lots.

Exhibit 10 shows the proposed land use districts. **Table 3** shows the area breakdown of land use districts and roads within the subject lands.

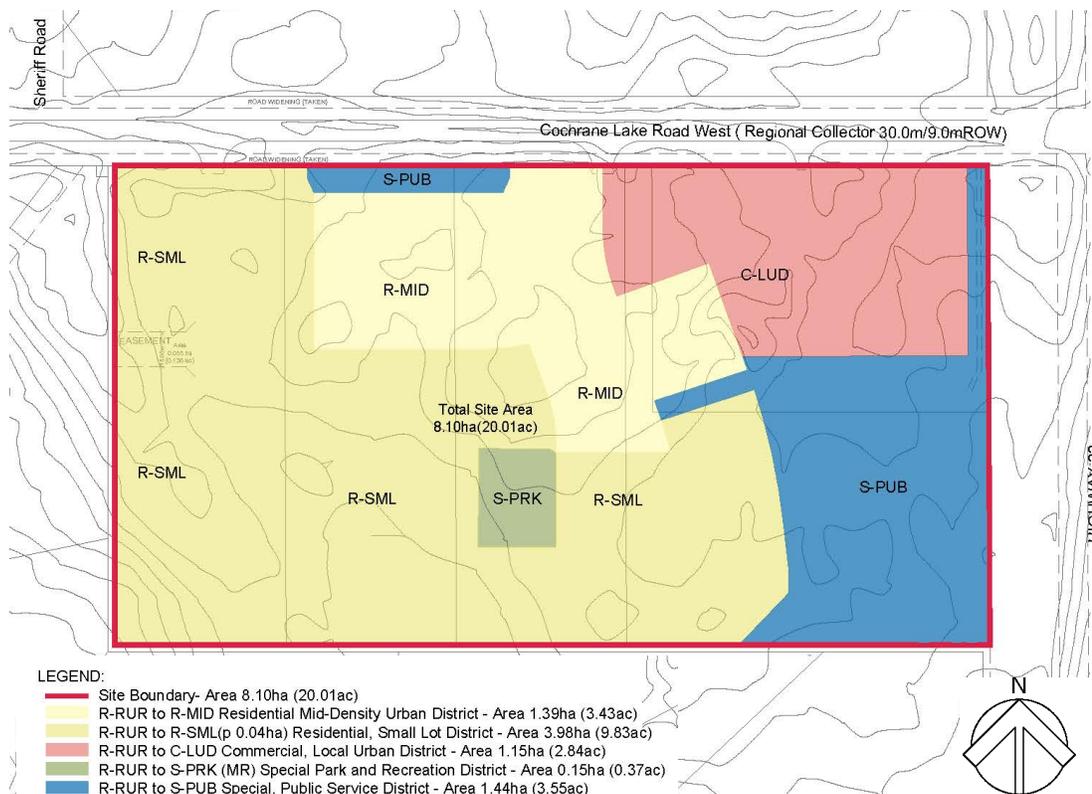


Exhibit 10: Proposed Land Use

Table 3: Land Use Statistics

LAND USE	AREA (HA)	AREA (AC.)	AREA PERCENTAGE
R-SML	3.98	9.82	49%
R-MID	1.39	3.43	17%
C-LUD	1.15	2.84	14%
S-PRK (MR)	0.15	0.37	2%
S-PUB (PUL)	1.44	3.55	18%
TOTAL	8.10	20.01	100%

Development following Council approval of this Partial Neighbourhood Plan and a subsequent land use redesignation shall proceed by subdivision application, approval, and registration.

4.2.1 Policy Framework

Policy 4.2.1.1

- i. At the land use redesignation stage, the land use districts shall generally follow the proposed uses, form and density as proposed within this Partial Neighbourhood Plan (exhibits 8 and 10), in accordance with the County Land Use Bylaw C-8000-2020. However, some flexibility may be provided subject to the County Development Authority to align with the current market conditions and servicing demands.

4.3 Utility and Stormwater Servicing

4.3.1 Water Service

The proposed development will be serviced with potable water by extending the existing Cochrane Lake water distribution system. The connection to the existing system will occur at the intersection of Montenaro Bay and Sheriff Road. Cochrane Lake Hamlet Plan Neighbourhood C Conceptual Scheme was approved for lands west of the subject site. Upon Neighbourhood C moving forward with construction of the proposed servicing, the point of potable water servicing will occur at the intersection of Cochrane Lake Road and Sheriff Road. A dual 200mm water connection will be required from the intersection of Montenaro Bay and Sheriff Road to the first entrance to the proposed development. The watermains installed within Sheriff Road will also service the adjacent lands east and west of Sheriff Road and will be subject to the County’s current Cost Recovery Policy.

Within the proposed development, 200mm and 150mm diameter watermains will be installed within the County rights-of-way to service the site. A water network analysis will be completed at time of subdivision to analyse the fire flow and pressure requirements to be in accordance with the County standards.

Exhibit 11 shows the proposed water servicing plan.

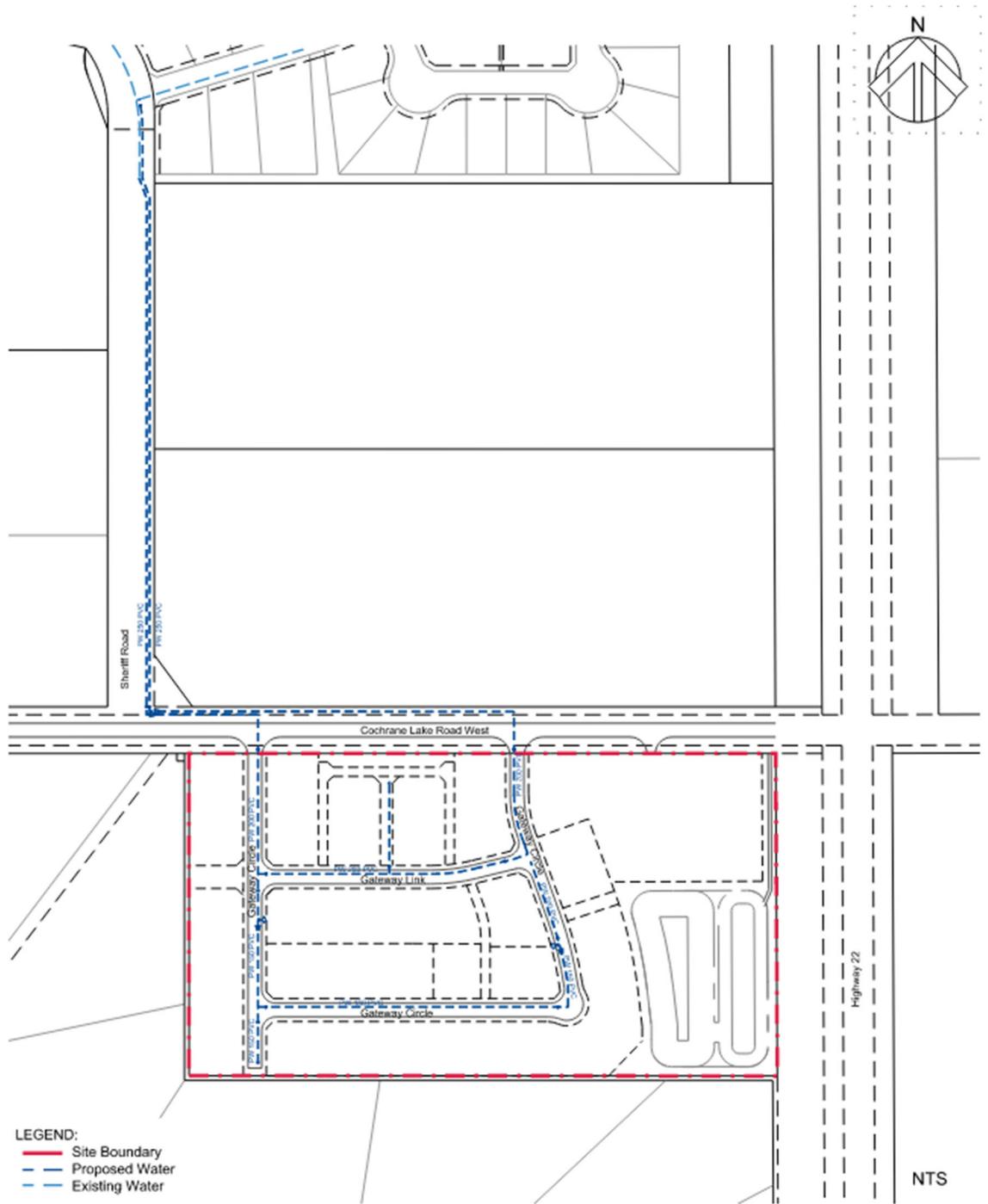


Exhibit 11: Water Servicing

4.3.2 Wastewater Service

Wastewater flows will be collected via sanitary sewer system within the development area. The sanitary sewer will flow via gravity to Cochrane Lake Road. The gravity line will flow west to Sheriff Road and then north to the connection point located at Montenaro Bay and Sheriff Road. The sanitary sewer system installed within Sheriff Road will also service the lands east and west of Sheriff Road and will be subject to the County's current Cost Recovery Policy.

Exhibit 12 shows the proposed wastewater servicing plan.

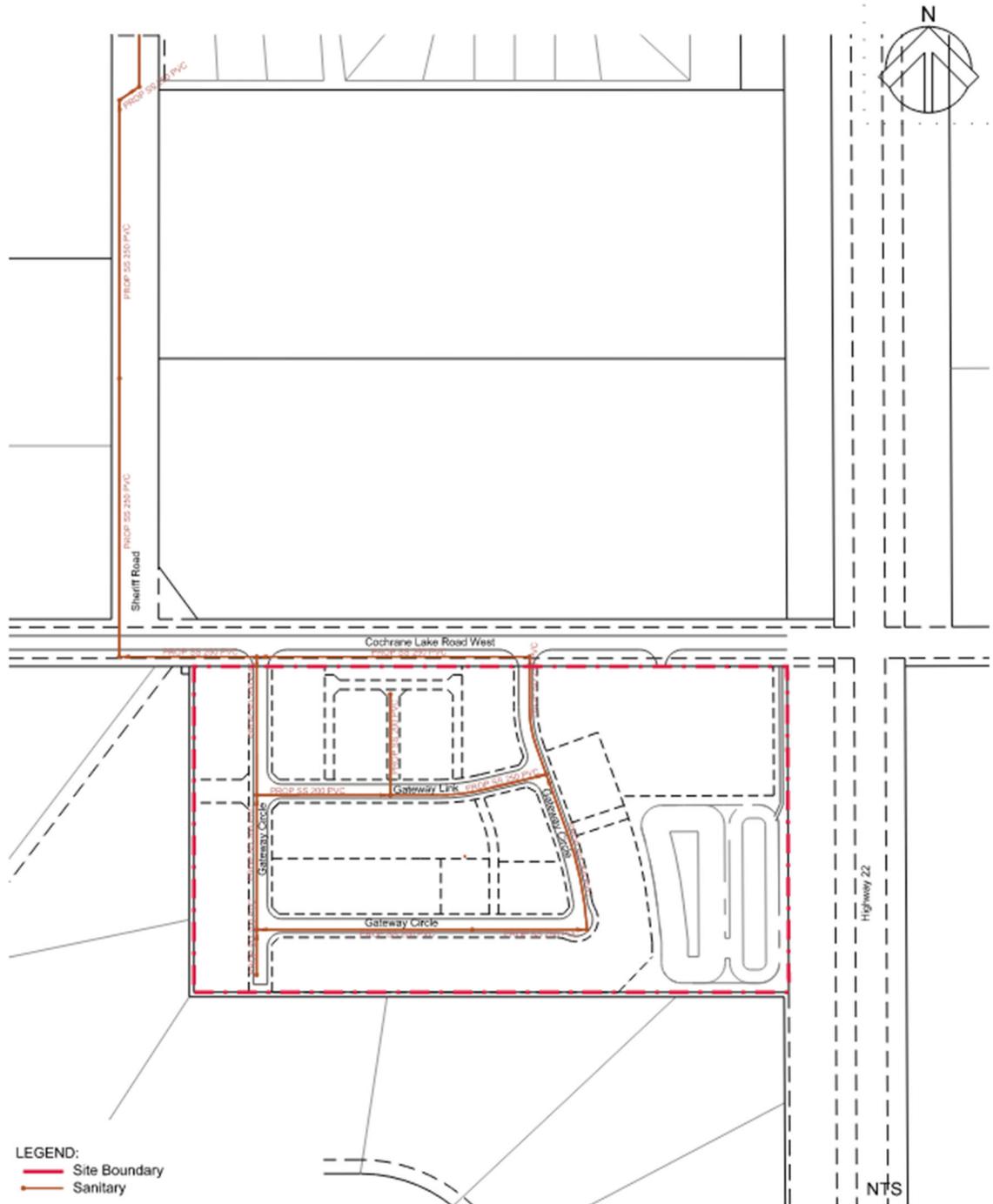


Exhibit 12: Wastewater Servicing

4.3.3 Shallow Utilities

Shallow utilities (e.g., electricity, telecommunications, natural gas) shall be provided by the developer at the subdivision stage of development, in consultation with all applicable utility providers.

4.3.4 Stormwater Management

The proposed Cochrane Lakes development is part of the larger watershed which drains to Cochrane Lake, via East Lake. The stormwater management system is designed to transition the urban neighbourhood to the existing downstream rural-based drainage system. An onsite pipe system will convey onsite stormwater runoff to a central stormwater management facility (SWMF), on the east side of the development, for quality and quantity control. Where necessary, perimeter retaining walls with overland swales will ensure all site drainage is routed through the pond.

The perimeter grading and retaining walls will also ensure that existing drainage patterns from upstream, adjacent properties are maintained. This offsite drainage collects in one of two depressions just outside the west and south property lines, the capacity and function of these depressions will not be impacted by the proposed development.

The site will incorporate two Low-Impact Development (LID) features and a large bioretention feature which will provide additional stormwater runoff control and integrate into the overall landscaping aesthetic. The site storm water management facility will discharge to the existing culvert network along Highway 22, discharging to East Lake. The site will adhere to all stormwater management targets and regulations set out in the previous Master Drainage Plans for the area.

Exhibit 13 shows the proposed stormwater servicing plan.

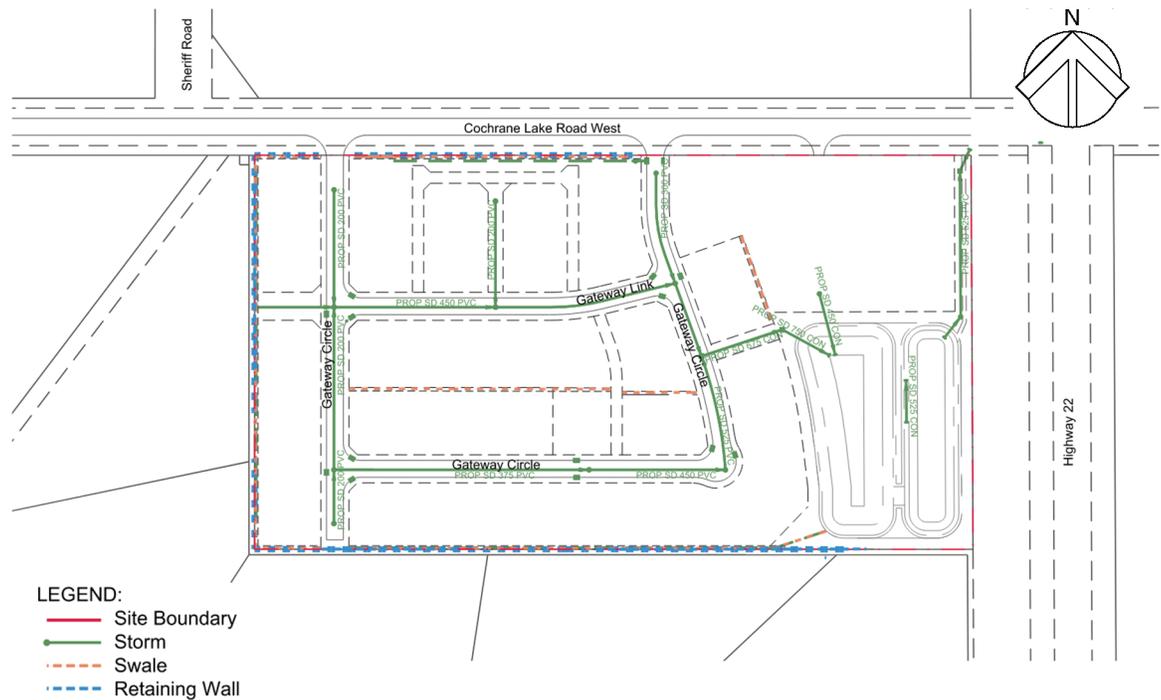


Exhibit 13: Stormwater Servicing

4.3.5 Policy Framework

Policy 4.3.5.1

No municipal servicing is currently available to the subject lands, as they are located outside the Master Servicing Area (MSA). The potential need for a centralized servicing system may be considered at the discretion and to the satisfaction of the County.

Policy 4.3.5.2

Servicing requirements for the subject lands will be determined in greater detail at the time of redesignation and/or subdivision, to the satisfaction of the County.

Policy 4.3.5.3

Land Use redesignation shall not proceed without servicing being addressed to the satisfaction of the County.

Policy 4.3.5.4

The design of water, wastewater and stormwater systems shall be in accordance with the County's Servicing Standards and Alberta Environment.

Policy 4.3.5.5

All infrastructure costs to service the Plan Area shall be provided by the developer. Design and installation of on-site and off-site utility infrastructure shall be provided at the subdivision stage.

Policy 4.3.5.6

The developer shall be required to pay applicable Rocky View County Water and Wastewater Connection Charges at the subdivision stage.

Policy 4.3.5.7

Potable water service shall be provided within the Plan Area from Rocky View County's Horse Creek Water Services Inc. water system.

Policy 4.3.5.8

A detailed water network analysis and fire suppression memo shall be provided at future subdivision stage.

Policy 4.3.5.9

A detailed water servicing study shall be provided as part of the land use redesignation stage to determine water demand and infrastructure required to meet that demand.

Policy 4.3.5.10

A portion of the water license is dedicated to lake stabilization. Additional water licences may be required to support the development.

Policy 4.3.5.11

Wastewater service shall be provided within the Plan Area from Rocky View County's Horse Creek Sewer Services Inc. wastewater system.

Policy 4.3.5.12

A detailed wastewater servicing study shall be provided at future subdivision stage. This design will have to reflect the option to drain into a proposed regional lift station that will be mutually used by all future proposed developments in the area.

Policy 4.3.5.13

The developer may be required to facilitate an expansion of the existing water and wastewater service area. Required expansion and capacity confirmation shall be facilitated at the land use redesignation stage.

Policy 4.3.5.14

The subject lands shall not be able to connect to the Rocky View wastewater system until the County is provided with an understanding of any impacts the connection from this development would have to the existing Cost Contribution Agreements (CCA) and existing capacity needs for providing servicing to lands outside of the CCA areas.

Policy 4.3.5.15

Where the alignment of the potable water service network or 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 4.3.5.16

Stormwater management shall be in accordance with the Master Drainage Plans governing the area and the concept plan provided.

Policy 4.3.5.17

A detailed stormwater management report shall be provided as part of each future subdivision stage.

Policy 4.3.5.18

The discharge from the pond will be permitted following the completion of the Lake Revitalization. As an interim measure, alternative engineering solutions may be considered to the satisfaction of the County.

Policy 4.3.5.19

Shallow utilities shall include electricity, gas, cable, high speed internet and telephone. All shallow utilities shall be installed at the expense of the developer in accordance with the development agreement with the County.

Policy 4.3.5.20

The location of shallow utilities and provision of rights-of-way and easements and line assignments should be addressed to the mutual satisfaction of the County, the developer, and the utility companies. The location of the identified utility locations shall be agreed upon at the subdivision stage.

4.4 Transportation

4.4.1 Transportation Impact Assessment

A Transportation Impact Assessment (TIA) was completed by Bunt and Associates Engineering Ltd. in April 2025. The TIA considers the proposed connections to Cochrane Lake Road West, as well as any impacts to the intersection of Cochrane Lake Road West and Highway 22.

The TIA forecasts total vehicle trip generation from the development of 105 vehicle trips in the AM Peak hour, and 151 vehicle trips in the PM Peak Hour. This is based upon approximately 92 residential units, and 2,471 m² of commercial gross leasable area being developed within the

Plan Area. The TIA notes that some vehicle trips into the commercial area will be from outside of the Plan Area.

The TIA assessed the proposed driveway accesses to Cochrane Lake Road West and have confirmed that they meet Transportation Association of Canada (TAC) minimum spacing requirements.

Two scenarios were analyzed. Scenario 1 includes a connection to Cochrane Lake Road through the Monterra Development. Scenario 2 assumes no connection to Cochrane Lake Road. The TIA notes that the development will contribute, along with several other proposed developments in the Cochrane Lake area, to changes to the Highway 22 and Cochrane Lake Road West intersection. Signalization of the intersection is recommended by the Opening Day Background horizon.

For after development analysis, under both scenarios, at the 10-year horizon, both Highway 22 and Cochrane Lake Road West are recommended to be upgraded to 4-lane roadways. Furthermore, under Scenario 1, at the 20-year horizon, the Highway 22 and Cochrane Lake Road West is recommended to have the northbound left-turn lane storage length extended to 180 meters.

Exhibit 14 shows the proposed internal road network.

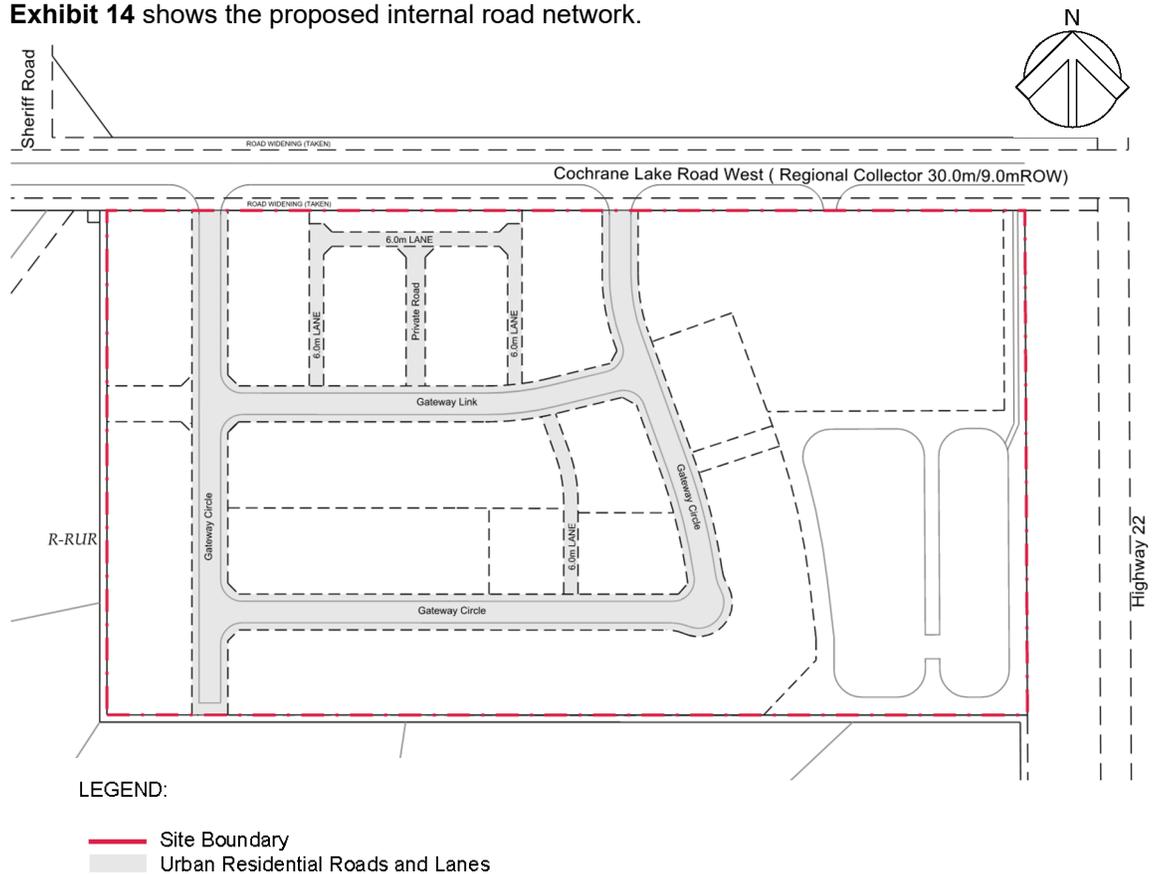


Exhibit 14: Internal Roads

4.4.2 Policy Framework

Policy 4.4.2.1

An updated TIA may be required at the land use redesignation stage depending on the timing of which this development moves forward.

Policy 4.4.2.2

A transportation memo shall be required at each future subdivision stage confirming that the assumptions made in the original report are still valid or whether an updated report is required.

Policy 4.4.2.3

The applicable Transportation off-site levy shall be paid at each future subdivision stage.

4.4.3 Walkability and Block Design

At full development, Cochrane Lake will be considered a walkable hamlet, with amenities and services within a 400 metre or 5-minute walkshed to residences. The entire subject lands will be within a 200-metre radius of the planned park and commercial area. The balance of lands within Neighbourhood A, to the north of Cochrane Lake Road area also within the 400-metre radius. This should ensure the desired walkability of Neighbourhood A as it develops north of Cochrane Lake Road West. Road cross sections within the subject lands will be at urban residential standards pursuant to Section 2.9.5 of the Hamlet Plan. Therefore, the subject lands conform to this principle, as shown in **Exhibit 15**.

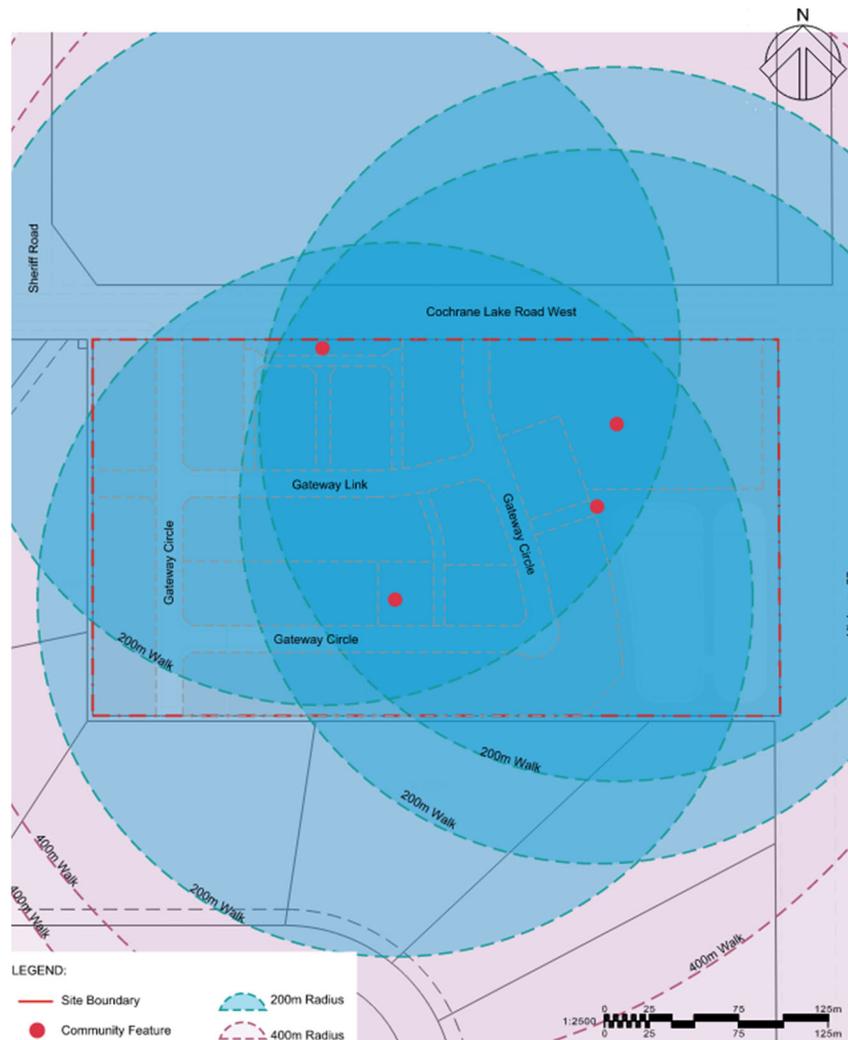


Exhibit 15: Walkability Radius within Neighbourhood A

The road design of the subject lands is based on a grid, with laneways for semi-detached/duplex dwellings. A further design element captured within the Hamlet Plan is the desire for varied block lengths within each hamlet development district. Section 3.2.2 of the CLHP notes that blocks within each of the areas described, should be a maximum of: Edge: 1000m; Transition: 800m; Centre 600m. **Exhibit 16**, shows the block design within the Partial Neighbourhood Plan, varying in length from 68 m to 220 m in length. The addition of laneways for the duplex/semi-detached dwelling product allows for mid-block breaks on one side of each street. Therefore, the block and street design comply with the relevant policies of the Hamlet Plan.

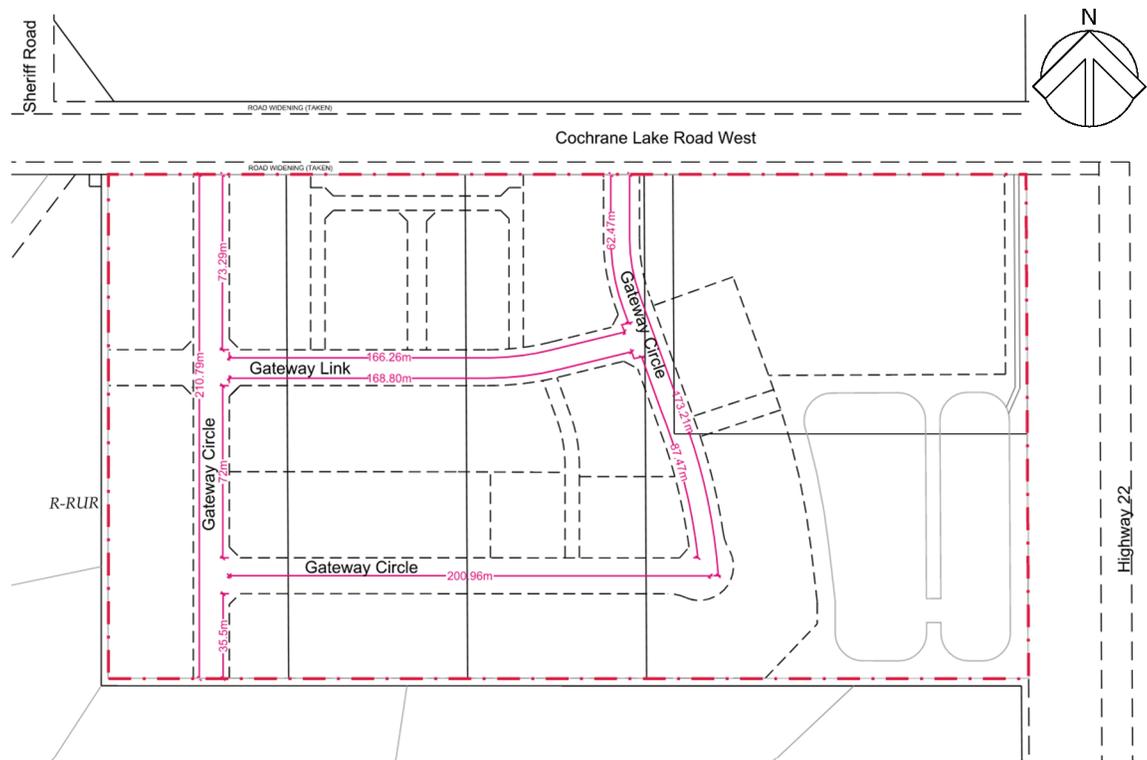


Exhibit 16: Block Design

4.4.4 Connectivity to Potential Future Development Areas

A road stub to the south property line has been included in the internal road design for potential connectivity if Diamond Ridge Estates were to be redeveloped and incorporated into the Hamlet of Cochrane Lake. This is not expected to occur in the short- or medium-term.

4.4.5 Policy Framework

Policy 4.4.5.1

Access to the Plan Area shall be consistent with **Exhibit 16** and according to the County Servicing Standards.

Policy 4.4.5.2

Infrastructure improvements to the road network shall be provided by either a special transportation levy or cost sharing arrangements with the existing developers or as an endeavor to assist at the subdivision stage, in accordance with the recommendations of the Transportation Impact Assessment.

Policy 4.4.5.3

Road rights-of-way shall be dedicated at the subdivision stage and developed in accordance with the Cochrane Lake Hamlet Plan and County Servicing Standards.

Policy 4.4.5.4

Residents shall have access to Commercial or Public Space opportunities within 200 m of their residence.

Policy 4.4.5.5

Residential lots shall have access to a Playground within 300 m of their residence.

4.5 Open Space

4.5.1 Public Space Allocation

Five public spaces are proposed for the subject lands. Cash in lieu has been paid for all municipal reserves for these lands. All proposed municipal reserves are over and above the minimum 10% requirement of the MGA and therefore only constitutes approximately 1.4% of the plan area. A small tot-lot public park is identified within the proposed community. The park is centrally located and generally aligns the illustrative examples for the East Hamlet Centre within the Hamlet Plan. **Exhibit 17** shows the lands identified for park space.

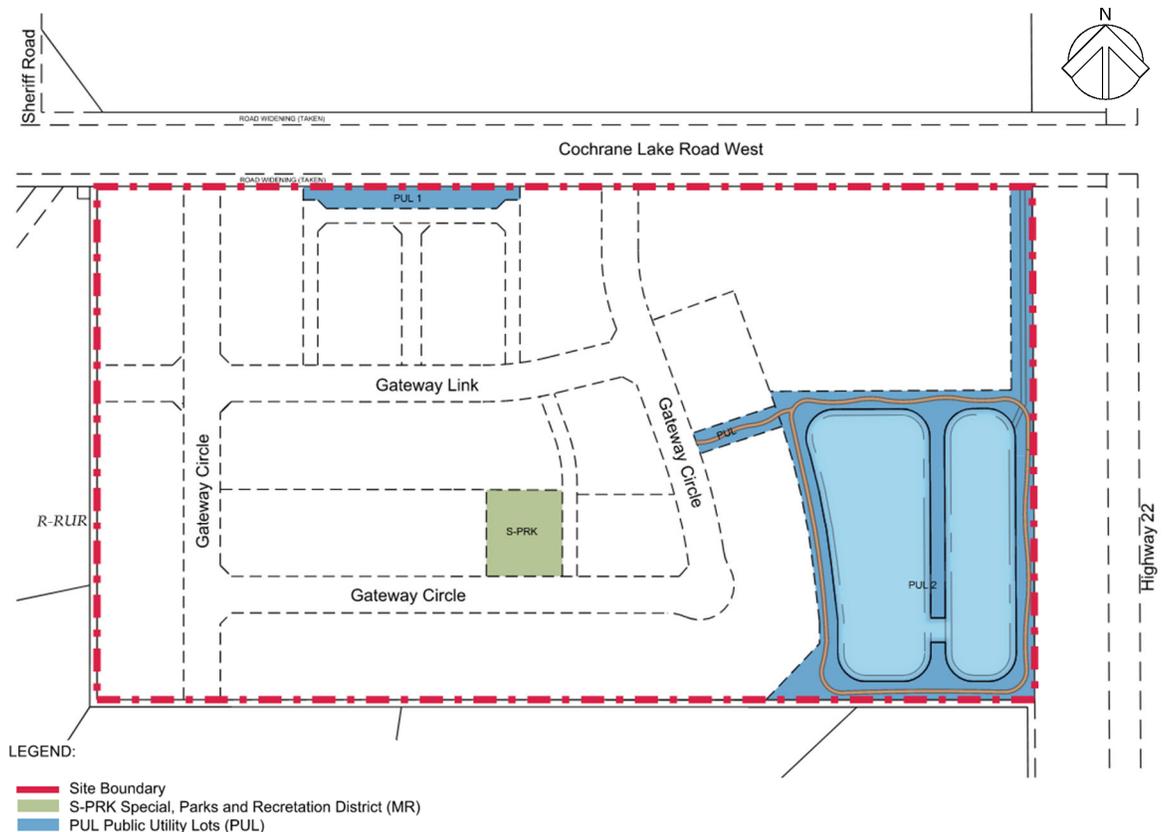


Exhibit 17: Public Space Allocation

4.5.2 Policy Framework

Policy 4.5.2.1

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

Policy 4.5.2.2

The developer may prepare Architectural Guidelines at the subdivision stage.

Policy 4.5.2.3

If required, the developer may create a Homeowners 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 Partial Neighbourhood Plan.

4.6 Community Support Services

4.6.1 Police Response

Police response shall be provided by the local police agencies in the Town of Cochrane/Province of Alberta, with Rocky View Peace Officers also providing support.

4.6.2 Fire and Emergency Response

Fire protection within Cochrane Lake shall be provided in accordance with agreements between Rocky View County and the Town of Cochrane. The Plan Area will be serviced with pressurized hydrants.

Emergency Services are to be provided provincially.

4.6.3 Waste Management

Waste management within the Plan Area shall be provided by an accredited service provider.

4.6.4 Policy Framework

Policy 4.6.4.1

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

5 Implementation

5.1 Proposed Subdivision

The Plan Area is expected to have approximately 92 residential lots, and one commercial lot with a net area of 1.11 ha (2.74ac.). The remainder of the lands shall be allocated to a park, roads, and a stormwater management facility.

5.2 Development Phasing

Development within the Partial Neighbourhood Plan area is proposed to involve 2 to 3 phases as illustrated in **Exhibit 18**. The final phase boundaries and timing will depend on future transportation and infrastructure availability, as well as market demand.

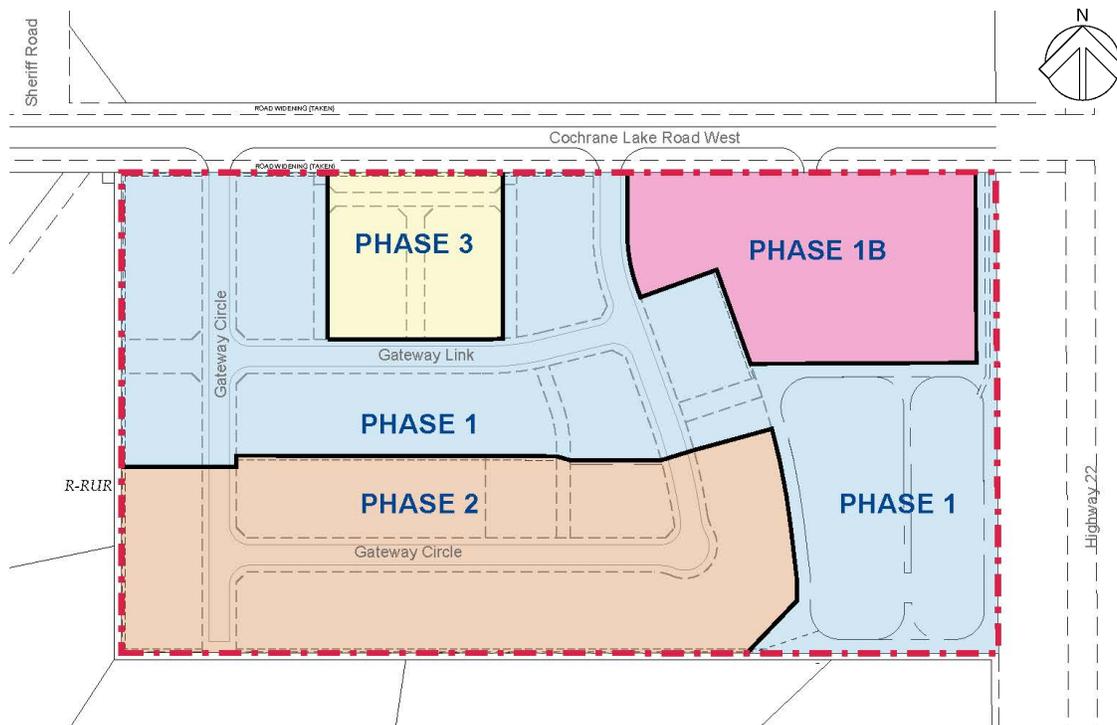


Exhibit 18: Phasing Plan

5.3 Buffering to Adjacent Properties

Buffering shall be achieved through implementation of required setbacks, supported by screen fencing. Small retaining walls are also identified on the proposed plan along the western and southern property boundary for erosion control and stormwater management purposes. The walls will be designed to a high degree of aesthetic quality to present no negative visual impact.

5.4 Building Design Standards/Architectural Controls

Residential building design shall reflect a mix of styles, depending upon the proposed development district (i.e., Transition, or Centre). Building designs for residential dwellings will also be at a smaller scale from those currently under development within the Monterra development in Cochrane Lake. Elements of building design, particularly for the Transition District shall be consistent with the Site Design and Building Illustrations found within Appendix B of the Cochrane Lake Hamlet Plan. It is expected that a comprehensive set of Architectural Control standards will be created for the residential development.

Commercial building design within the Centre District shall be consistent with the Commercial, Office and Industrial Design Guidelines in Rocky View County and shall be confirmed at the Development Permit stage.

5.5 Policy Framework

Policy 5.5.1

Amendment to the proposed phasing plan may occur without amendment to this Conceptual Scheme, subject to available infrastructure and servicing.

Policy 5.5.2

Buffering to adjacent properties along the south and west property line shall incorporate screen fencing. Height and fencing materials shall conform to the County's Land Use Bylaw and shall be confirmed at the subdivision stage of development.

Policy 5.5.3

Residential building design shall be consistent with Appendix B of the Cochrane Lake Hamlet Plan and shall be confirmed at the Development Permit stage.

Policy 5.5.4

Commercial building design shall be consistent with the Commercial, Office and Industrial Design Guidelines in Rocky View County and shall be confirmed at the Development Permit stage.

Policy 5.5.5

Architectural controls should be established at the detailed subdivision stage and should consider implementation of design guidelines such as glazing, exterior material colour, roof design, landscaping, and dark sky lighting.

6 Community Engagement

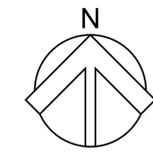
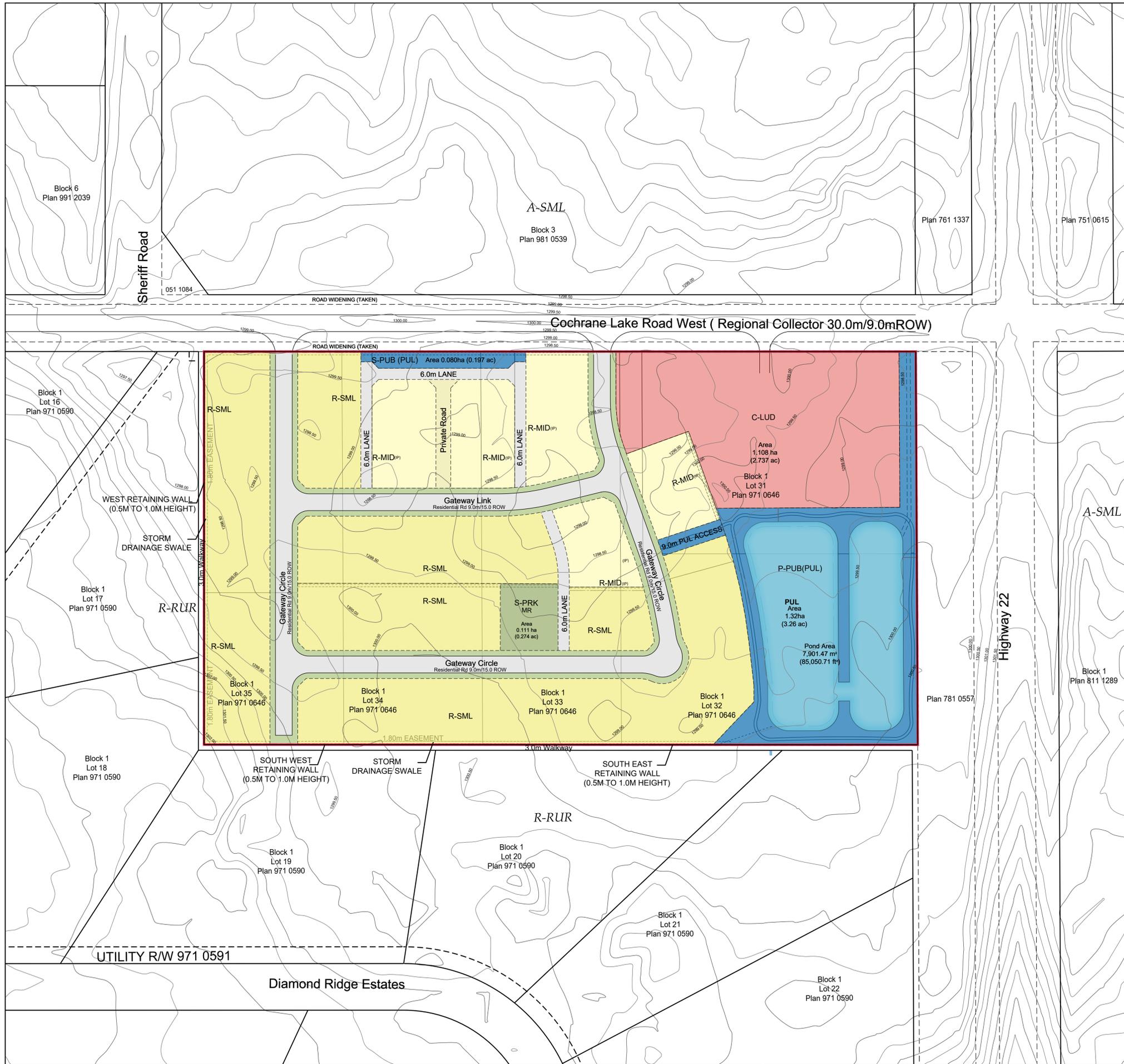
The Project Team that assisted in preparing this Partial Neighbourhood Plan has shared information with surrounding property owners both inside and out of the Hamlet of Cochrane Lake. The project team conducted pre-application engagement to introduce the project to the adjacent community and understand concerns that were expressed. The pre-application engagement program included:

- Development of a project website: <http://www.ibiengage.com/cochranelake>
- Identification of a project email-address: cochranelake@ibiengage.com
- Telephone communication with the President of the Diamond Ridge Estates Water Co-op, for internal communication with Diamond Ridge Estates Residents
- Written notice to adjacent landowners, including landowners north of Cochrane Lake Road and east of Highway 22 of the proposed development, along with the project website and opportunities for feedback.

6 online comments were received. Feedback received from both email communications and website commentary is listed in Appendix C of this report.

Upon finalization of the proposed plan, additional comments were received through one-on-one conversations and the County's formal application public circulation process. The comments/questions received are summarized in Appendix C of this report.

Appendix A – Plan Exhibits

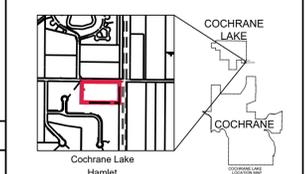


CLIENT
Kuldip (Keep) Sekhon
 42019 Cochrane Lake Road West,
 Cochrane AB T4C 2B4

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REVISIONS		
No.	DESCRIPTION	DATE
1	CONCEPT REVISIONS	2023-03-15
2	NEW CONCEPT	2023-03-17
3	REVISED CONCEPT	2023-03-21
4	CONCEPT REVISIONS	2023-07-03
5	NEW CONCEPT-ROAD ALIGNMENT	2023-08-27
6	CONCEPT REVISIONS	2023-10-20
7	ROAD WIDTH REVISION	2023-11-03
8	R/W and Swale Integration	2025-04-10
9	LAND USE REVISIONS	2025-09-16
#	###	###
#	###	###
#	###	###
#	###	###
#	###	###
#	###	###

KEY MAP



Outline Plan Statistics:

Gross Area:	±8.10 ha	±20.01 ac
Gross Developable:	±8.10 ha	±20.01 ac
Residential		
R-MID	±1.03ha	±2.53ac 13%
R-SML (p 0.04ha)	±3.13 ha	±7.73 ac 39%
Commercial		
C-LUD	±1.11 ha	±2.74 ac 14%
Park / Open Space		
S-PRK (NON CREDIT MR)	±0.11 ha	±0.28 ac 1%
PUL		
S-PUB (PUL)	±1.40 ha	±3.46 ac 17%
Roads		
Road Type (9.0m/15.0m ROW)	±1.32 ha	±3.24 ac 16%
Total	±8.10ha	±20.01 ac 100%

Density/Intensity:

Residential R-MID ±1.03 ha (±2.53 ac) Frontage ±227.91m (±747.73ft)
 Residential R-SML ±3.13 ha (±7.73ac) Frontage ±853.68m (±2800.77ft)
 Anticipated Average Lot Width (±11.75m): 92 Lots
 Anticipated Density $\frac{92}{\pm 8.10 \text{ ha } (\pm 20.01 \text{ ac})} = 11.36 \text{ upha } (4.60 \text{ upa})$

Land Use Statistics:

Lands to be Redesignated		
R-RUR to R-MID	±1.39 ha	±3.43 ac
R-RUR to R-SML	±3.90 ha	±9.64 ac
R-RUR to C-LUD	±1.15 ha	±2.84 ac
R-RUR to S-PRK (MR)	±0.25 ha	±0.62 ac
R-RUR to S-PUB (PUL)	±1.41 ha	±3.48 ac
Total:	±8.10 ha	±20.01 ac

LEGEND

- OUTLINE/LAND USE PLAN BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BOULEVARD
- 0.5m Contours
- PROPOSED PATHWAY
- A-SML EXISTING LAND USES
- R-MID PROPOSED LAND USES
- PROPOSED RETAINING WALL
- PROPOSED SWALE

PRIME CONSULTANT
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 Tel: +1 403 270 0800 Fax: +1 403 270 0810
 arcadis.com

PROJECT
COCHRANE LAKE
 42019-42029 Cochrane Lake Road W
 Ptn. OF NE ¼ Sec 22-26-4-5W/
 Plan 9710646, Blk 1, Lots 31, 32, 33, 34, 35

PROJECT NO:
 135504
 DRAWN BY:
 CP
 CHECKED BY:
 EK/HS/AP/DT

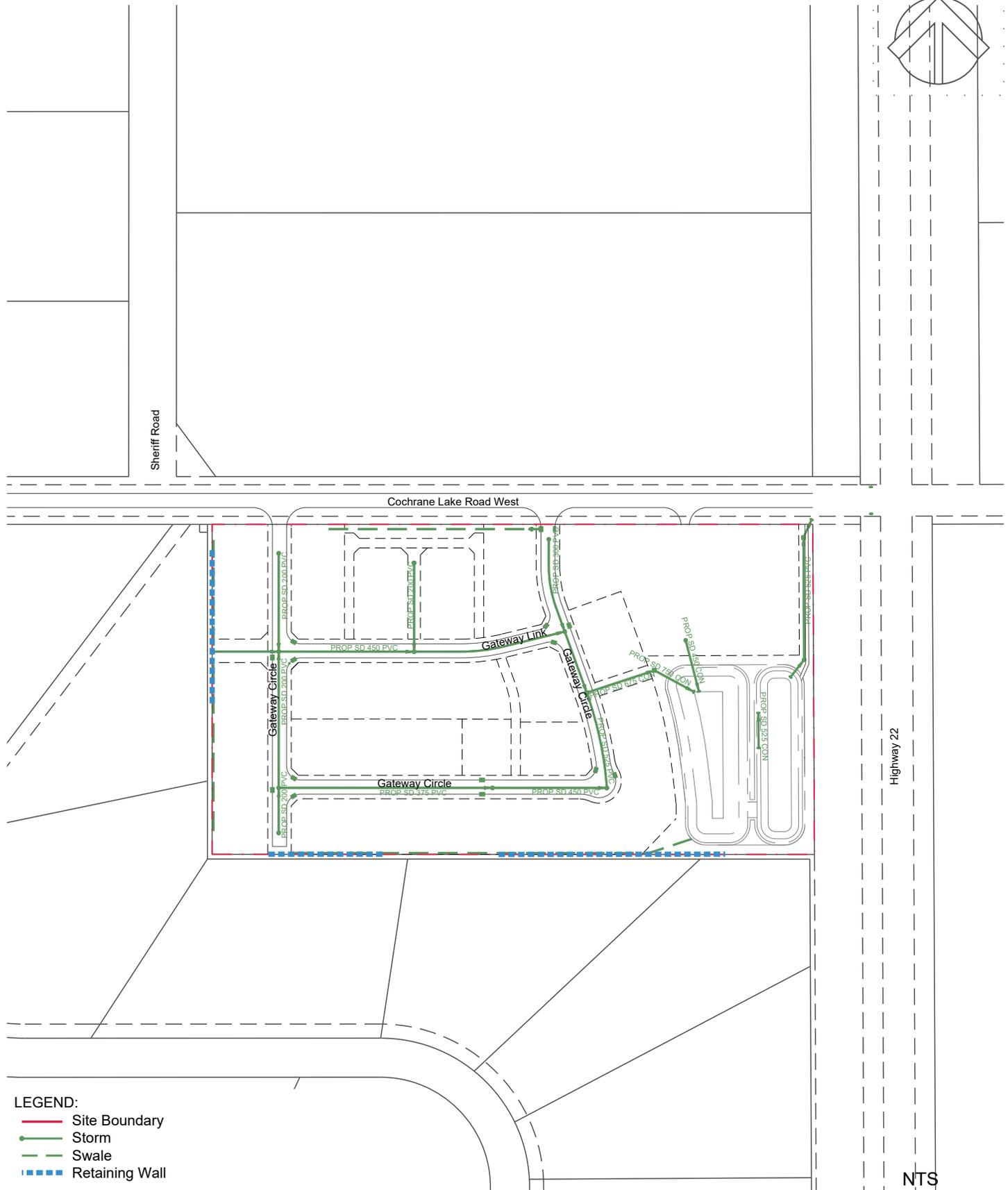
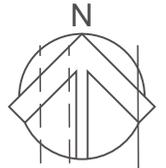
SHEET TITLE
CONCEPTUAL SCHEME

SHEET NUMBER
9.0



File Location: C:\Users\perennac\12860\ACCDocs\Arcadis\ACC-US\ACA-01\35504\CochraneLake\Project\Files\PLANNING\LU-12.dwg Last Saved: September 15, 2025, by perennac:1728 Plotted: Wednesday, March 20, 2019 3:38:48 PM by Perenna, Carla

STORM SERVICING



- LEGEND:
- Site Boundary
 - Storm
 - - - Swale
 - - - Retaining Wall

Cochrane Lake - Neighbourhood A

Gateway at Cochrane Lake

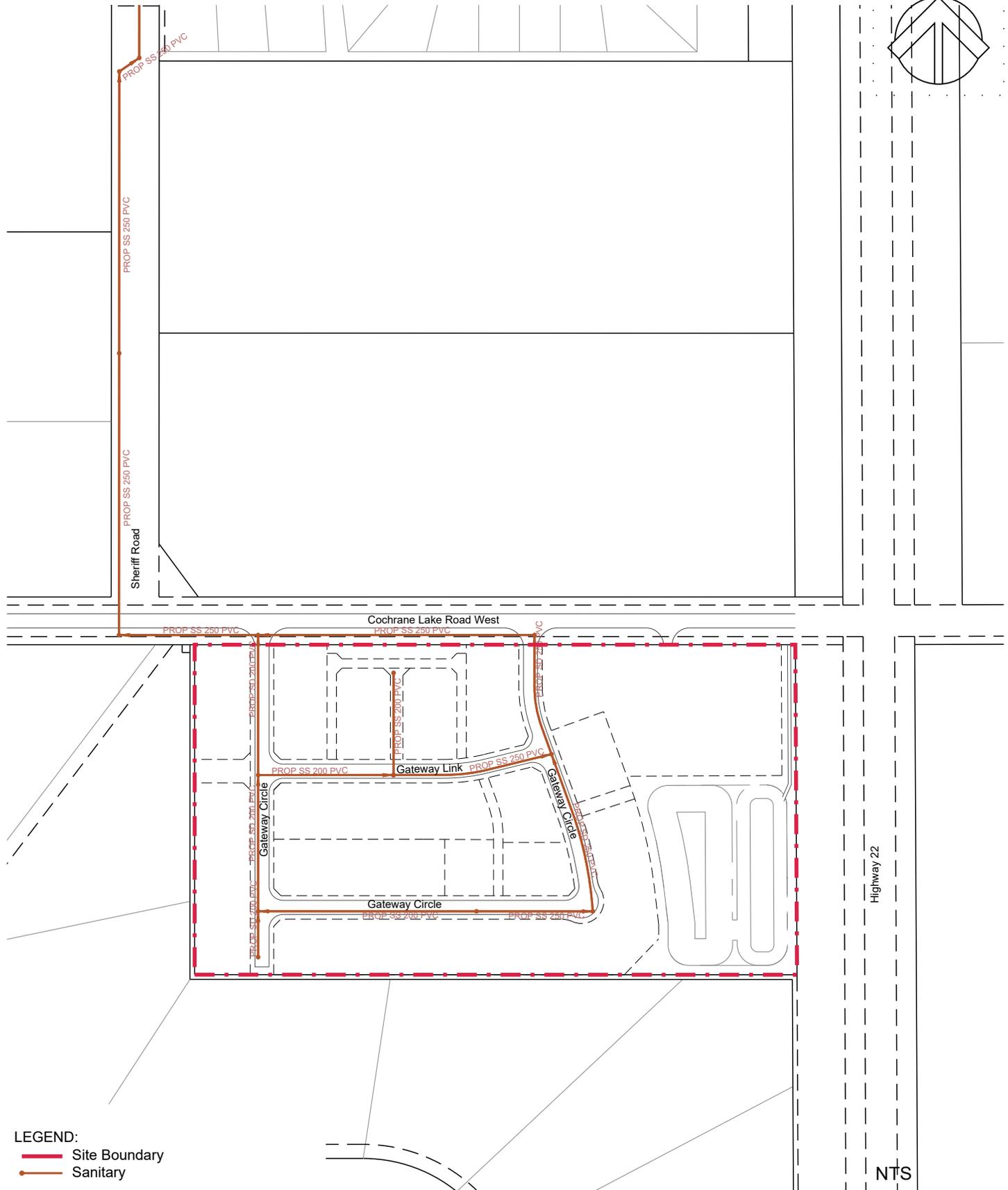


Kuldip (Keep) Sekhon

PTN. OF NE ¼ Sec 22-26-4-5W/
Plan 9710646, Blk 1, Lots 31,32,33,34,35
March, 2025

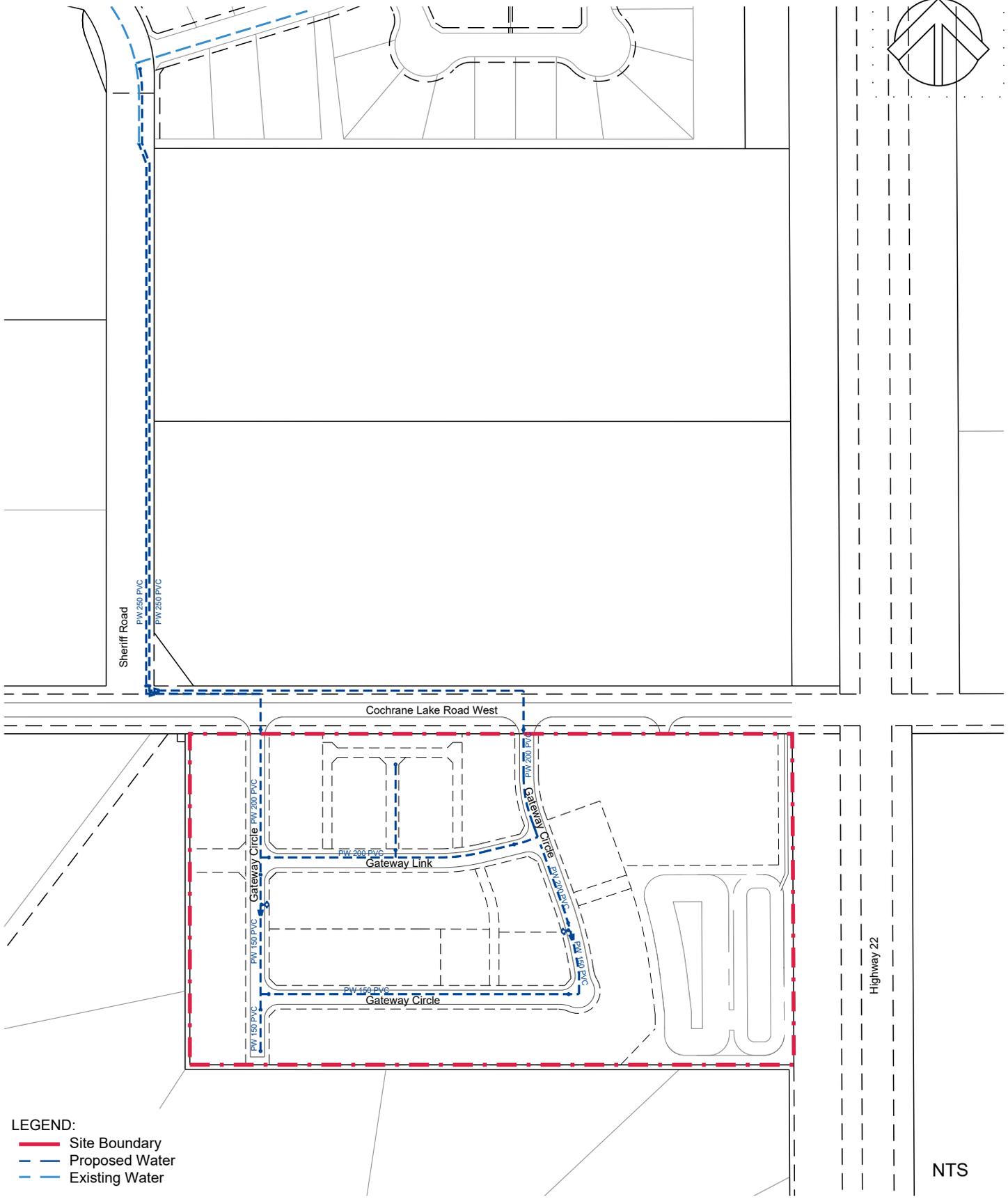
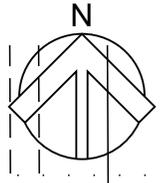
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WASTEWATER SERVICING



- LEGEND:
- - - - - Site Boundary
 - Sanitary

WATER SERVICING



- LEGEND:
- Site Boundary
 - Proposed Water
 - Existing Water

NTS



Cochrane Lake - Neighbourhood A

Kuldip (Keep) Sekhon

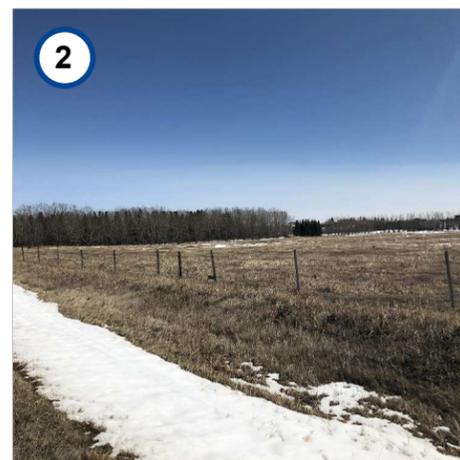
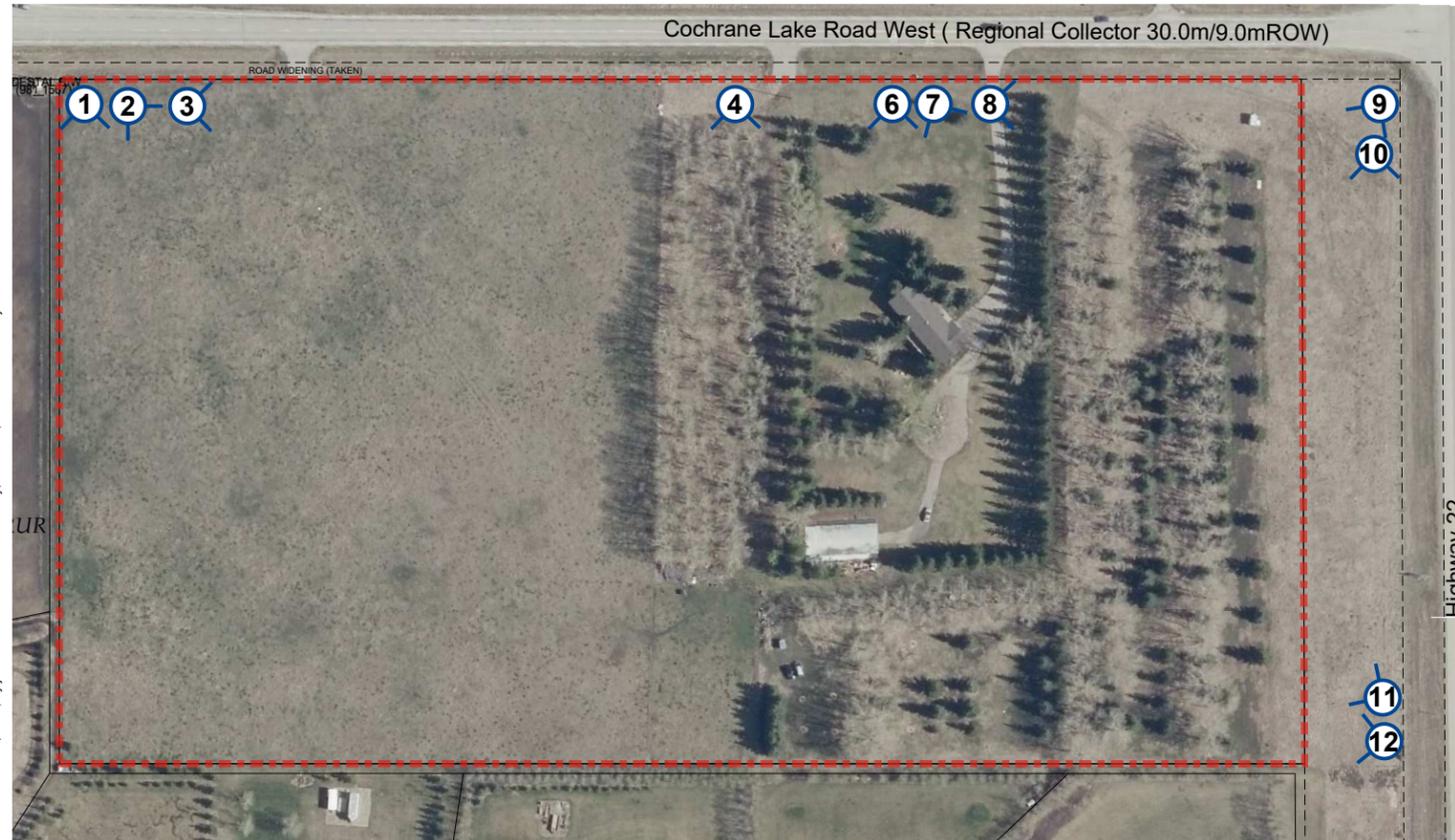
Gateway at Cochrane Lake

PTN. OF NE ¼ Sec 22-26-4-5W/
Plan 9710646, Blk 1, Lots 31,32,33,34,35
March, 2025

10.0

Appendix B – Site Photos

SITE PHOTOS



Appendix C – Public Engagement Summary

Comment Theme	Response
<u>Traffic</u>	
Capacity of existing roads.	A Traffic Impact Assessment (TIA) has been completed to support the proposed densities.
Impact of construction vehicles on roads.	At the construction stage, a Construction Management Plan and any required Hauling Permit/ Road Use Agreements will be facilitated to mitigate impacts of construction.
Noise and light impacts of increased traffic.	Screening around the site's western and southern property boundaries will mitigate light and sound impacts of traffic accessing and leaving the site. Further details to be confirmed at the subdivision stage.
<u>Transportation / Access</u>	
Concern regarding additional intersections on Cochrane Lake Road.	A TIA has been completed for the proposed development and these intersections are shown to function acceptably. There are only two all-turn access proposed into the site. The third access point closest to the commercial site is a right-in, right-out access only. Relevant pavement markings and other upgrades will be facilitated as required.
Concerns regarding intersection of Highway 22 and Cochrane Lake Road (safety).	Upgrades are already contemplated by the Province and County for this intersection. This has been included in the TIA.
Sherrif Road and Cochrane Lake Road require repairs prior to development.	To be managed by the County.
What is the purpose of the west road running all the way to the south end of the property?	This alternative to a cul-de-sac was desired by the landowner to avoid pie shaped lots. In addition, the road can serve as an additional access point should the properties to the south ever be further developed.
What is the purpose of the S-PUB on the west side of the site?	The S-PUB on the west side provides the opportunity for a future road connection should the adjacent properties to the west be developed. This has been revised to be protected by a proposed easement instead of S-PUB district.
<u>Walkability / Connectivity</u>	
Lack of connection to Neighborhood A and Diamond Ridge Estates.	The neighbourhood A community boundaries were established by the Cochrane Lake Hamlet Plan. These lands were also intended for Hamlet development in the Cochrane North ASP. A future connection point has been provided to Diamond Ridge Estates should redevelopment occur in the future.
Connectivity across Cochrane Lake West Road	Currently there are no pedestrian crossings or signalized intersections adjacent to the site. Intersection upgrades are anticipated at Highway 22 and Cochrane Lake Road which will provide for a safe pedestrian connection across Cochrane Lake Road. The TIA warranted signalization by Opening Day.
Concern with two future access points to the west and south.	These connections are intended to provide for future road access if in the future the adjacent lands develop and require access. If the adjacent lands do not develop, these areas will be left as is.
Trails should connect to surrounding neighbourhood	Where trails exist adjacent to the subject site, efforts will be made to provide connections.
<u>Open Space/Amenities</u>	
Concern regarding size of proposed amenity spaces.	The site development concept is constrained by requirements to meet density targets established in the Hamlet Plan and the accommodation of stormwater flows. As such, opportunities for park space are constrained. A park space is provided in the centre of the site, along with a proposed trail system around the stormwater pond. In addition, there are opportunities for additional amenity spaces within the commercial site. This would be detailed during the subdivision stage.
<u>Environmental Preservation</u>	
Concern regarding removal of existing trees. Should be transplanted and used as a buffer or have tree count replaced.	Trees will be added where possible to the development. Due to required density and therefore hardscape coverage outlined in the Cochrane Lake Hamlet Plan, will be difficult to achieve same mature tree count. It also is very costly to preserve the existing trees and it is not guaranteed that they will survive. Landscape Plan to be prepared at subdivision stage.
<u>Density/Typologies</u>	

Proposed density not compatible with area.	The proposed development must comply with the policies of the approved Cochrane Lake Hamlet Plan. This plan requires an average net residential density of 6 units per acre. The proposed development is 5.5 units per acre. The Neighbourhood C Neighbourhood Plan was recently approved with a net residential density of 6.25 units per acre.
Semi-detached is inappropriate for this area, too much.	Semi-detached is identified as a permitted typology within the Cochrane Lake Hamlet Plan. The R-MID land use district was recently approved in Cochrane Lake Neighbourhood C which permits semi-detached. This application is not proposing that all R-MID lots be semi-detached. Semi-detached is only one of the permitted uses within the Land Use District. Single-detached is also a permitted use and is proposed within this development.
Large lots are more in line with the context of the area.	Lot sizes are proposed to achieved the density and Neighbourhood Typology outlined in the approved Cochrane Lake Hamlet Plan. The largest of the proposed lots have been located around the western and southern site boundary to establish a transition of character.
The population and density of Neighbourhood A does not support commercial at this time.	Commercial is identified within the approved Cochrane Lake Hamlet Plan. The development will be phased based on the market demand at the time of construction.
Commercial is not in line with country feel.	Commercial is contemplated within the approved Cochrane Lake Hamlet Plan. It has been located along the highway with proposed residential uses to its west in order to provide a transition of character.

<u>Servicing</u>	
Concern with retaining walls and stormwater damming of adjacent lands. Was a slope stability analysis conducted?	The County policy mandates that new development maintain all stormwater on site. The only way to do this is through the use of grading and retaining walls. The perimeter grading and retaining walls will ensure that existing drainage patterns from upstream, adjacent properties are maintained. This offsite drainage collects in one of two depressions just outside the west and south property lines, the capacity and function of these depressions will not be impacted by the proposed development. Slope Stability Assessments are only required for slopes greater than 15%.
Concern regarding additional stormwater being sent to Cochrane Lake.	The release of stormwater from the subject site will follow pre-development flow rates as per the existing Master Drainage Plan and County policies.
Current water system is insufficient to support additional development.	This application is for the approval of a Conceptual Scheme, as per the policy document, servicing will be confirmed prior to Land Use Redesignation approval.
Current wastewater system is insufficient to support additional development.	This application is for the approval of a Conceptual Scheme, as per the policy document, servicing will be confirmed prior to Land Use Redesignation approval.
Current water fees are unreasonably high. Developer should put up upfront costs.	The developer shall participate in any required Cost Recovery or Levy programs as required by the County.

<u>Impact on Adjacent Properties</u>	
Concern regarding interface with existing rural country residential (privacy, light, noise).	Design of lots adjacent to abutting properties will follow the Transition District design guidelines outlined in the Cochrane Lake Hamlet Plan. Design measures include proper setbacks and screening. Screening around the site's western and southern property boundaries will mitigate light, sound, and privacy concerns related to the proposed development. Further details related to fencing and landscape design to be confirmed at the subdivision stage.
Concern regarding commercial lighting.	All lighting will follow the dark sky policies mandated by the County.

<u>Other</u>	
Vision for the area is based on an outdated ASP from 2011 (Cochrane North ASP)	The Cochrane North Area Structure Plan does not apply to the subject site.

Comment Summary	
Circulation Comments	1 letter in favour, 10 letters not in favour (including Diamond Ridge Estates Letter), 1 letter seeking further information
Online Community Input	6 responses received. 4 not in favour, 1 in favour, 1 seeking further information

ARCADIS

GATEWAY AT COCHRANE LAKE:
PARTIAL NEIGHBOURHOOD PLAN FOR NEIGHBOURHOOD A, COCHRANE LAKE