

## SUBDIVISION AND DEVELOPMENT APPEAL BOARD FOR ROCKY VIEW COUNTY

<b>File:</b>	1 – PRDP20248347 (Whiting and Saunders)
<b>Appellant(s):</b>	Alison Whiting & Sam Saunders
<b>Applicant(s):</b>	Scheffer Andrew Ltd (Nathan Ross)
<b>Owner(s):</b>	Schickendanz North Ltd / Schickendanz, William & Manfred / Green, Graham

<b>Exhibit</b>	<b>Description</b>	<b>Pages</b>
1.	Notice of Appeal	10
2.	Notice of Hearing	2
3.	Development Authority Report	62

Exhibits can be submitted to the Board until 9:00 am the day before the hearing. This exhibit package will be updated and republished if more submissions are received. Check the [County's website](#) for any updates.

# NOTICE OF APPEAL

Subdivision &amp; Development Appeal Board for Rocky View County

Enforcement Appeal Committee for Rocky View County

**APPELLANT INFORMATION**

Name of Appellant

Alison Whiting &amp; Sam Saunders

Appellant Property Address

214 Montenaro Place

Municipality

Rocky View County

Province

Alberta

Postal Code

T4C 0A7

Mailing Address (if different than above)

Municipality

Province

Postal Code

**PROPERTY UNDER APPEAL**

Address

Southeast junction of Cochrane Lake West and RGE RD 43

Legal Land Description (Lot, Block, Plan OR Quarter-Section-Township-Range-Meridian)

See below

Property Roll #

06822002/06822005/06822006/06822007/06822011/06822020

Development Permit, Subdivision Application, or Enforcement Order #

PRDP20248347

**I AM APPEALING THE DECISION ISSUED BY**☒ Development Authority☐ Subdivision Authority☐ Enforcement Services**REASONS FOR APPEAL** (include as much detail as possible as to why you are appealing the decision, attach a separate page if required)

Legal land descriptions:

Lot 3, Plan 8010745, NW-22-26-04-05 - RGE RD 43

Lot 1, Plan 9710956, NW-22-26-04-05 - COCHRANE LAKE WEST

Lot 2, Plan 9710956, NW-22-26-04-05 - RGE RD 43

Block 7, Plan 7610783, NW-22-26-04-05 - COCHRANE LAKE WEST

Lot 6, Plan 7810147, NW-22-26-04-05 - COCHRANE LAKE WEST

Lot 4, Plan 8010745, NW-22-26-04-05 - RGE RD 43

We are appealing the Stripping and Grading development permit for the future Sky Ranch Subdivision (Phase 1) [19.93 hectares (49.26 acres)] on the grounds that due process was not following during the Sky Ranch (Neighbourhood C) Subdivision approval process, and we believe that the subdivision approval process may not have been in compliance with the Municipal Government Act process for non-statutory plans.

Please see attached letter for details.

This information is collected under section 33(c) of the *Freedom of Information and Protection of Privacy Act (FOIP Act)* for the Subdivision and Development Appeal Board or the Enforcement Appeal Committee for Rocky View County and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the *FOIP Act*. Your personal contact information, including your phone number and email address, may be redacted prior to your appeal being made available to the public. If you have questions regarding the collection, use or disclosure of this information, please contact a Legislative Officer at 403-230-1401.

Received by Legislative

Services on

DATE RECEIVED STAMP

June 24, 2025



The *Municipal Government Act* and Rocky View County's *Master Rates Bylaw* require that an appeal be submitted to the Subdivision and Development Appeal Board ("Board") or the Enforcement Appeal Committee ("Committee") by the appeal deadline and with the required fee.

#### When is the deadline to file an appeal?

The legislated deadline to submit an appeal can be found in the notice you receive from Rocky View County. Your appeal and the filing fee must be received by the Board Clerk by the date listed in the notice.

#### How can I file an appeal?

You can file an appeal by submitting the completed notice of appeal form in one of the following ways:

<b>Email:</b>	sdab@rockyview.ca
<b>Mail, drop-off, or in person during business hours:</b>	Board Clerk c/o Legislative & Intergovernmental Services 262075 Rocky View Point Rocky View County, AB T4A 0X2

#### What should the notice of appeal form include?

The form should include your contact information, the property under appeal, and specific reasons supporting your appeal. Being comprehensive in your submission will help the Board or Committee understand your appeal. You can also submit additional documents such as site plans, photographs, etc. to support your appeal.

#### What is the filing fee?

<b>Subdivision and Development Appeal Board</b>	<b>Fee</b>
Appeal of a Development Authority decision filed by the landowner/applicant	\$350.00
Appeal of a Development Authority decision filed by an affected party	\$250.00
Appeal of a Stop Order issued by the Development Authority	\$500.00
Appeal of a Subdivision Authority decision (paid at time of subdivision application and credited to endorsement fee if no appeal is filed)	\$1,000.00

<b>Enforcement Appeal Committee</b>	<b>Fee</b>
Appeal of a Compliance Order issued as per the <i>Municipal Government Act</i>	\$500.00

#### How can I pay the filing fee?

You can pay the filing fee over the phone, in-person at County Hall, or by mailing a cheque (payable to Rocky View County). Your appeal is not considered received until the fee has been paid. It is your responsibility to ensure the completed notice of appeal form and filing fee have been received by the Board Clerk.

#### When will my appeal be heard?

Your appeal will be heard by the Board or Committee within 30 days from the date it has been received by the Board Clerk. You will be notified in writing of the date, time, and place of the hearing. The Board Clerk will notify adjacent neighbours, if applicable.

For more information about filing an appeal or hearing procedures, please contact the Board Clerk at 403-230-1401 or sdab@rockyview.ca.

June 23, 2025

Property Roll # 06822002 / 06822005 / 06822006  
/ 06822007 / 06822011 / 06822020

RE: Notice of Appeal Letter

We are appealing the Stripping and Grading development permit for the future Sky Ranch Subdivision (Phase 1) [19.93 hectares (49.26 acres)] on the grounds that due process was not followed leading up to the development permit application. We have identified a number of procedural errors by Rocky View Administration that demonstrate concerning levels of incompetency both in relation to the stripping and grading permit and the Sky Ranch (herein referred to as Neighbourhood C) subdivision approval process more broadly. Additionally, there is evidence that the subdivision approval process may not have been in compliance with the *Municipal Government Act* process for non-statutory plans.

### **Issue 1: Failure to include Town of Cochrane Comments in Council Agenda Packages**

When the Neighbourhood C Conceptual Scheme was first circulated for comment in August 2022 the Town of Cochrane was left out of the circulation. As this parcel of land falls within 3.2km from the Town of Cochrane limits, the County is required to notify the Town of Cochrane of such a development plan, as per the Intermunicipal Development Plan between the two municipalities (Bylaw C-5369-2001, section 3.1.1). Rocky View County then circulated the scheme to the Town in September 2022. The Town of Cochrane submitted the comments and concerns within the 30 day window as required under section 3.1.2 of the Intermunicipal Development Plan. The Town's comments were then excluded from the October 31, 2023 and the February 27, 2024 Council Meeting Packages when the Neighbourhood C Conceptual Scheme was approved by Counsellors. These two meeting packages state "No response received" by the Town of Cochrane, however this is categorically false.

The Town of Cochrane identified a number of concerns with the Neighbourhood C Conceptual Scheme, including inconsistencies across neighbourhood plans under the Cochrane Hamlet Lake ASP and a proposed density that is higher than the density identified in the ASP. None of these concerns were addressed in the Conceptual Scheme plan that was approved on February 27, 2024.

It is a failure in due process to omit the Town of Cochrane's comments and concerns from the Council Meeting packages, both under the Intermunicipal Development Plan agreement between the two entities and requirements under the *Municipal Government*

*Act*. The Counsellors approved this subdivision plan under false assumptions and without all the necessary and relevant information.

## **Issue 2: Flawed circulation and notification process**

As noted above, there is a known failure to properly circulate the Neighbourhood C Conceptual Scheme to the Town of Cochrane. We have additional concerns that the circulation process was flawed and adjacent property owners were not notified of the opportunity to provide comment on the Conceptual Scheme or about the public hearing at the October 31, 2023 Council Meeting.

Notices about the Neighbourhood C Conceptual Scheme prior to January 2025 were sent out in accordance with Policy C-327 section 18. This 800m radius notification area leaves out more than half of the houses in Monterra, and yet every single Monterra resident will be impacted by Neighbourhood C utilising their water source and the increased traffic congestion as they leave the only exit from the Monterra neighbourhood (via Sheriff Road to Cochrane Lake West). In a meeting with Reeve Crystal Kissel and Dominic Kazmierczak on January 28, 2025, they admitted that Policy C-327 section 19 should have been utilised and that future notices would be sent out in accordance with a 1,600m radius. Unfortunately, this does nothing to address the prior failure of the County to notify local residents of the Neighbourhood C subdivision application or give them the opportunity to comment.

It is evident by the increase in opposition the County received to this development since January 2025 that the consultation done previously was deeply flawed. Residents in the surrounding community were blindsided when the developer requested a bylaw amendment in January 2025 to reduce the side easements having had no knowledge that the original subdivision application even existed (an amendment version of the requested bylaw was passed by Counsellors on January 21, 2025).

It was a failure in due process to not notify all impacted properties in the surrounding area in compliance with Policy C-327 section 19. The *Municipal Government Act* requires counties to advertise notice of bylaw amendments and public hearings by “mailed or delivered to every residence in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held” (section 606). By their own admission, Rocky View County failed to meet this requirement.

Impacted parties were not given the opportunity to engage in the subdivision application process as is their right (as outlined in sections 216.4 and 606 of the *Municipal Government Act*).

**Issue 3: Potential failure to comply with Municipal Government Act**

In the May 20, 2025 Council Meeting, during the File: PL20240029/30 (05725006/07/08/11-14/17/31-33/37/42) item, Councillor Wright asked Administration if conceptual schemes are statutory plans and they replied yes. However, as per the Land Use Bylaw, Conceptual Schemes are defined as “non-statutory plans” (section 8, Definitions).

“Conceptual Scheme” means a **non-statutory plan** that provides detailed land use direction, subdivision design, and development guidance. A Conceptual Scheme is subordinate to an area structure plan, and may be adopted by bylaw or resolution.

(Rocky View County, Land Use Bylaw)

We are concerned that the Administration demonstrates an egregious lack of knowledge of their own Land Use Bylaw and are not aware that conceptual schemes are defined as non-statutory plans. Statutory plans and non-statutory plans are handled differently under the *Municipal Government Act* (see Part 17 Division 4 and Part 17 Division 7) and the Administration's confusion over the classification of these plans demonstrates a potential mishandling of the conceptual scheme's approval.

The process for the preparation and approval of the Neighbourhood C Conceptual Scheme and all subsequent bylaw amendments and development permits must be reviewed to ensure compliance with the requirements for subdivision of land under Part 17 Division 7 of the *Municipal Government Act*.

**Issue 4: Errors and inconsistencies in meeting packages**

A number of errors and inconsistencies have been identified in the May 20, 2025 Council Agenda meeting package for the stripping and grading development permit. These errors include:

- Inaccurate and misrepresentation of the easement bylaw amendment motion approved on January 21, 2025. Councillors passed the motion to revise the easement excluding corner lots and the lots on the eastern interface. However the May 20, 2025 meeting package does not mention the eastern interface lots as excluded from the bylaw amendment. This conflicting representation of the bylaw amendment is now in the public record.
- Failure to identify all 62 letters of opposition in the H-1 Attachment A map set.
- Inaccurate reporting of when feedback was received by the Town of Cochrane. The meeting package includes a comment from the Town of Cochrane titled

"Original Comment based on the original submitted TIA in December 2025", however it can't possibly have been received in December 2025 because that is the future.

It is evident that materials are not reviewed for accuracy and there is an egregious lack of due diligence by Administration and Counsellors. These errors - in addition to the failure to include the September 2022 comments from the Town of Cochrane in the October 2023 and February 2024 meeting packages, and the comments from Rocky View County Administrators in the May 20, 2025 meeting not knowing their own bylaws - demonstrate a pattern of incompetencies leading to misinformation being shared with decision makers at key steps in the approval process. Thus, calling into question the integrity of the entire approval process.

**Summary:**

Given the overwhelming evidence and the number of errors identified thus far, we are appealing the stripping and grading development permit on the grounds that there were obvious and substantial flaws in the approval processes leading up to the permit application. The Rocky View County Administration failed to meet the most basic standards of due process as set out in their own bylaws and policies and the *Municipal Government Act*. We request that the Appeal Board immediately launch a comprehensive and detailed investigation into the Neighbourhood C Conceptual Scheme approval process and all related bylaw amendment and permit applications.

# Additional Supporting Information

RVC Meeting Agendas can be located: <https://www.rockyview.ca/meetings-hearings>

## Timeline Summary for Cochrane Hamlet Lake Neighbourhood C

**Council Meeting Agenda October 31 2023** - Neighbourhood C Conceptual Scheme was first brought forward to council. Seven letters were received in opposition. RVC claims they received no response from the Town of Cochrane or Rocky View School Board in this package. Councillors' decision was to refer the application back to Administration and the developer for changes.

**Council Meeting Agenda February 27, 2024** - Neighbourhood C Conceptual Scheme was brought forward again with the changes. It was not recirculated. Maintains no response from the Town of Cochrane or RVS was received. Councillors pass the Conceptual Scheme.

**Council Meeting Agenda Jan 21, 2025** - Developer requests bylaw amendment to the lot easement requirements. It includes 18 letters of opposition, all opposing the entire conceptual scheme citing that they never knew about it previously. Maintains no response from the Town of Cochrane or RVS was received. Councillors pass an amended version of the bylaw amendment the developer was seeking.

**Council Meeting Agenda May 20, 2025** - Developer requesting subdivision application for Phase 1 of the Neighbourhood C Conceptual Scheme. It includes 61 letters in opposition. And now responses from Town of Cochrane and RVS have been included.

On pages 21-23 (of the PDF) there is an extensive response from the Town of Cochrane. While the comment is titled "Original Comment based on the original submitted TIA in December 2025", it can't possibly have been received in December 2025 because that is the future. The comment appears to have been written in 2024 and makes note of the following:

- "In August of 2022 the Town was notified that we were missed during the original circulation of the proposed Conceptual Scheme in June of 2022. We were then provided the opportunity to comment on the Conceptual Scheme in August. Comments were provided back to the County on September 13, 2022."
- "Recently, we were provided with a copy of the Application Referral Response for the Conceptual Scheme where it was noted that no response had been received from the Town of Cochrane in relation to the Conceptual Scheme circulation. The concerns raised by the Town during the two circulations have also not been addressed in the now adopted 2024 version of the Plan."

The comment then goes out to outline concerns the Town of Cochrane has about emergency response, traffic impact and pressure on schools. The entire response from the Town received by RVC in September 2022 was left out of the October 31, 2023 or the February 27, 2024 meeting packages. In an email on May 16, 2025 RVC Administration confirmed that they failed

to include the original comments provided by Town of Cochrane in the 2023 and 2024 meeting packages. Essentially, confirming that the Councillors did not have all the submitted comments needed to make an informed decision about the Neighbourhood C conceptual scheme.

We are concerned that due process was not followed by excluding Town of Cochrane concerns in the 2023 and 2024 meeting packages.

We also believe the immense increase in opposition indicates that the original circulation of the conceptual scheme proposal and any consultation before was flawed. There were 7 letters of opposition in 2023/24 and 62 letters of opposition in 2025 with many people having only just learned about the subdivision. Based on the RVC Circulation and Notification Policy they notify a 800m radius for lands located within a hamlet and a 1600m radius for lands located outside a hamlet. For many of the Neighbourhood C notices they used the 800m radius leaving out more than half of Monterra residents, even though they intend to hook up to Monterra water and every resident in Monterra will be impacted by the increased traffic congestion given the single entry point to that community. RVC started using the 1600m radius once more Monterra residents became aware of the development in January.

RVC Administration admit that they failed to notify Town of Cochrane during the circulation of the Neighbourhood C Conceptual Scheme, given the number of people in the surrounding area who have only just become aware of the subdivision there is strong evidence that RVC Administration failed to circulate the subdivision plans appropriately.

RVS has provided a response on the Phase 1 application. On page 15 of the PDF agenda, RVS notes:

- “not having a school in the Cochrane Lakes Hamlet, does put additional pressure on our current schools in Cochrane and the school in Westbrook. All schools in Cochrane are close to capacity if not over and our school in Westbrook is also at capacity, so there is not much room available to accommodate students from this development.”
- “We understand that there is a school site in Neighbourhood Plan D that is designated to Rocky View Schools but not having a defined timeline for that site readiness, the development in Neighborhood plan C will continue to put pressure on the schools in Cochrane. We hope that RVC understands the direct impact of this development has on our existing schools and will work with the Developer of Neighborhood D to have the school site ready as part of their first phase.”

The troubling thing with this response from RVS is that the Neighbourhood D land is owned by McDonald Corporation and their neighbourhood plan was already approved in the February 23, 2021 Council Meeting and does not include a schools site. When I met with a representative from McDonald Corporation they said they do not own the land where the school site is located in the Cochrane Hamlet Lake ASP. There is no mention in that meeting package about why a school site is not included or who will provide the school site, there is also no comments from RVS (it does not state if they were consulted or not). However, Calgary Catholic School District



say there are “unable to support this plan as circulated, as based on the development proposed the CCSD will require a school site.”

There is indisputable pressure currently on the Town of Cochrane regarding unsustainably growth. While I understand that this subdivision development is outside of Cochrane, it was specifically picked because a selling feature to potential buyers is the proximity to Cochrane and its services. Adding 720 new houses and expecting Cochrane to absorb that population into its schools, urgent care, road infrastructure, emergency response and other essential services puts undue hardship on Cochrane at a time when they are struggling to manage their own growing neighbourhoods.

### **Unsustainable growth**

With regards to sustainable growth:

- Cochrane has grown by 107% since the 2011 Cochrane Lake Hamlet ASP was approved (census population data)
- "The findings [in 2022 study] showed that Cochrane has experienced rapid growth in recent years, surpassing previous Growth Management Study predictions (2010 and 2013)". (Source: [Town of Cochrane Website](#))
- According to the 2013 Growth Management Strategy, Cochrane has continued to surpass its population projections at every single milestone. Cochrane's 2023 population of 36,373 surpasses their 2026-2030 projections. (Source: [Growth Management Strategy](#))
- In 2023 with a population of 36,373 Cochrane used 65% of water capacity, if they continue to grow at 5% per year as they have been doing, they will max out the water license allocation of 47,000 population in 5 years

### **Negative Impact on Schools**

Specifically on the impact to schools:

- Cochrane (and surrounding area) is the fastest growing community in Alberta and the eleventh fastest in Canada (Source: Statistics Canada)
- Currently 3 schools in Cochrane are, right now, at over 100% capacity, most of the others are at critical levels of 95% and 98% capacity (Source: Cochrane Now article, October 23, 2024).
- The RVS 2024-2027 Capital Plan states (direct quote) “RVS’ utilization rate will continue to increase to a critical utilisation rate of 101 per cent by 2026.” This projected utilisation rate includes the added capacity of Bow Valley High School extension project. (Source: RVS 2024-2027 Capital Plan)
- The Town of Cochrane anticipates an increase in the K-8 student population of 4,700 in Cochrane with only school space for 3,900 by September 2026. (Source: Town of Cochrane Website)
- RVS projects Cochrane utilisation rates of 112% in 2025, increasing to 140% in 2030 (Source: RVS 2024-2027 Capital Plan)

Continuing to add children into schools that are not able to accommodate them leads to larger class sizes, fewer resources per child, high rate of teacher burn-out and higher numbers of



teachers leaving the profession. It is also likely to lead to a decline in reading and math test scores at a time when test scores have not yet recovered from the impacts of the pandemic.

### **Addition Subdivision Plans & Growth in Area**

This also isn't just about Neighbourhood C and it's 720 lots. It's also about the 5 other subdivision plans approved or in submission for this area. In total this will amount to 3,148 homes in the area. Currently not a single one of the plans includes a school site.

Copied from the [RVC Growth and Development website](#):

1. Proposed Horse Creek Conceptual Scheme
  - 3.3 gross units per acre
  - 903 residential units
2. Approved Cochrane Lake Village Neighbourhood Plan, part of the Cochrane Lake Conceptual Scheme, approved February 23, 2021
  - 3.2 gross units per acre
  - 800 residential units
3. Approved Cochrane North Conceptual Scheme, approved May 8, 2018
  - 1.8 gross units per acre
  - 425 residential units
4. Proposed Magna Vista Conceptual Scheme
  - 1.1 gross units per acre
  - 204 residential units
5. Approved Cochrane Lake Hamlet Plan Neighbourhood C Conceptual Scheme, approved February 27, 2024
  - 6.25 gross units per acre
  - 720 residential units
6. Proposed Gateway at Cochrane Lake Partial Neighbourhood Plan for Neighbourhood A
  - 4.79 gross units per acre
  - 96 residential units

Looking back on the Council Meeting packages for approved Cochrane Lake Village (2021) and Cochrane North (2018) plans there is a pattern of RVC ignoring concerns raised by the Town of Cochrane, Rocky View Schools and Calgary Catholic School District.

Additional RVC Meeting Agendas can be located: <https://www.rockyview.ca/meetings-hearings>

SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
FOR ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, Alberta T4A 0X2  
403-230-1401 | sdab@rockyview.ca

NOTICE OF HEARING

Issued: July 3, 2025

An appeal has been filed with the Subdivision and Development Appeal Board for Rocky View County (“Board”) against the Development Authority’s decision to conditionally approve a development permit application for Stripping & Grading, for the future Sky Ranch Subdivision (Phase 1) [19.93 hectares (49.26 acres)].

INFORMATION ABOUT THE PROPERTY UNDER APPEAL	
File:	PRDP20248347
Location:	Lot 3, Plan 8010745, NW-22-26-04-05; 263206 RGE RD 43 Lot 1, Plan 9710956, NW-22-26-04-05; 42185 COCHRANE LAKE WEST Lot 2, Plan 9710956, NW-22-26-04-05; 263212 RGE RD 43 Block 7, Plan 7610783, NW-22-26-04-05; 42157 COCHRANE LAKE WEST Lot 6, Plan 7810147, NW-22-26-04-05; 42161 COCHRANE LAKE WEST Lot 4, Plan 8010745, NW-22-26-04-05; 263180 RGE RD 43; Located southeast of the junction of Cochrane Lake West and Range Road 43.
Appellant(s):	Alison Whiting & Sam Saunders
Applicant(s):	Scheffer Andrew Ltd (Nathan Ross)
Owner(s):	Schickendanz North Ltd / Schickendanz, William & Manfred / Green, Graham

APPEAL HEARING INFORMATION	
Further information about the appeal will be available in the Board’s agenda six days before the hearing on <a href="http://www.rockyview.ca">www.rockyview.ca</a> .	
Date and time:	July 18, 2025 at or after 9:00 a.m.
Location:	Council Chambers - County Hall 262075 Rocky View Point, Rocky View County, Alberta T4A 0X2

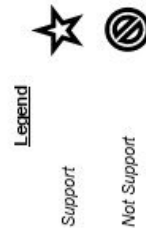
HOW TO PARTICIPATE IN THE HEARING	
If you feel you are affected by this appeal, you can provide a submission or present at the hearing as noted below.	
Before the hearing:	<div>In your submission, clearly state how you are affected and include where you live in relation to the property under appeal. Submissions are due by 9:00 a.m. the last business day before the hearing. It is at the Board’s discretion whether late submissions are accepted. Submissions can be provided by:</div> <ul style="list-style-type: none"><li>email to <a href="mailto:sdab@rockyview.ca">sdab@rockyview.ca</a>; or</li><li>mail to the SDAB Clerk at 262075 Rocky View Point, Rocky View County, Alberta T4A 0X2</li></ul>
At the hearing:	Add your name to the sign-in sheet to present to the Board at the hearing

If you have questions about the development permit application, contact Planning Services at [development@rockyview.ca](mailto:development@rockyview.ca). For inquiries about the hearing procedure, contact the Board clerk at [sdab@rockyview.ca](mailto:sdab@rockyview.ca).

## SITE MAP

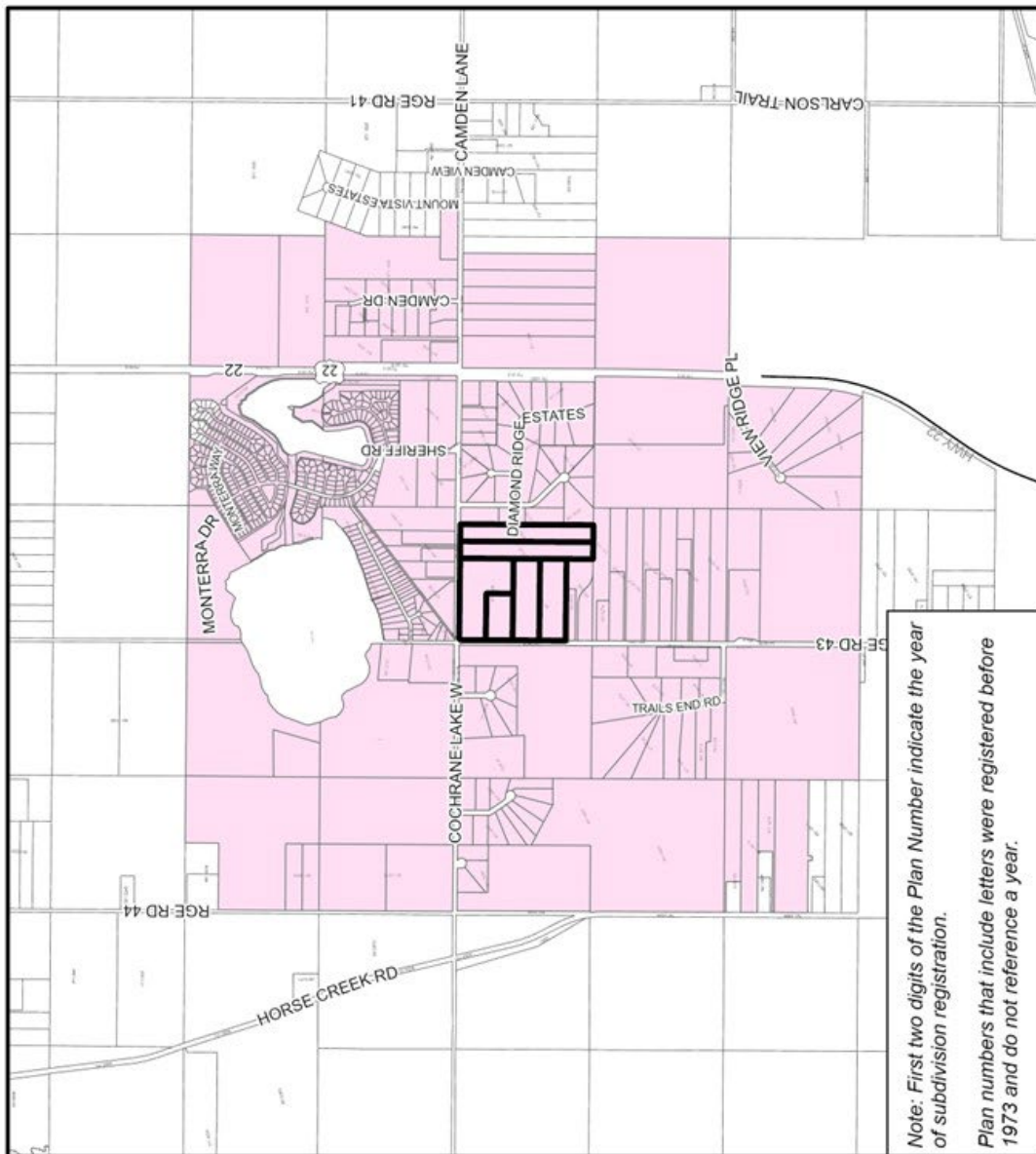
Development Proposal

This is where the  
Development  
Proposal would go.

**LEGEND**

**Bolded:** property under appeal  
**Shaded:** notification area

Division: 3  
Roll: 06822002,06822007,0682  
File: PRDP20248347  
Printed: 6/25/2025  
Legal: A portion of



Submissions may be made available to the public on [www.rockyview.ca](http://www.rockyview.ca) in accordance with section 13(1)(c) of the Alberta *Protection of Privacy Act* (POPA). Personal information contained in your submission is collected under section 4(c) of POPA for the purpose of public participation in the Board's decision-making process. Your name, legal land description, street address, and any opinions provided in your submission will be made available to the public and form part of the public record. Your personal contact information, including your phone number and email address, may be redacted prior to making your submission available to the public. If you have questions regarding the collection, use or disclosure of this information, please contact a Legislative Officer at 403-230-1401.



ROCKY VIEW COUNTY

# SDAB REPORT

## Subdivision and Development Appeal Board

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Electoral Division: 3

File: PRDP20248347

Date:	July 18, 2025
Presenter:	Jacqueline Targett, Senior Development Planner
Subject:	Stripping & Grading

### EXECUTIVE SUMMARY

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The development permit proposal is for Stripping & Grading, for the future Sky Ranch Subdivision (Phase 1) [ $\pm 19.93$  hectares ( $\pm 49.26$  acres)].

The Stripping & Grading earthworks are to accommodate Phase 1 of the Sky Ranch residential subdivision. Stripping and grading activities will include stripping topsoil from the site and cut/fill plans to accommodate the future development, including the rough grading of an evaporation pond, totaling  $\pm 18.33$  hectares ( $\pm 45.31$  acres). No material is proposed to be exported offsite or imported to the subject lands and all activity will commence with regrading earthworks onsite. Access is off Range Road 43 and Cochrane Lake Road. Two stockpile locations are proposed: one of topsoil and one of clay material, totaling an area of  $\pm 1.60$  hectares ( $\pm 3.95$  acres). Combined, both noted areas total  $\pm 19.93$  hectares ( $\pm 49.26$  acres) in development area.

An updated site plan was submitted to Administration to include the area of location of the stockpile locations. The original and revised application drawing package can be found in Attachment B of the agenda package.

Stripping, Grading, Excavation and/or Fill is a discretionary use in all districts found in the County's Land Use Bylaw C-8000-2020 (LUB). The proposed activities are also proposed to be included under the Phase 1 Subdivision Development Agreement, which is a pending condition of endorsement. As the development is to accommodate a future subdivision phase, under the proposed conditions of approval of the Development Permit, the proposed earthworks may be transferred and incorporated within a Development Agreement executed by both the Developer and the County, as allowed under the County's LUB.

As the proposed earthworks are to facilitate Phase 1 of the Sky Ranch residential development, that includes approved County policy and included a complete application with supporting technical studies, the application was determined to be in alignment with County policy. As such, Administration conditionally approved the application on June 3, 2025. A copy of the issued Notice of Decision can be found in Attachment D of the agenda package.

On June 24, 2025, an appeal was submitted from an affected party, citing concerns with the Sky Ranch subdivision approval procedural process. A copy of the received Notice of Appeal can be found in Attachment C of the agenda package.

### ADMINISTRATION DECISION

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Approval





# ROCKY VIEW COUNTY

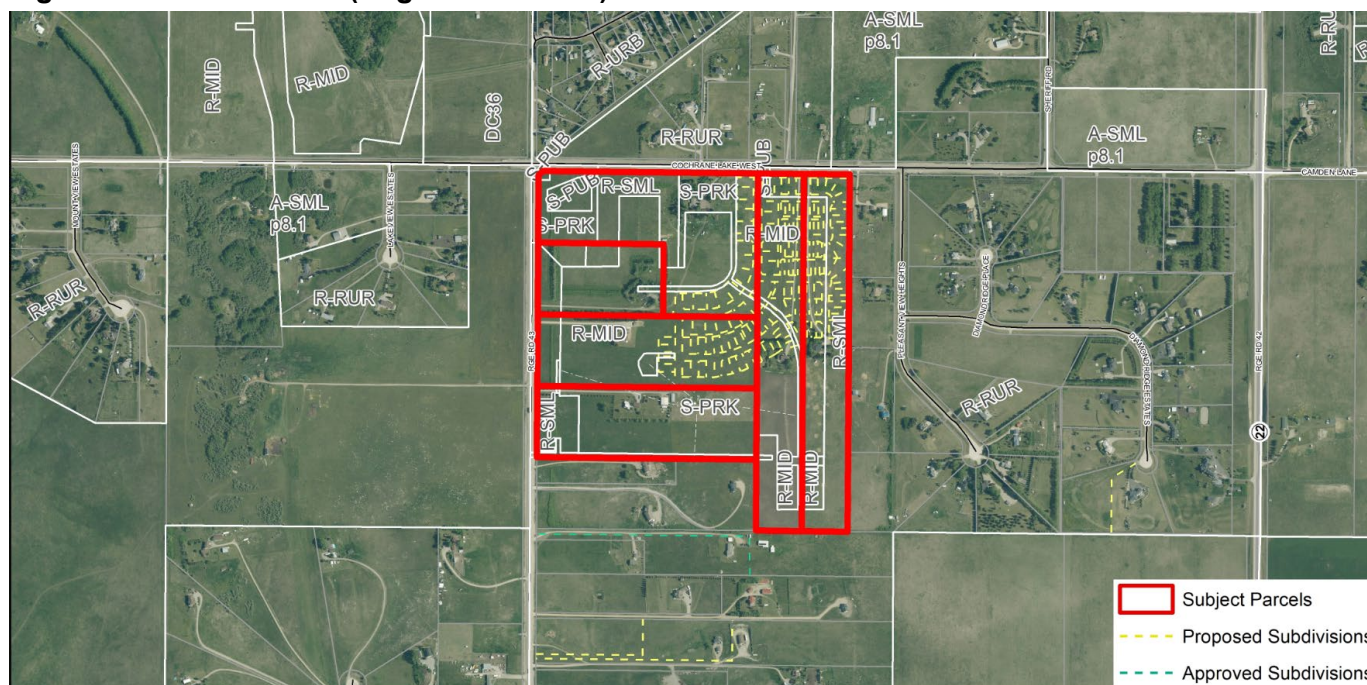
# SDAB REPORT

## OVERVIEW

Applicant	Scheffer Andrew Ltd (Nathan Ross)
Landowner(s)	JL Cochrane Lakes GP Ltd.
Subject Site(s)	Lot 3, Plan 8010745, NW-22-26-04-05; 263206 RGE RD 43 Lot 1, Plan 9710956, NW-22-26-04-05; 42185 COCHRANE LAKE WEST Lot 2, Plan 9710956, NW-22-26-04-05; 263212 RGE RD 43 Block 7, Plan 7610783, NW-22-26-04-05; 42157 COCHRANE LAKE WEST Lot 6, Plan 7810147, NW-22-26-04-05; 42161 COCHRANE LAKE WEST Lot 4, Plan 8010745, NW-22-26-04-05; 263180 RGE RD 43
Land Use District	Residential Small, District; Residential, Mid-Density Urban District Special, Parks and Recreation District; Special, Public Service (S-PUB) District
Development Area	± 19.93 hectares (± 49.26 acres)
Proposal	Stripping & Grading, for the future Sky Ranch Subdivision (Phase 1) [ $\pm$ 19.93 hectares ( $\pm$ 49.26 acres)]
Surrounding Uses	Agricultural, Residential, Direct Control District
Applicable Regulations	<i>Municipal Government Act, Municipal Development Plan (County Plan),          Cochrane Lake Hamlet Plan Area Structure Plan, Land Use Bylaw          C-8000-2020, Cochrane Lake Hamlet Plan Neighbourhood "C" Conceptual          Scheme, County Servicing Standards, County Policy C-407.</i>

## SITE MAPS

**Figure 1 – Site Location (Regional Context)**

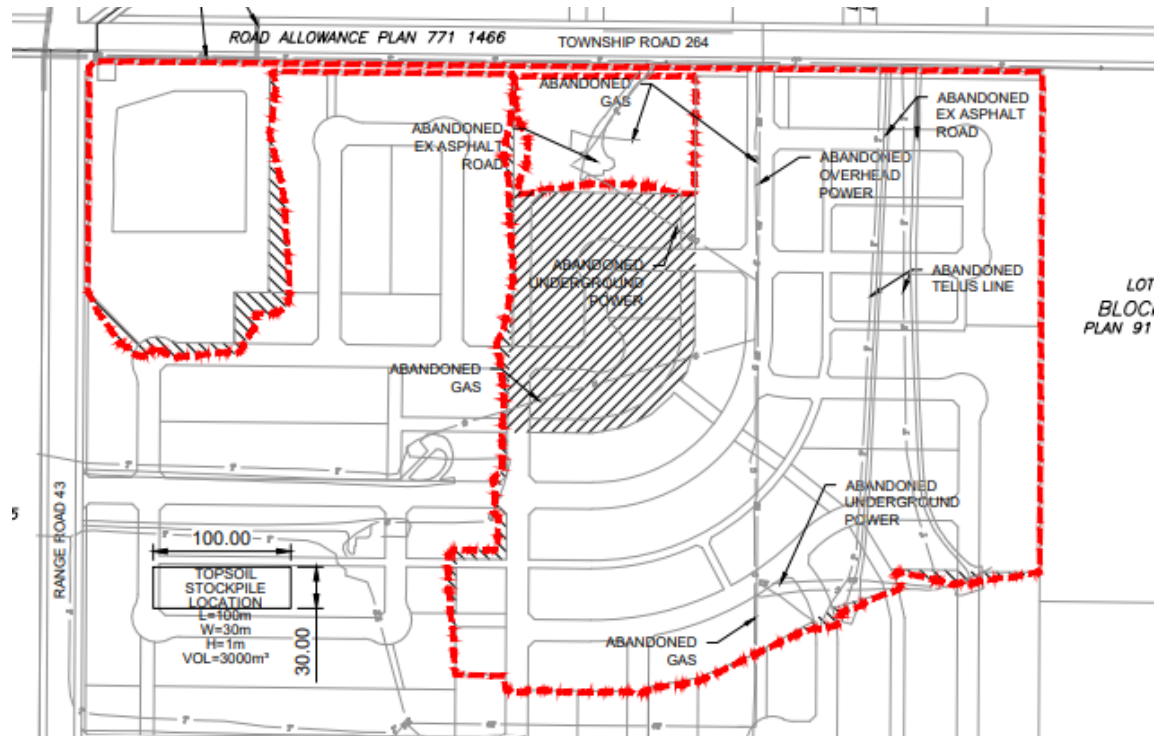
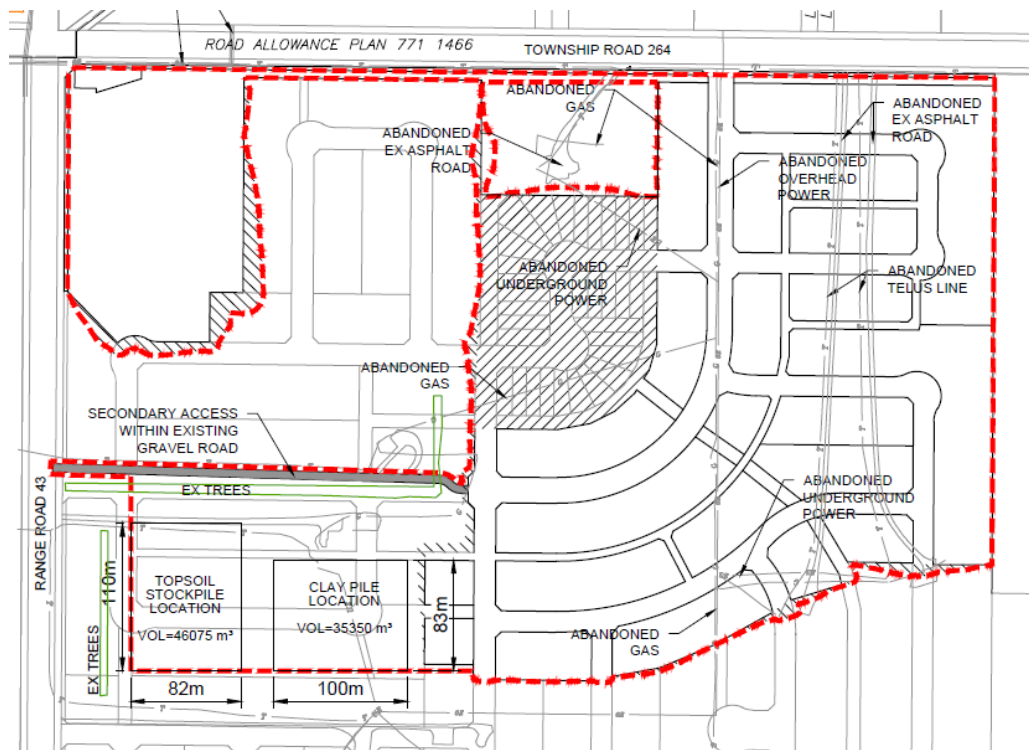




ROCKY VIEW COUNTY

## SDAB REPORT

Figure 2 – Site Plan (Intended Use Areas) See Attachment B

Original Site PlanAmended Site Plan



## POLICY/LAND USE BYLAW REVIEW

Cochrane Lake Hamlet Plan Neighbourhood 'C' Conceptual Scheme and initial Land Use, under County files, PL20220070/71 was approved by Council on February 27, 2024.

An amendment to the Residential, Mid-Density Urban District of the *Land Use Bylaw*, under County file PL20240181, was approved by Council on January 21, 2025. The amendment allowed for a reduction in side-yard setbacks for residential lots within the Cochrane Lake Hamlet Plan Neighbourhood 'C' Conceptual Scheme from 3.00 metres on one side and 1.50 metres on the other, to 1.50 metres on both sides.

Phase 1 Subdivision, under County file PL20240205, was approved by Council, acting as the Subdivision Authority, on May 20, 2025.

- A copy of the transmittal of decision can be found in Attachment B of the agenda package.
- The subdivision has not been finalized to date, as the Applicant is required to meet all conditions of approval prior to registration with Land Titles.

## Cochrane Lake Hamlet Plan Area Structure Plan

- Subject area for development is located within the Hamlet Expansion Area



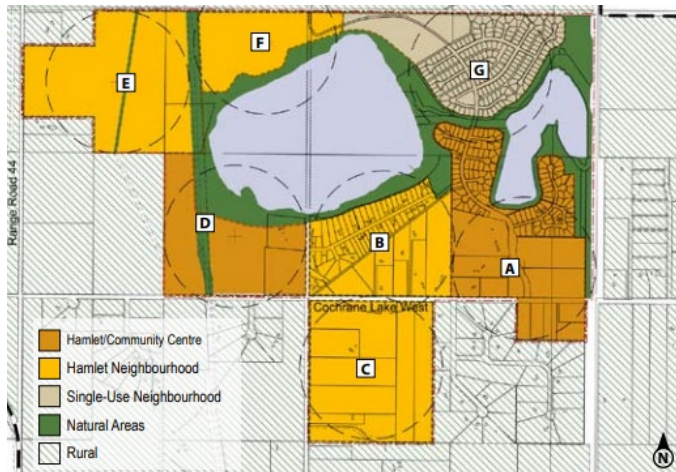
- Cochrane Lake Conceptual Scheme
- Historic Hamlet
- Hamlet Expansion Area





# SDAB REPORT

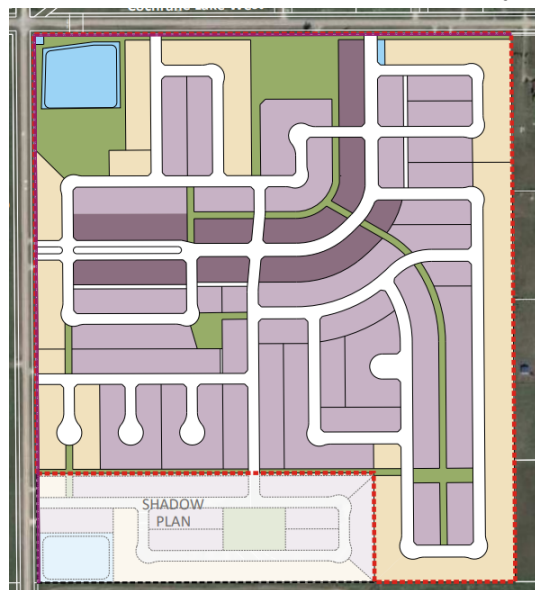
Subject area for development is located with Hamlet Neighbourhood Cell C



- **Hamlet Neighbourhoods (B,C,E,F):** Four neighbourhoods are identified as Hamlet Neighbourhoods. While there is less of a focus on retail and employment, these neighbourhoods provide a range of housing types, public uses, and entitlements for minor commercial activity such as a corner store. The historic Hamlet is integrated with adjacent parcels to contribute to a future complete neighbourhood unit.
- No specific guidance for Stripping & Grading activities

## Cochrane Lake Hamlet Plan Neighbourhood “C” Conceptual Scheme

- Conceptual Scheme written for the Sky Ranch Subdivision



Hamlet Edge
  Hamlet Transition
  Hamlet Centre

- No specific guidance for Stripping & Grading activities



**Land Use Bylaw C-8000-2020**

## TABLE 2 – DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

*(v) Stripping, Grading, Excavation and Fill*

- *Development as part of a signed Development Agreement; independent of, or prior to, other development on the same parcel or site*

Comment: Stripping & Grading earthwork activities may be transferred to a Development Agreement, as the subject lands have an approved Subdivision decision, pending endorsement and registration. As part of the endorsement conditional requirements, a Development Agreement is required to be signed, that includes, but is not limited to, the proposed works.

## DEVELOPMENT SECURITIES

*112 The County may require a security, in the form of an Irrevocable Letter of Credit or Refundable Security, in association with: Conditions of a Development Permit, A Development Agreement, and/or Any other case where the Development Authority deems a security is required to ensure that work is carried out in a timely manner and to the satisfaction of the Development Authority.*

*113 The amount required as development security shall be as required by Council Policy C-407, as amended or replaced from time to time.*

*114 Where a security is required, a cost estimate, subject to review and verification by the Development Authority, shall be provided by the applicant.*

*115 Where a security is required, it shall be provided by the applicant prior to release of the development permit.*

- Site Area: 49.26 acres x \$5,000.00 an acre = **\$246,300.00.**

## STRIPPING, GRADING, EXCAVATION AND/OR FILL

- *157 Site stripping, grading, excavation, or fill is a discretionary use in all land use districts.*

- *158 Site stripping, grading, excavation, or fill Development Permit Requirements:*

*a) A Development Permit is required for all Stripping, Grading, Excavation and/or Fill,*

- PRDP20248347 has been submitted for the proposed Stripping & Grading works

*b) A Development Permit application will detail the following: (i. through xiv)*

- An extensive Development permit package was submitted with the application that meets the required criteria and supporting details

*c) The Development Authority may require a:*

- Stormwater Management Plan,*
- Fill Management Plan,*
- Soil Quality Report, and/or*



- iv. *Letter of credit for performance of approval conditions based on the cost of remediation.*
- At time of assessment, the County requested interim documentation including Stormwater Management, Deep Fills Report, Erosion and Sediment Control Plan, Construction Management Plan and security for all proposed works – noted as prior to release conditions
  - The County has received all technical reports to meet the condition requests. Upon review, Administration has reviewed and accepted the reports, as conditioned.

## VARIANCE SUMMARY

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No variance was considered with this application.

## ASSESSMENT

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Administration reviewed the application against all applicable County policies and found the application to be consistent and in keeping with Council direction and all policy requirements.

The proposed earthworks are aligned with the area structure plan, conceptual scheme and subdivision phasing concepts and are intended to commence rough grading activities for Phase 1 of the residential development. The primary intent and purpose of the specific overarching policy is to develop a residential subdivision on the subject lands, which this application is the commencement of that intent and primary purpose.

The County has received various technical submissions, including an interim Erosion and Sediment Control Plan, Grading Plan, Deep Fills Report and Construction Management Plan that would all ensure a controlled development with no adverse impacts to adjacent properties. Administration has accepted all technical reports and no further revisions would be required. Additionally, the subject lands have conditional subdivision approval, with a requirement that would include the proposed works under an executed Development Agreement.

Lastly, Administration received Refundable Security for the subject development earthworks that would secure the development in accordance with the County's Policy C-407.

As such, Administration conditionally-approved the application.

## ATTACHMENTS

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Attachment A: Proposed Conditions for Approval Consideration  
Attachment B: Maps & Additional Information  
Attachment C: Notice of Appeal  
Attachment D: Notice of Decision PRDP20248347

## APPROVALS

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Manager:	Justin Rebello, A/Manager, Planning
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**ATTACHMENT A: PROPOSED CONDITIONS FOR APPROVAL CONSIDERATION**

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**Description:**

1. That Stripping and Grading, over approximately 19.93 hectares (49.26 acres), may be permitted in accordance with the drawings package, Project “*Sky Ranch Phase 1*” submitted with the application, *as prepared by Scheffer Andrew Ltd. (8 Drawings), dated October 2024*, as amended as part of the conditions of approval, and includes:
  - i. Stripping & Grading activities, as proposed in the application package, for a total disturbed area of 18.33 hectares (45.31 acres), including excavation of 133,000.00 cu. m of onsite material;
  - ii. Stockpiles (clay and topsoil), for a total area for stockpiles of 1.60 hectares (3.95 acres); and
  - iii. That no material shall be imported to or exported off the subject site.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit a revised drawings package, which encompasses all revisions/updates in technical drawing dates/details, as approved by the Development Authority, in accordance with Section 100 of the County’s Land Use Bylaw.
3. That prior to release of this permit, the Applicant/Owner(s) shall submit a Letter of Credit or refundable security in accordance with Sections 112-115, & 158(c)(iv) of the County’s *Land Use Bylaw C-8000-2020* and County’s Security Policy C-407. The requirement shall be \$5,000.00/disturbed acre of the total development area. *Estimated Security Required: \$246,300.00 or as confirmed per the final Development Area.*
4. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for any equipment needed during construction/site development to confirm if Road Use Agreements or permits shall be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. If a Road Use Agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*; and
  - ii. Written confirmation shall be received from County Road Operations, confirming the status of this condition. Any agreement or permit shall be issued by the County, unless otherwise confirmed by County Road Operations.
5. That prior to release of this permit, the Applicant/Owner shall submit a revised Construction Management Plan, from the submitted Construction Management Plan, as prepared by Scheffer Andrew Ltd., dated March 2025, in accordance with any requirements per the provided Engineering comments, dated May 22, 2025, as amended, in accordance with the County’s Servicing Standards, Section 800. The Construction Management Plan shall:
  - i. Include noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details.
  - ii. Provide construction notification sign design including proposed locations for the signs situated on the subject lands, identifying the Owner, Engineer, Contractor and contact information for local resident questions or concerns, in accordance with the County’s Servicing Standards.



ROCKY VIEW COUNTY

## SDAB REPORT

- iii. The plan shall also incorporate any requirements per the provided Engineering & Development comments, dated May 22, 2025, and May 28, 2025, as amended.
- 6. That prior to release of this permit, the Applicant/Owner shall submit a revised Erosion and Sediment Control (ESC)/Stormwater Report, as prepared by Scheffer Andrew Ltd, File #154710, dated February 26, 2025, in accordance with any requirements per the provided Engineering comments, dated May 28, 2025, as amended, and the County's Servicing Standards, Section 806.

**Permanent:**

- 7. That if the Development Permit is not issued by **JANUARY 31, 2026**, or approved through an extension date, then this approval is null and void and the Development Permit shall not be issued.
- 8. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
- 9. That this approval does not include the approval of any deep utility installations, the digging of any building foundations, or installation of any pilings.
- 10. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security, once registered with the County, without recourse to the Applicant/ Owner, to cover the costs in surface reclamation of any or all the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
- 11. That the County staff or agents shall have access to the site at all times.
- 12. That upon completion, the Applicant/Owner shall submit compaction testing results, verifying that the proposed fill areas greater than 1.20 m (3.93 ft.) in depth were placed in accordance with the accepted *Deep Fills Report, as prepared by Almor Testing Services Ltd., #SCHF24001, dated February 26, 2025.*
- 13. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
  - i. That all stripping & grading, including excavation shall not direct any additional overland surface drainage or stormwater nor negatively impact existing drainage patterns in any road right-of-way or adjacent property.
  - ii. If any offsite drainage is proposed towards County Infrastructure, an offsite pumping permit shall be obtained and approved through the County, prior to commencement.
  - iii. That upon completion of the proposed development, the Applicant/Owner(s) shall submit as-built survey(s), confirming that the development proposal and post grades align with the supporting technical submissions for the file.
- 14. That any stockpiled native topsoil shall be maintained and re-spread/reused onsite but removed as noted.
- 15. That the proposed development graded area, including the stockpile locations, as per the approved application, shall be spread and seeded, to the satisfaction of the County, upon completion, until the development of the principal residential uses occurs onsite.
- 16. That it shall be the responsibility of the Applicant/Owner(s) to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
  - i. That the Applicant/Owner(s) shall ensure no organic material is buried and capped in a manner that will cause methane-related issues. The material shall also not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metals.



## ROCKY VIEW COUNTY

## SDAB REPORT

17. That the Applicant/Owner(s) shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
  - i. That non-potable water should be used for grading and/or construction purposes.
  - ii. That water trucks shall be available at all times on-site to control dust blowing from the site and/or roadways.
  - iii. That if at any time the removal/placement of the fill or stripping and grading activities creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
18. That any material being relocated onsite, shall be moved in a covered trailer/truck, to help prevent blowing of dust/small rocks to adjacent lands or any impacts to the adjacent roadways.
19. That the subject land shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
20. That the works or portions thereof allowed under this Development Permit may be transferred and incorporated within a Development Agreement executed by both the Developer and the County if desired.
21. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twelve (12) months of the date of issue, the permit is deemed to be null and void unless an extension to this permit shall first have been granted by the Development Officer.

**Advisory:**

- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That all construction parking shall be restricted to the subject lands at all times. There shall be no parking within a County Road right of way.
- That the site shall adhere to any requirements of any Instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- That demolition permits shall be obtained through the County's Building Services, for all buildings proposed to be removed from the subject lands, prior to stripping and grading activities.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023, as amended*].
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.



ROCKY VIEW COUNTY

## SDAB REPORT

## ATTACHMENT B: APPLICATION INFORMATION

<b>APPLICANT:</b> Scheffer Andrew Ltd.	<b>OWNER(S):</b> JL Cochrane Lakes GP Ltd.
<b>DATE APPLICATION RECEIVED:</b> December 12, 2024	<b>DATE DEEMED COMPLETE:</b> January 3, 2025
<b>SITE (DEVELOPMENT) AREA:</b> ± 19.93 hectares (± 49.26 acres)	<b>LEGAL DESCRIPTION(S):</b> <ul style="list-style-type: none"> <li>• Lot 3, Plan 8010745, NW-22-26-04-05; 263206 RGE RD 43</li> <li>• Lot 1, Plan 9710956, NW-22-26-04-05; 42185 COCHRANE LAKE WEST</li> <li>• Lot 2, Plan 9710956, NW-22-26-04-05; 263212 RGE RD 43</li> <li>• Block 7, Plan 7610783, NW-22-26-04-05; 42157 COCHRANE LAKE WEST</li> <li>• Lot 6, Plan 7810147, NW-22-26-04-05; 42161 COCHRANE LAKE WEST</li> <li>• Lot 4, Plan 8010745, NW-22-26-04-05; 263180 RGE RD 43</li> </ul>
<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"> <li>• PL20220070 (Land Use) <i>To redesignate the subject lands from Agricultural, Small Parcel District(A-SML) p8.1 and Residential, Rural District(R-RUR) to Residential, Mid-Density Urban District(R-MID), Residential, Mid-Density Urban District(R-MID) sp0.038 and sw 12.8m, Special, Parks and Recreation District(S-SPRK) and Special, Public Service District (S-PUB) to facilitate future subdivision;</i> Approved by Council on February 27, 2024</li> <li>• PL20220071 (Conceptual Scheme) <i>To consider a conceptual scheme for Cochrane Lake Hamlet Plan Area Structure Plan to provide a policy framework to guide future redesignation, subdivision, and development proposals within NW-22-26-4;</i> Approved by Council on February 27, 2024.</li> <li>• PL20240181 (Land Use) <i>Proposed Land Use Bylaw Text Amendment to the Residential, Mid-Density Urban (R-MID) District and Residential, Small Lot (R-SML) District for reduction in setbacks to 1.5 metres on both sides of a parcel for principal buildings, excluding corner lots within the Neighbourhood C Conceptual Scheme;</i> Approved by Council on January 21, 2025</li> <li>• PL20240205 (Subdivision) <i>To create the following:</i> <ul style="list-style-type: none"> <li>▪ Residential, Mid-Density Urban (R-MID) District, total of 223 lots:</li> </ul> </li> </ul>	





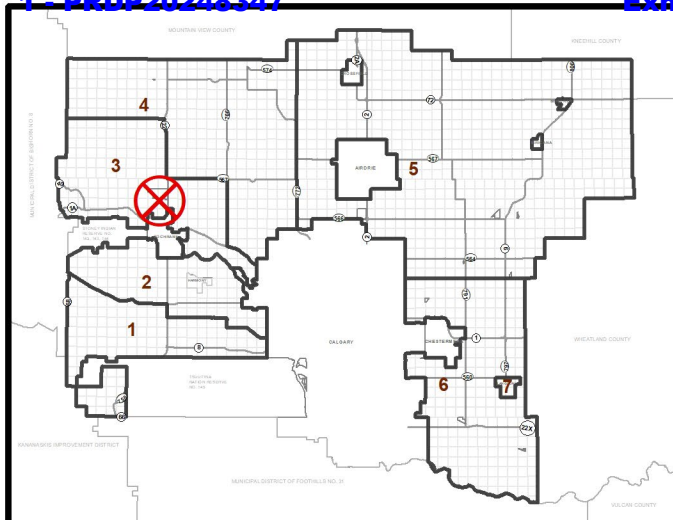
- 95 lots intended to be a rowhouse, ranging from  $\pm 0.020$  hectares ( $\pm 0.049$  acres) to  $\pm 0.050$  hectares ( $\pm 0.130$  acres)
  - 78 lots intended to be a semi-detached, ranging from  $\pm 0.029$  hectares ( $\pm 0.072$  acres) to  $\pm 0.069$  hectares ( $\pm 0.171$  acres)
  - 50 lots intended to be single detached, ranging from  $\pm 0.031$  hectares ( $\pm 0.077$  acres) to  $\pm 0.051$  hectares ( $\pm 0.127$  acres)
  - Residential, Small Lot Urban (R-SML) District, total of 31 lots ranging from  $\pm 0.060$  hectares ( $\pm 0.148$  acres) to  $\pm 0.120$  hectares ( $\pm 0.297$  acres)
  - Special, Parks and Recreation (S-PRK) District, total of seven (7) lots ranging from  $\pm 0.037$  hectares ( $\pm 0.091$  acres) to  $\pm 2.882$  hectares ( $\pm 7.123$  acres)
  - Special, Public Service (S-PUB) District, total of three (3) lots ranging from  $\pm 0.014$  hectares ( $\pm 0.036$  acres) to  $\pm 0.951$  hectares ( $\pm 2.350$  acres)
- Approved by Council on May 20, 2025
  - PRDP20248347 (Development Permit) [*subject application*]

**PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.

Upon approval by Administration, the application was circulated to 284 properties within the circulation area, as identified under the Subdivision file.

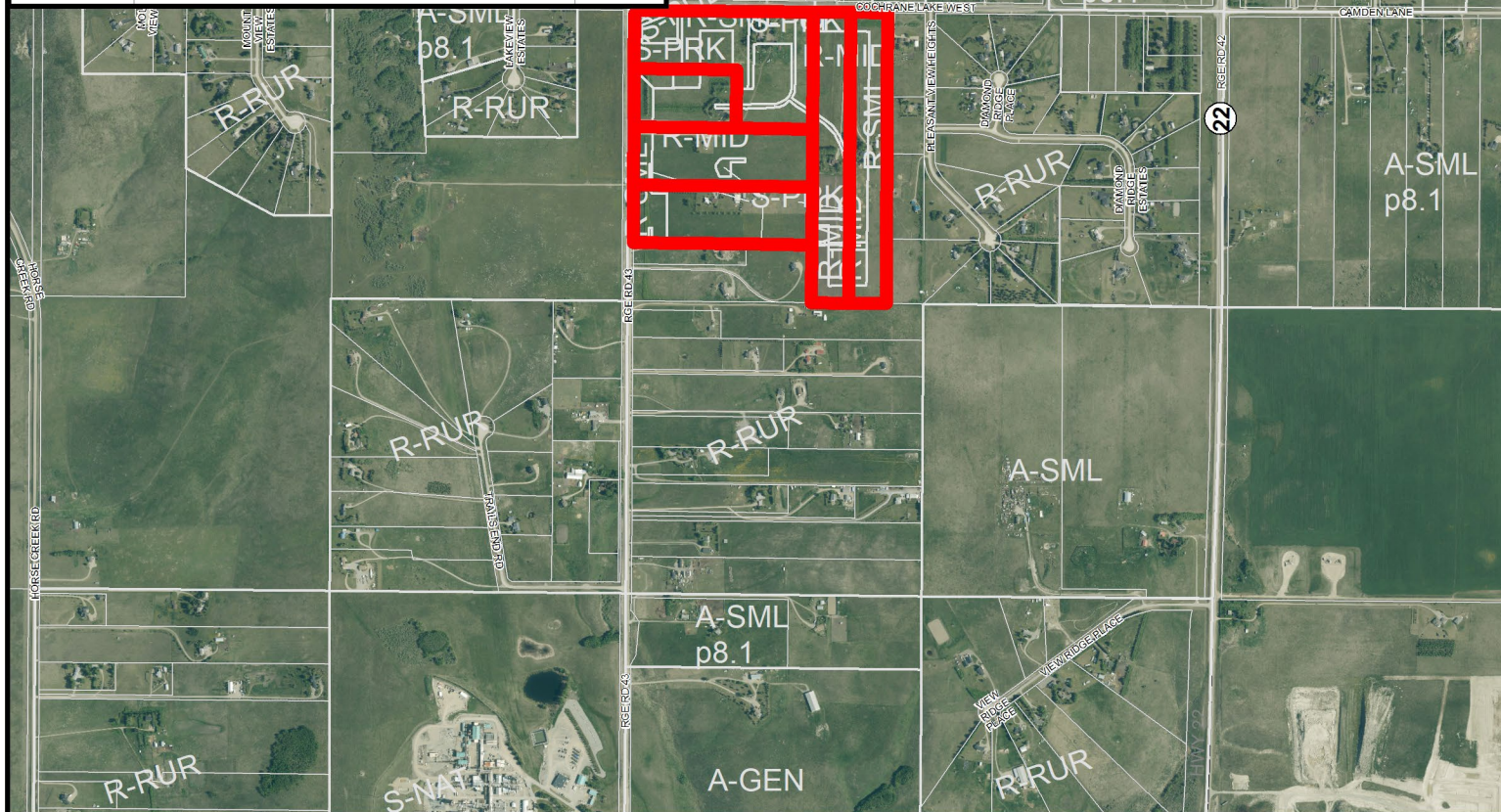
At the time this report was prepared a notice of appeal was submitted in opposition to the noted development permit, PRDP20248347.



## Location & Context

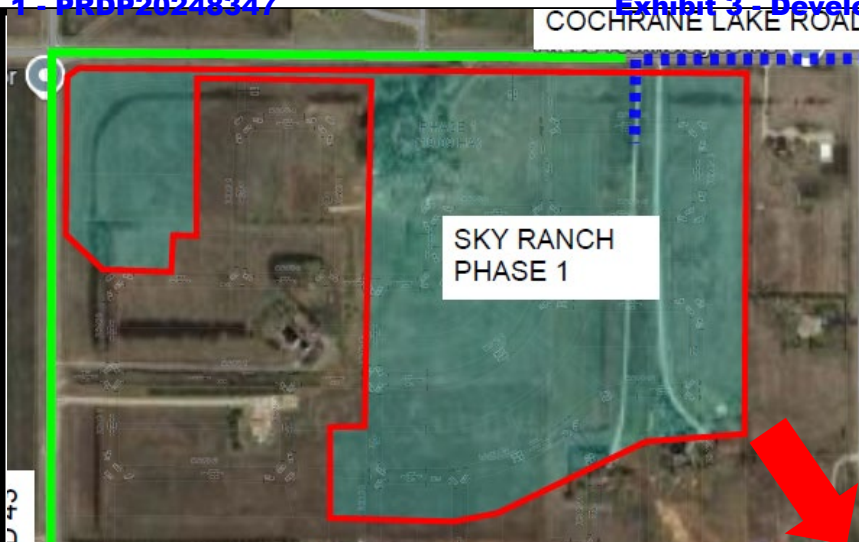
### Development Proposal

Stripping & Grading, for  
the future Sky Ranch  
Subdivision (Phase 1)  
[19.93 hectares (49.26  
acres)]



Division: 3  
Roll: 06822002, 06822007,  
06822005, 06822020,  
06822006, 06822011  
File: PRDP20248347  
Printed: 1/3/2025  
Legal: A portion of  
NW-22-26-04-W05M

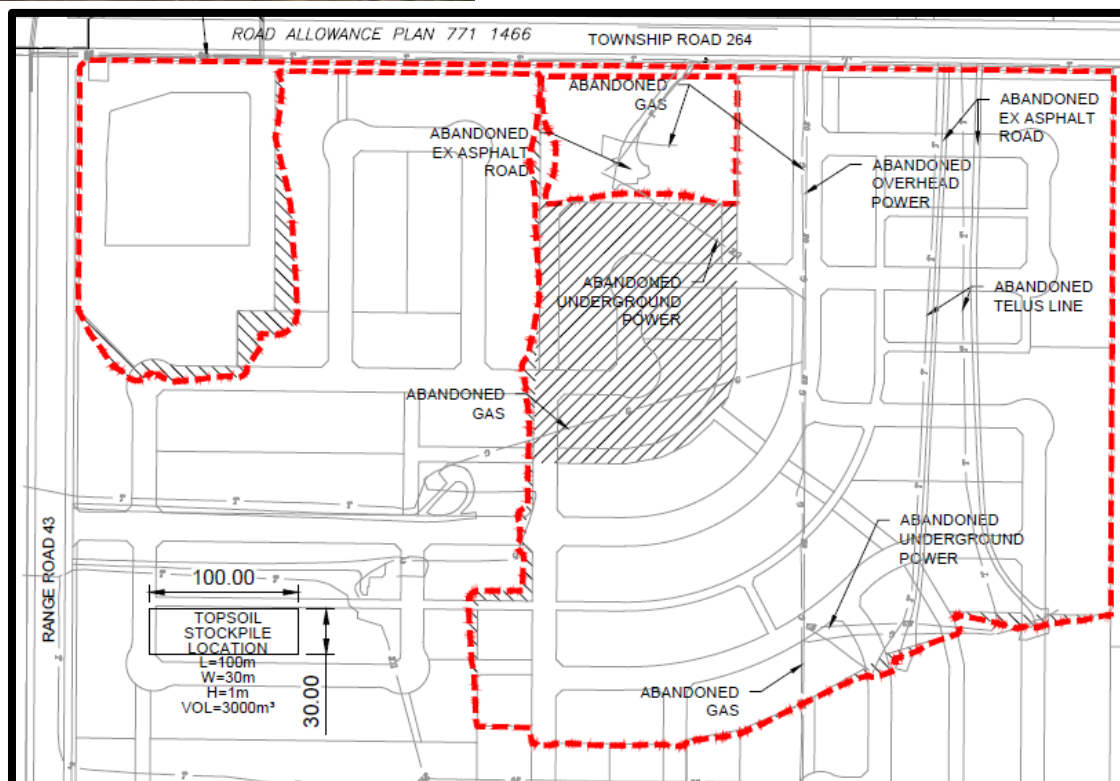




## Original Site Plan

### Development Proposal

Stripping & Grading,  
for the future Sky  
Ranch Subdivision  
(Phase 1)  
[19.93 hectares  
(49.26 acres)]



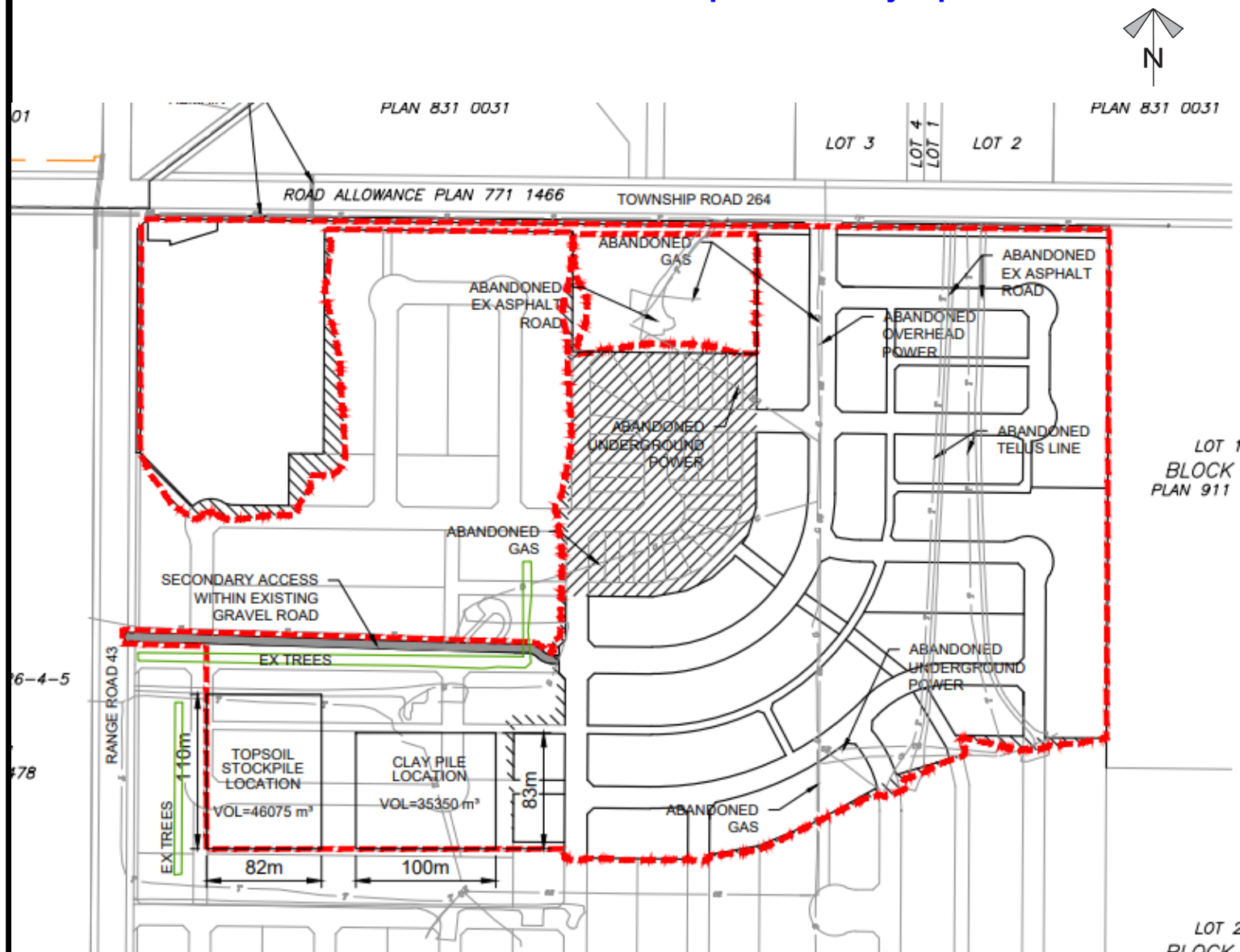
Division: 3  
Roll: 06822002, 06822007,  
06822005, 06822020,  
06822006, 06822011  
File: PRDP20248347  
Printed: 1/3/2025  
Legal: A portion of  
NW-22-26-04-W05M



## Amended Site Plan

### Development Proposal

Stripping & Grading,  
for the future Sky  
Ranch Subdivision  
(Phase 1)  
[19.93 hectares  
(49.26 acres)]



Division: 3  
Roll: 06822002, 06822007,  
06822005, 06822020,  
06822006, 06822011  
File: PRDP20248347  
Printed: 1/3/2025  
Legal: A portion of  
NW-22-26-04-W05M



## Landowner Circulation Area

### Development Proposal

Stripping & Grading,  
for the future Sky  
Ranch Subdivision  
(Phase 1)  
[19.93 hectares  
(49.26 acres)]

### Legend

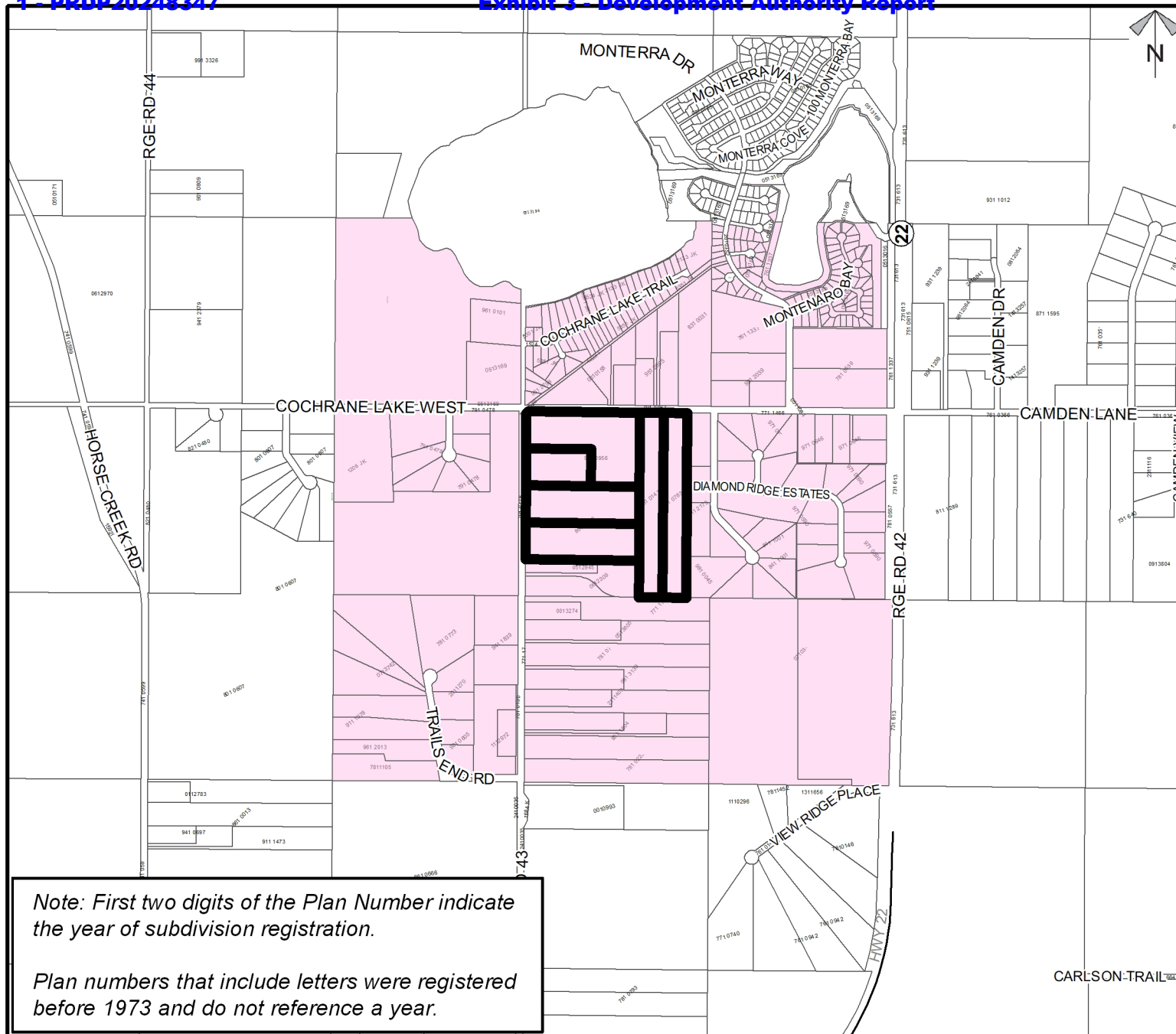
Support



Not Support



Division: 3  
Roll: 06822002, 06822007,  
06822005, 06822020,  
06822006, 06822011  
File: PRDP20248347  
Printed: 1/24/2025  
Legal: A portion of  
NW-22-26-04-W05M



*Note: First two digits of the Plan Number indicate the year of subdivision registration.*

*Plan numbers that include letters were registered before 1973 and do not reference a year.*





ROCKY VIEW COUNTY

# DEVELOPMENT PERMIT APPLICATION

## FOR OFFICE USE ONLY

APPLICATION NO.	<b>PRDP20248347</b>
ROLL NO.	06822005 / 06822006 / 06822002 / 06822020 / 06822011 / 06822007
RENEWAL OF	
FEES PAID	\$2400
DATE OF RECEIPT	December 9, 2024

## APPLICANT/OWNER

Applicant Name: SCHEFFER ANDREW LTD	Email: N.ROSS@SCHEFFERANDREW.COM
Business/Organization Name (if applicable): SCHEFFER ANDREW LTD	
Mailing Address: Suite 101, 808 42 Avenue SE, Calgary, AB,	Postal Code: T2G 1Y9
Telephone (Primary): 403-973-6903	Alternative: 403-244-9710
Landowner Name(s) per title (if not the Applicant): William Schickedanz, Manfred Schickedanz, Graham Green, Schickedanz North Ltd.	
Business/Organization Name (if applicable): Schickedanz North Ltd.	
Mailing Address: 127- 18 Royal Vista Link NW, Calgary, AB	Postal Code: T3R 0K4
Telephone (Primary): 403-239-1952	Email: will@schickedanzwest.com

## LEGAL LAND DESCRIPTION - Subject site

All/part of: NW ¼	Section: 22	Township: 26	Range: 4	West of: 5 Meridian	Division:
All parts of : Lot	SEE ATTACHED	Block: SEE ATTACHED	Plan: SEE ATTACHED	Parcel Area (ac/ha): 41.60	ac
Municipal Address: MULTIPLE	Land Use District: R-SML (Residential, Small Lot Urban)				

## APPLICATION FOR - List use and scope of work

STRIPPING & GRADING OF SKY RANCH PHASE 1 WITHIN COCHRANE LAKE HAMLET. SKY RANCH PHASE 1 IS A PROPOSED RESIDENTIAL SUBDIVISION INCLUDING 254 LOTS, AND STORM POND.

Variance Rationale included: ☐ YES ☐ NO ☐ N/A DP Checklist Included: ☒ YES ☐ NO Name of RVC Staff Member Assisted:

## SITE INFORMATION

- |   |   |
|---|---|
| a. Oil or gas wells present on or within 100 metres of the subject property(s)  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant)  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| c. Abandoned oil or gas well or pipeline present on the property<br>(Well Map Viewer: <a href="https://extmapviewer.aer.ca/AERAbandonedWells/Index.html">https://extmapviewer.aer.ca/AERAbandonedWells/Index.html</a> ) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| d. Subject site has direct access to a developed Municipal Road (accessible public roadway)   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

## AUTHORIZATION

I, NATHAN ROSS (Full name in Block Capitals), hereby certify (initial below):

       That I am the registered owner OR YES That I am authorized to act on the owner's behalf.

YES That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

YES That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.

YES **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signature   
Date 03-Dec-2024

Landowner Signature   
Date 09-Dec-2024



AUTHORIZATION	
I, <u>NATHAN ROSS</u>	(Full name in Block Capitals), hereby certify (initial below):
<u>      </u> That I am the registered owner OR <u>YES</u> That I am authorized to act on the owner's behalf.	
<u>YES</u> That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.	
<u>YES</u> Right of Entry: I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.	
<u>YES</u> That I am aware of and have read and agree to the following: <ul style="list-style-type: none"> <li>• The personal information collected on this application is collected in accordance with s.33(c) the Alberta Freedom of Information and Protection of Privacy Act (FOIP).</li> <li>• I have obtained written permission from the copyright holder for any information included with this application which is protected by copyright.</li> <li>• I agree to indemnify, save and hold harmless the County, its elected officials, agents, and employees from and against all demands, claims, liability costs and expenses (including legal fees) in relation to copyright infringement as a result of the information submitted.</li> <li>• The information collected will be used to communicate with the applicant during the application review and site inspection processes.</li> <li>• As part of the review process, both personal information and copyrighted materials will be circulated as needed to relevant internal departments, provincial and federal governments, external partners, and adjacent landowners.</li> <li>• Such information and materials may also be submitted to the Subdivision and Development Appeal Board and the Land and Property Rights Tribunal.</li> <li>• Personal information and copyrighted materials may also be included in public meeting agendas, on the County's website, and on the Rocky View County Planning Development Map web application.</li> <li>• The applicant's name and the nature of the application will be publicly available, in accordance with the FOIP Act.</li> <li>• For questions on FOIP or copyright issues, please contact the Manager of Planning at 403-230-1401.</li> </ul>	
Applicant Signature <u><i>Nathan Ross</i></u> Date <u>December 13, 2024</u>	Landowner Signature <u><i>William Schneider</i></u> Date <u>December 13, 2024</u>



ROCKY VIEW COUNTY

# STRIPPING, GRADING, EXCAVATION AND/OR FILL INFORMATION SHEET

## FOR OFFICE USE ONLY

APPLICATION NO.	PRDP20248347
ROLL NO.	06822005 / 06822006 / 06822002 / 06822020 / 06822011 / 06822007
DISTRICT	R-SML/S-PRK/R-MID/S-PUB

DETAILS		APPLICATION FOR (check all that apply):
Total area of work (m <sup>2</sup> / ft <sup>2</sup> / ac.)	184,300m <sup>2</sup>	<input type="checkbox"/> Site Stripping <input checked="" type="checkbox"/> Fill
Length (m / ft.)	VARIES	<input checked="" type="checkbox"/> Grading <input checked="" type="checkbox"/> Re-contouring
Width (m / ft.)	800m	<input type="checkbox"/> Excavation (cut-to-fill) <input type="checkbox"/> Excavation (borrow areas)
Height (m / ft.)	NA	<input checked="" type="checkbox"/> Construction of artificial waterbody (not including dugouts)
Volume (m <sup>3</sup> / ft <sup>3</sup> .)	132,790m <sup>3</sup> COMMON EXCAVATION	<input checked="" type="checkbox"/> Stockpiling
Number of truckloads (approx.)	NA - CUTS TO FILLS ON SITE	<input type="checkbox"/> Other: _____
Slope factor (if applicable)	NA	
DESCRIPTION OF WORK		
Indicate the timing/duration of work: MARCH 2025 TO JULY 2025		
Amount of Days (approx.): 120	Potential start date: MARCH 2024	
General hours of daily work: 7AM - 6PM	Potential end date: JULY 2025	
Describe the purpose and intent of the work proposed (include cover letter for detailed description):		
STRIPPING & GRADING OF SKY RANCH PHASE 1 INCLUDING 215 RESIDENTIAL LOTS AND STORM POND. SKY RANCH IS WITHIN COHRANE LAKE HAMLET CS.		
Describe your soil-handling plan depicting movement of fill on site:		
STRIPPING TOPSOIL AND HAULING TO DESIGNATED STOCKPILE ONSITE. COMMON EXCA		
Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (riparian areas, wetlands, etc.):		
DURING ROUGH GRADING, ALL RUNOFF WILL BE CONTAINED ONSITE AS OUTLIEND IN TH		
Describe methods in weed management, mitigation of dust, and erosion:		
WEEDS WILL BE CONTROLLED WITH HERBICIDE IF NEEDED, DUST WILL BE CONTROLLED		
SITE INFORMATION		
Does any of the proposed fill contain any rubble or hazardous substances?	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Is any material coming from off site? If so, please indicate from where: _____	<input type="checkbox"/> YES <input type="checkbox"/> NO	

Applicant Signature                     *Naresh*                    Date December 3, 2024

**Attachment #1 - Sky Ranch Phase 1 Stripping & Grading Application Property Details**

The stripping and grading application for Sky Ranch Phase 1 includes the following properties:

LEGAL DESCRIPTION	Hectares	Acres
NW-22-26-04-W5M, Lot 1 Plan 9710956	11.19	27.65
NW-22-26-04-W5M, Lot 2 Plan 9710956	4.58	11.32
NW-22-26-04-W5M, Lot 3 Plan 8010745	7.80	19.27
NW-22-26-04-W5M, Lot 4 Plan 8010745	7.80	19.27
NW-22-26-04-W5M, Lot 6 Plan 7810147	8.18	20.22
NW-22-26-04-W5M, Lot 7 Plan 7610783	8.23	20.34

APPLICANT: **Scheffer Andrew Ltd.**

Nathan Ross

---



LANDOWNERS: **William Schickedanz, Manfred Schickedanz, Graham Green, Schickedanz North Ltd**





December 9, 2024

File No.: 154710-1.5

Rocky View County

**RE: Sky Ranch Phase 1 – Stripping & Grading Application**

On behalf of JL Cochrane Lakes Limited Partnership by way of its General Partner JL West Cochrane General Partnership Ltd. (JL Developments), we are submitting a stripping and grading development permit application for Sky Ranch Phase 1 located at multiple properties within NW ¼ 22-26-04-W5. Please see **Attachment #1 – Property Details**. JL Developments is in the process of acquiring the land from the current owners. The current registered land owners have provided the attached signed letter of authorization and signed the applicable forms.

Proposed construction will include stripping and grading of 18.43ha of land including pre-grading of a portion off future Phase 2 outside of the Phase 1 boundary (to achieve a dirt balance), and a new storm pond that will service the entire subdivision at full build out. Stripping of the site is anticipated to start in March 2025 (when weather permits). Topsoil will be stockpiled onsite. Common excavation including approximately 133,000m<sup>2</sup> from cuts to onsite fills will follow from April 2025 to approximately June 2025. It is expected that the site will achieve a dirt balance therefore no material will be imported or exported from the site. Construction access will be from Cochrane Lake Road and Range Road 43 as indicated on the attached map.

An EPEA application will be submitted to the province for registration of the proposed storm pond and storm drainage system. During the first phase, the pond will function as a zero-discharge facility and will be registered in the .

A Biophysical Inventory Report was completed by the previous owner. It is understood that no waterbodies are being affected by the proposed development therefore Water Act approval is not required.

We are providing the following information:

- ✓ Completed application form and checklist
- ✓ Copies of all current titles and registered documents
- ✓ Time extension form
- ✓ Letter of Authorization
- ✓ Attachment #1 – Property Details
- ✓ Drawings & Figures
  - Area of Disturbance
  - Pre-Development Drainage & Grades
  - Post development Drainage & Grades
  - Cut & Fill Plan
- ✓ Construction Access Plan
- ✓ Color Photographs including Photo Location Map
- ✓ Erosion & Sediment Control Report & Drawings
- ✓ Geotechnical Report
- ✓ Environmental Screening (Biophysical) Report





Please contact me if you have any questions.

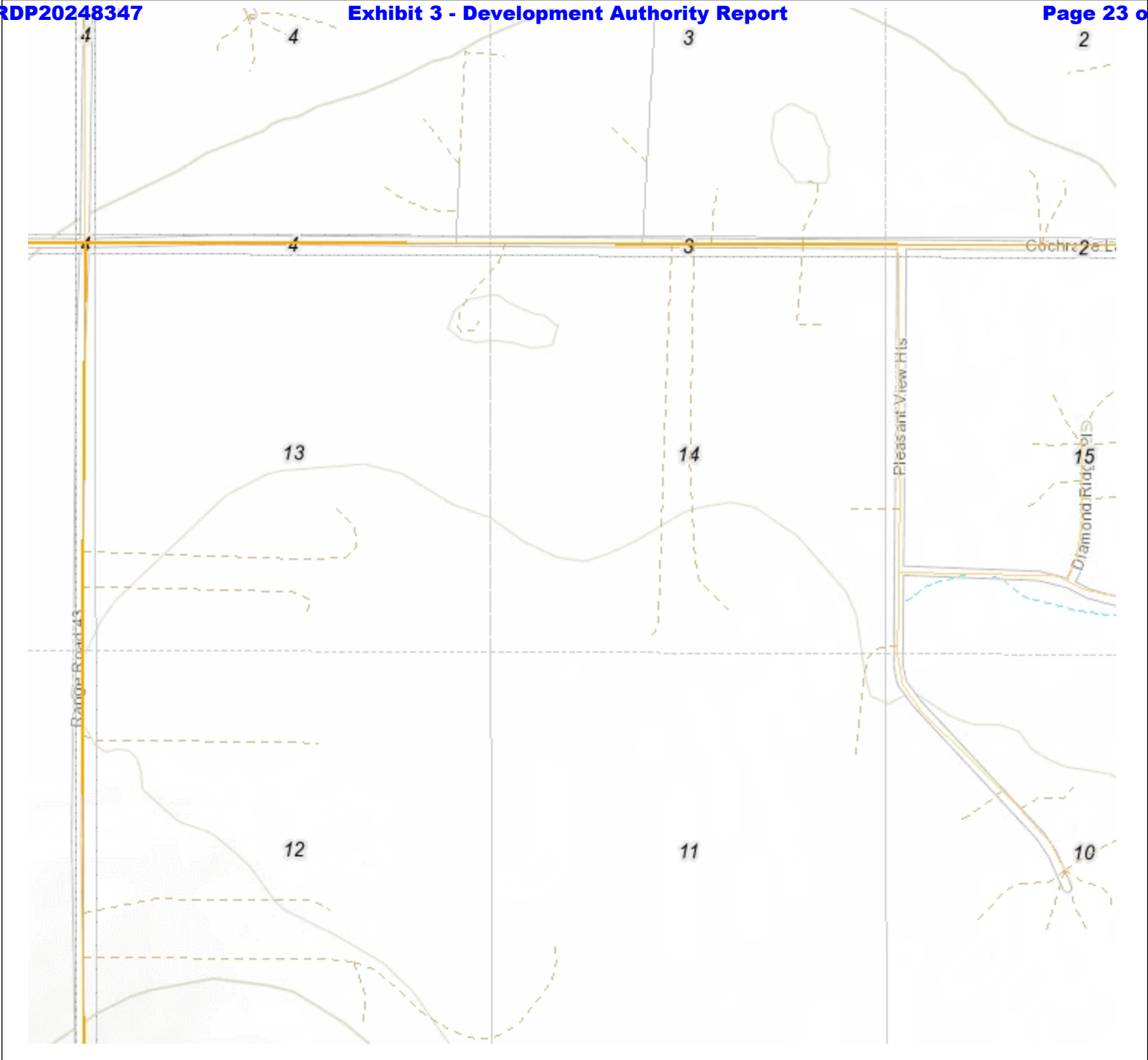
Yours truly,

**Scheffer Andrew Ltd.**

A handwritten signature in black ink, appearing to read "Nathan Ross".

*Nathan Ross, CET, CPESC*  
Project Manager

Direct: 403.9710, Ext. 202, Cell: 403.973.6903  
Email: [n.ross@schefferandrew.com](mailto:n.ross@schefferandrew.com)



Abandoned Well Map	Base Data provided by: Government of Alberta	
	Author      XXX	Printing Date:    9/3/2024
<b>Legend</b>  ◆ Abandoned Well (Large Scale) ○ Revised Well Location (Large Scale) — Revised Location Pointer <b>Paved Road (20K)</b> — Primary Divided — Primary Undivided 4L — Primary Undivided 2L — Primary Undivided 1L — Interchange Ramp — Secondary Divided — Secondary Undivided 4L	Date Date (if applicable)	
	The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <a href="http://www.aer.ca/copyright-disclaimer">http://www.aer.ca/copyright-disclaimer</a> .	Scale:      9,027.98  0.14    Kilometers    0 
		Projection and Datum:  WGS84 Web Mercator Auxiliary Sphere



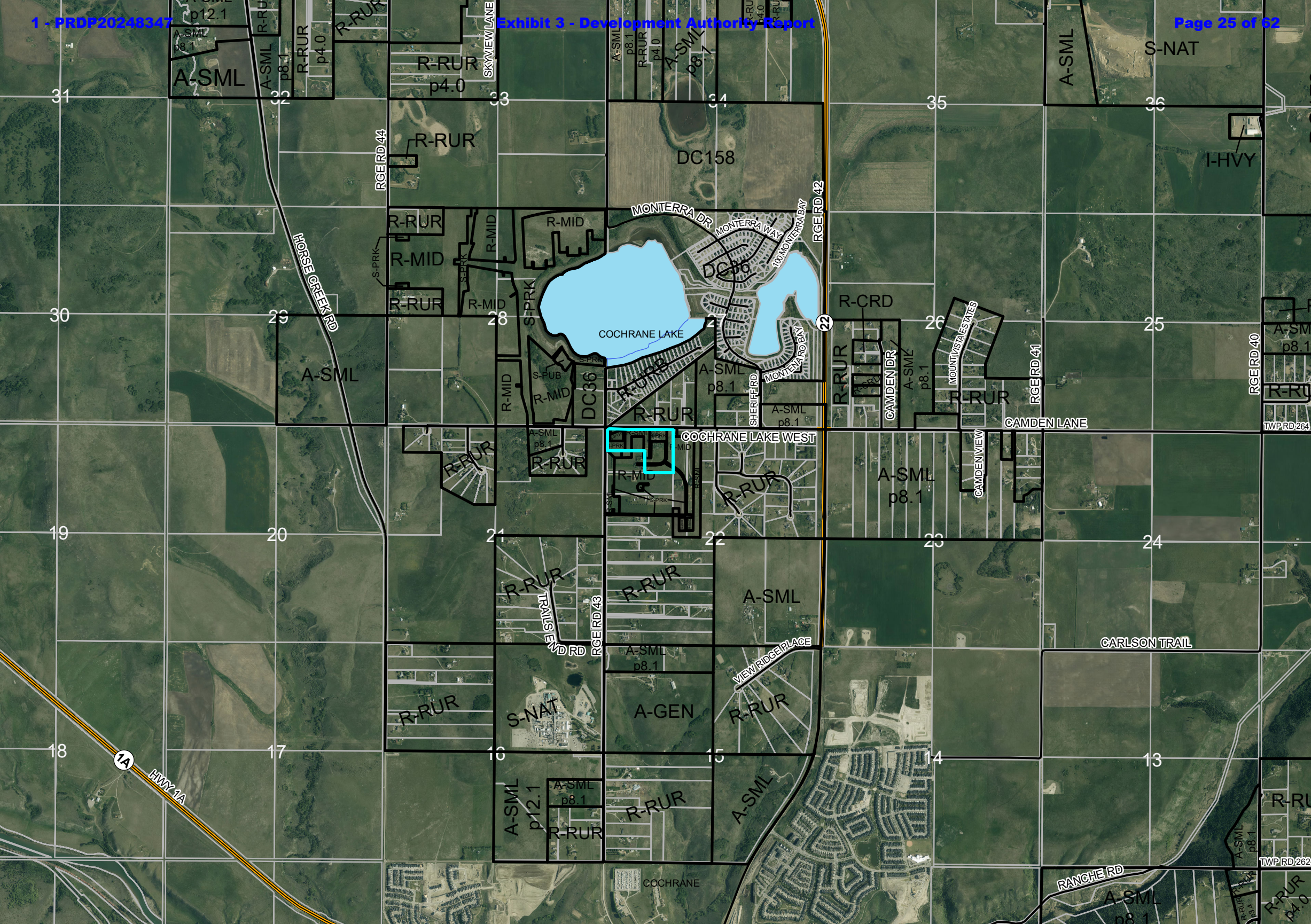
LAKEVIEW ESTATES

RGE RD 43

COCHRANE LAKE

PLEASANT VIEW HEIGHTS





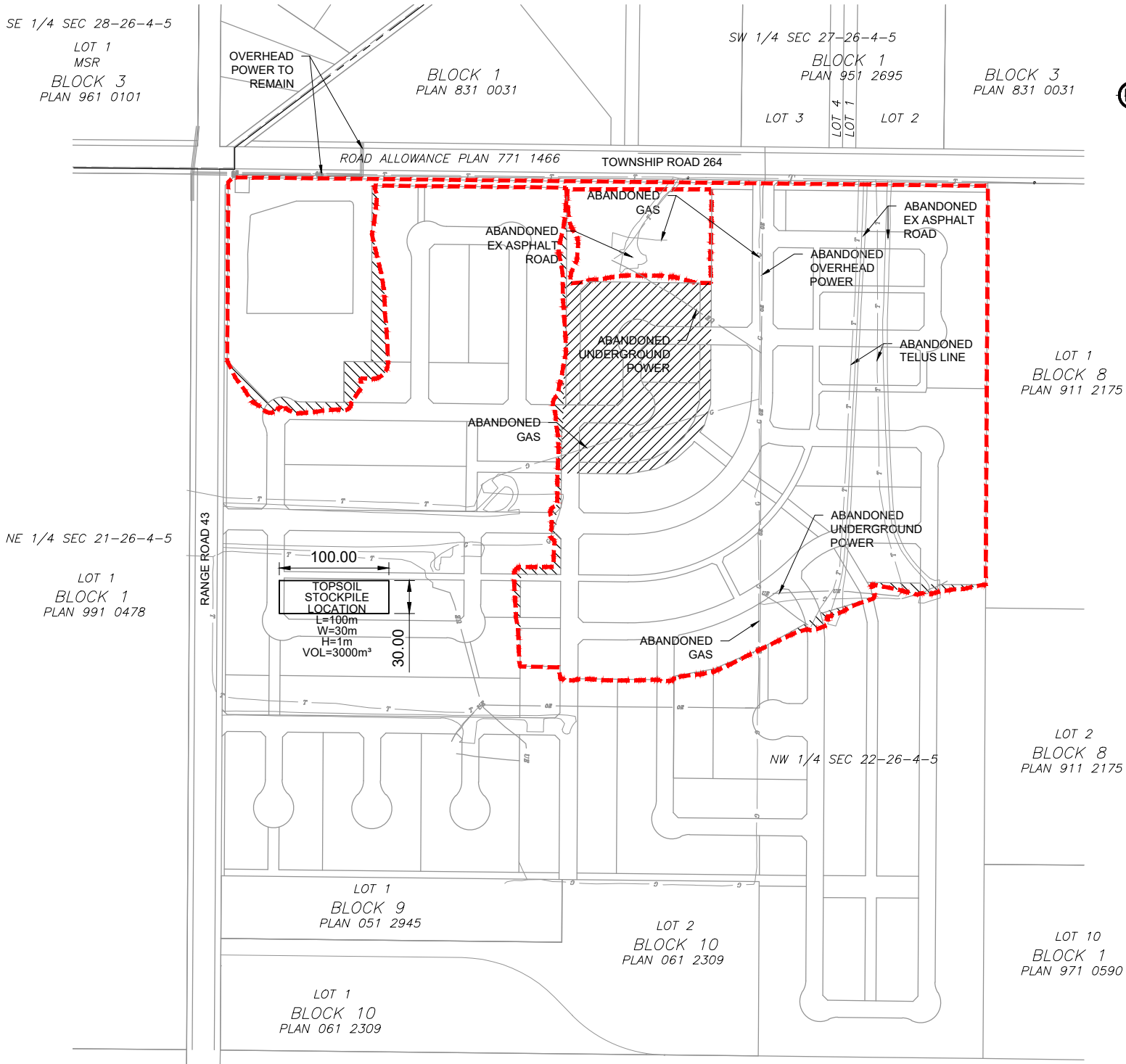












LEGEND

STRIPING AND GRADING BOUNDARY 2025 (18.43 ha)

EX ASPHALT ROAD

EXISTING STORM MAIN

EXISTING SANITARY MAIN

EXISTING WATER MAIN

EXISTING OVERHEAD POWER

EXISTING UNDERGROUND POWER

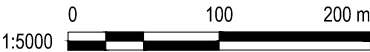
EXISTING GAS

EXISTING TELUS

TOPSOIL STOCKPILE LOCATION

PRE-GRADE AREA OUTSIDE OF PHASE 1 (2.21ha)

3:1 BACKSLOPING

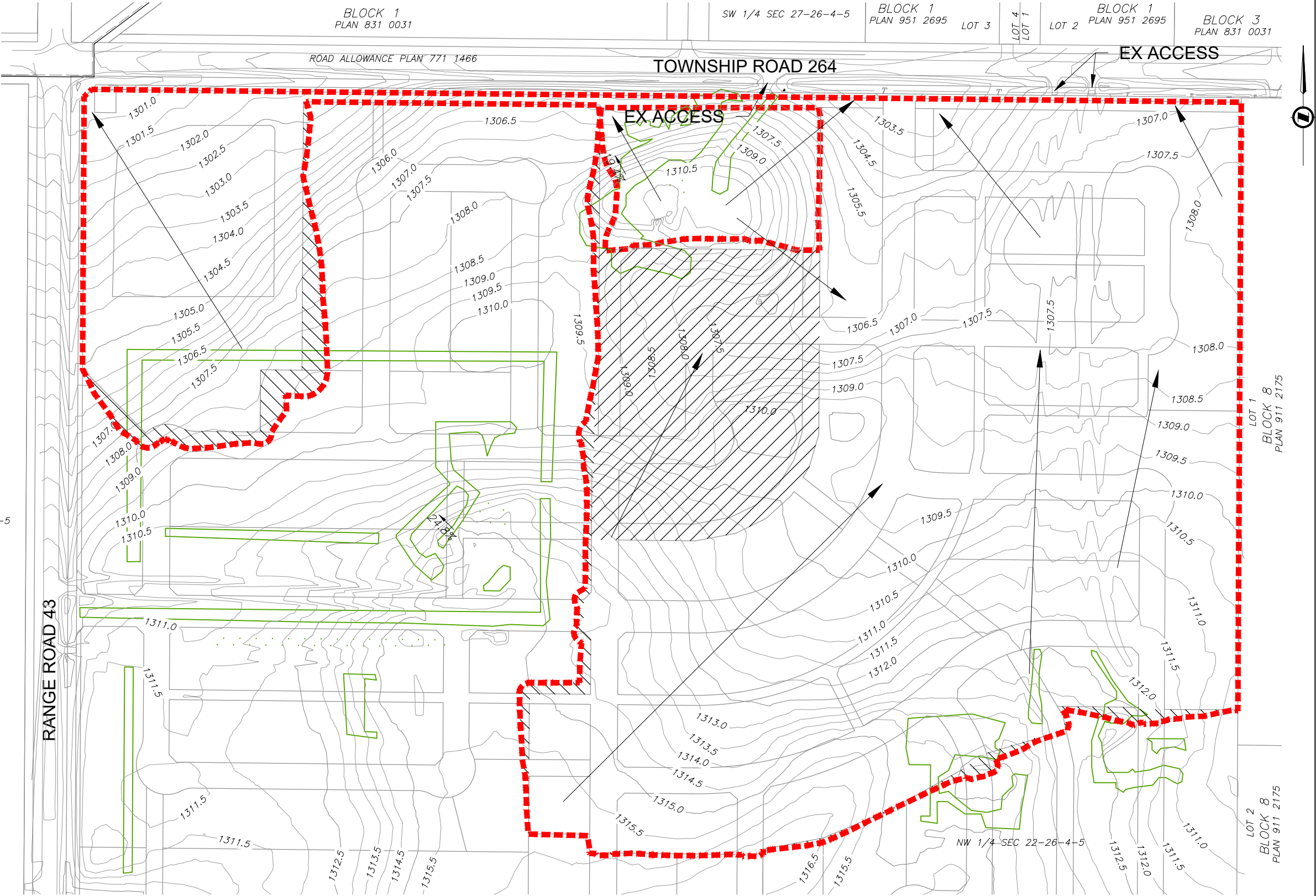


Project		SKY RANCH PHASE 1		
Client		JL DEVELOPMENTS		
Title		AREA OF DISTURBANCE		
Drawn	Check	Date	Scale	Drawing No.
DS	NR	2024-11	1 : 5000	FIGURE 1





FILE: J:\154710 - COCHRANE LAKE HAMLET\1.4-REPORT INFO\1.4.2-STRIPPING\154710-FIG-02-PRE-DEVELOPMENT.DWG | DATE: November 27, 2024 12:41:19 PM



NE 1/4 SEC 21-26-4-5  
LOT 1  
BLOCK 1  
PLAN 991 0478

RANGE ROAD 43

BLOCK 1  
PLAN 831 0031  
ROAD ALLOWANCE PLAN 771 1466

SW 1/4 SEC 27-26-4-5

BLOCK 1  
PLAN 951 2695  
LOT 3  
LOT 4  
LOT 1

BLOCK 1  
PLAN 951 2695  
LOT 2

BLOCK 3  
PLAN 831 0031

EX ACCESS

TOWNSHIP ROAD 264

EX ACCESS

LOT 1  
BLOCK 8  
PLAN 911 2175

LOT 2  
BLOCK 8  
PLAN 911 2175

NW 1/4 SEC 22-26-4-5

LEGEND

- STRIPING AND GRADING BOUNDARY 2025 (18.43 ha)
- PRE-DEVELOPMENT DRAINAGE DIRECTION ARROWS
- EX TOPOGRAPHY
- EX TREES
- PRE-GRADE AREA OUTSIDE OF PHASE 1 (2.21ha)
- 3:1 BACKSLOPING



Project		SKY RANCH PHASE 1		
Client		JL DEVELOPMENTS		
Title		PRE-DEVELOPMENT GRADES		
Drawn	Check	Date	Scale	Drawing No.
DS	NR	2024-11	1 : 2500	FIGURE 2





NE 1/4 SEC 21-26-4-5

LOT 1  
BLOCK 1  
PLAN 991 0478

RANGE ROAD 43

BLOCK 1  
PLAN 831 0031  
ROAD ALLOWANCE PLAN 771 1466

TOWNSHIP ROAD 264

BLOCK 1  
PLAN 951 2695

LOT 3

LOT 4  
LOT 1

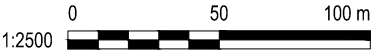
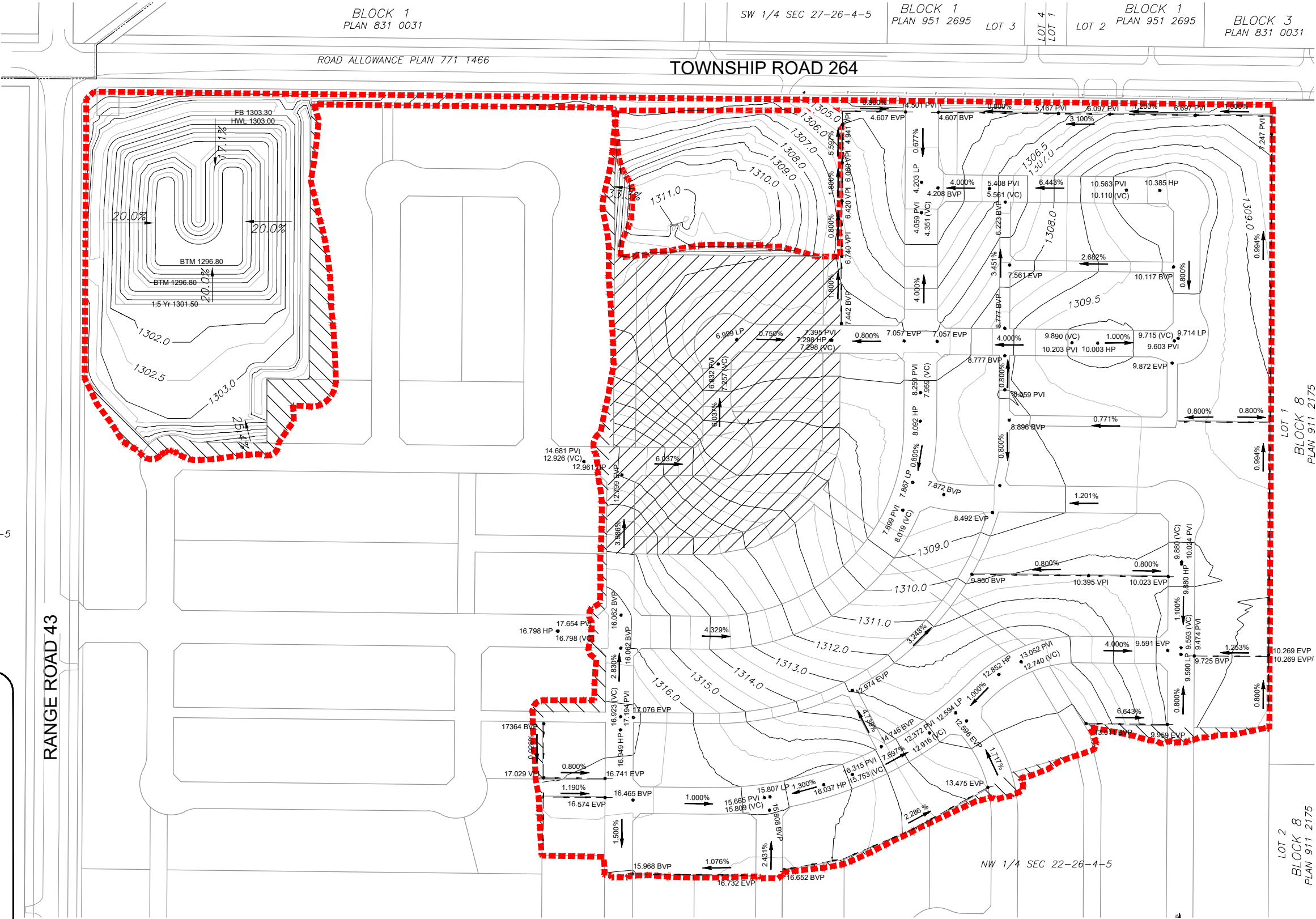
LOT 2

BLOCK 1  
PLAN 951 2695

BLOCK 3  
PLAN 831 0031

LEGEND

- STRIPING AND GRADING BOUNDARY 2025 (18.43 ha)
- PROP TOPOGRAPHY
- PRE-GRADE AREA OUTSIDE OF PHASE 1 (2.21ha)
- FINISHED GRADE SLOPE
- PROFILE END/START
- VERTICAL POINT OF INTERSECTION
- PROP SWALE
- 3:1 BACKSLOPING



Project		SKY RANCH PHASE 1		
Client		JL DEVELOPMENTS		
Title		POST DEVELOPMANT GRADING PLAN		
Drawn	Check	Date	Scale	Drawing No.
DS	NR	2024-11	1 : 2500	FIGURE 3



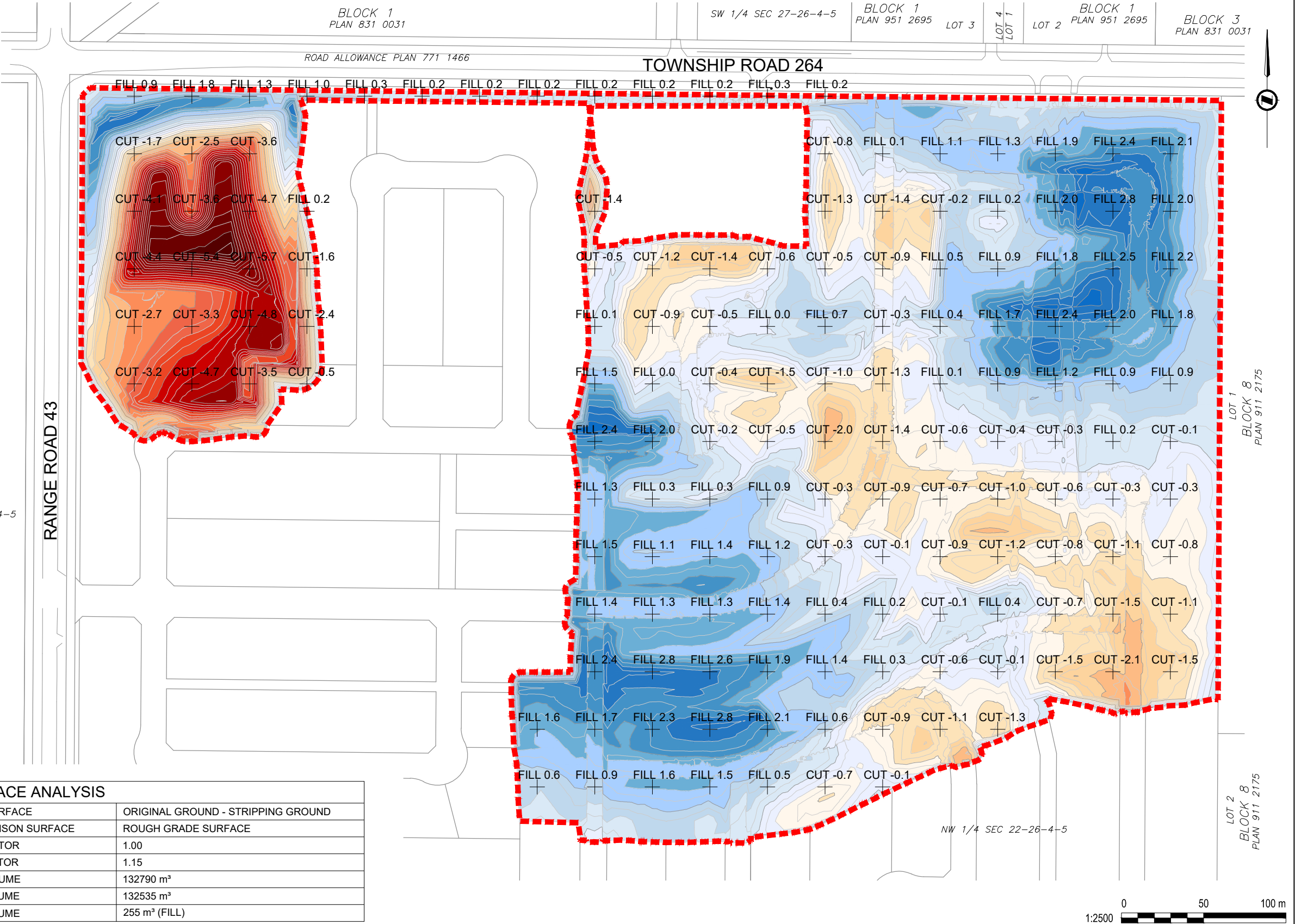


ELEVATIONS			
NUMBER	MINIMUM	MAXIMUM	COLOUR
1	-8.000	-7.500	
2	-7.500	-7.000	
3	-7.000	-6.500	
4	-6.500	-6.000	
5	-6.000	-5.500	
6	-5.500	-5.000	
7	-5.000	-4.500	
8	-4.500	-4.000	
9	-4.000	-3.500	
10	-3.500	-3.000	
11	-3.000	-2.500	
12	-2.500	-2.000	
13	-2.000	-1.500	
14	-1.500	-1.000	
15	-1.000	-0.500	
16	-0.500	0.000	
17	0.000	0.500	
18	0.500	1.000	
19	1.000	1.500	
20	1.500	2.000	
21	2.000	2.500	
22	2.500	3.000	
23	3.000	3.500	

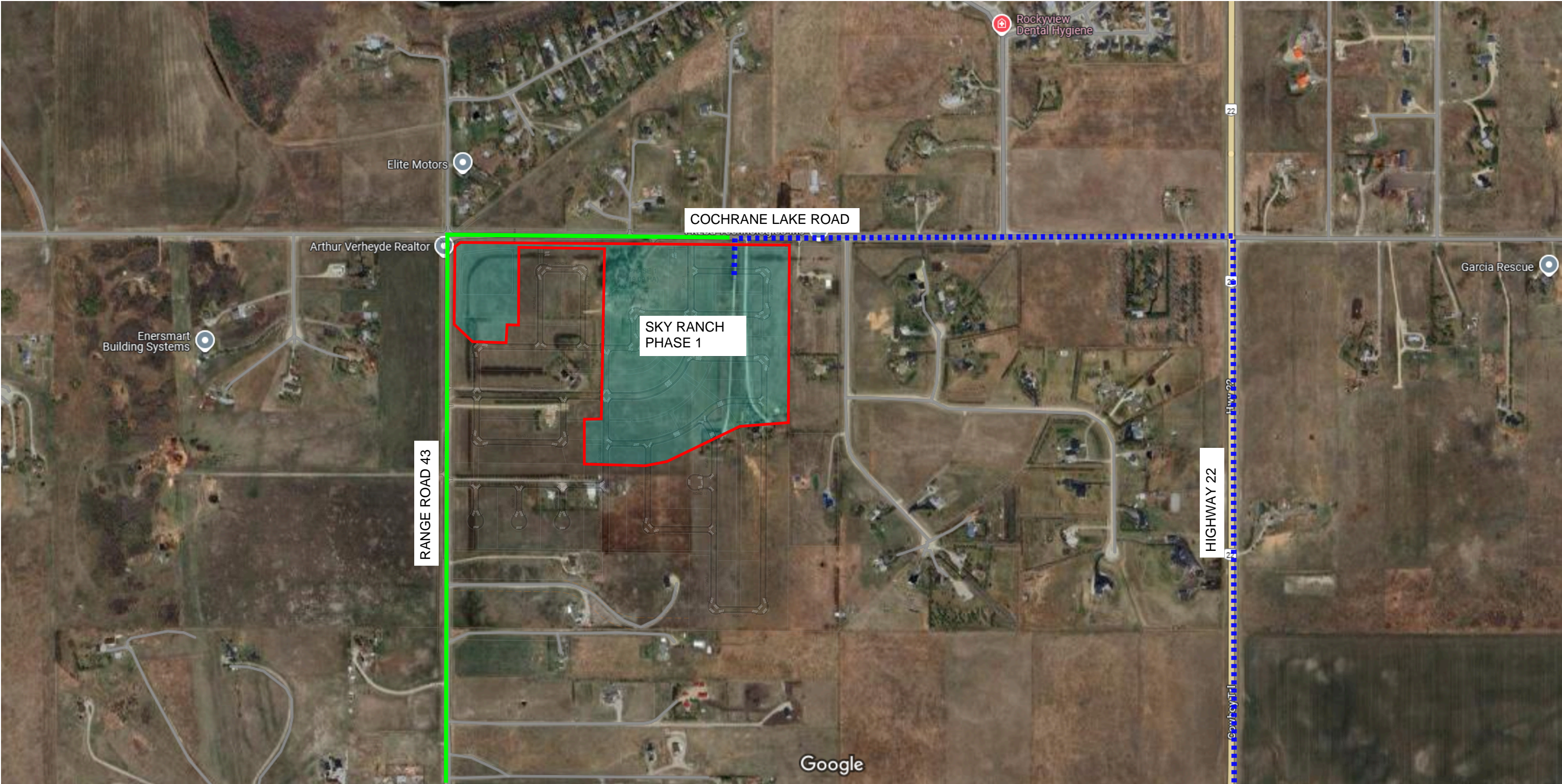
NE 1/4 SEC 21-26-4-5

LOT 1  
BLOCK 1  
PLAN 991 0478

SURFACE ANALYSIS	
BASE SURFACE	ORIGINAL GROUND - STRIPPING GROUND
COMPARISON SURFACE	ROUGH GRADE SURFACE
CUT FACTOR	1.00
FILL FACTOR	1.15
CUT VOLUME	132790 m³
FILL VOLUME	132535 m³
NET VOLUME	255 m³ (FILL)





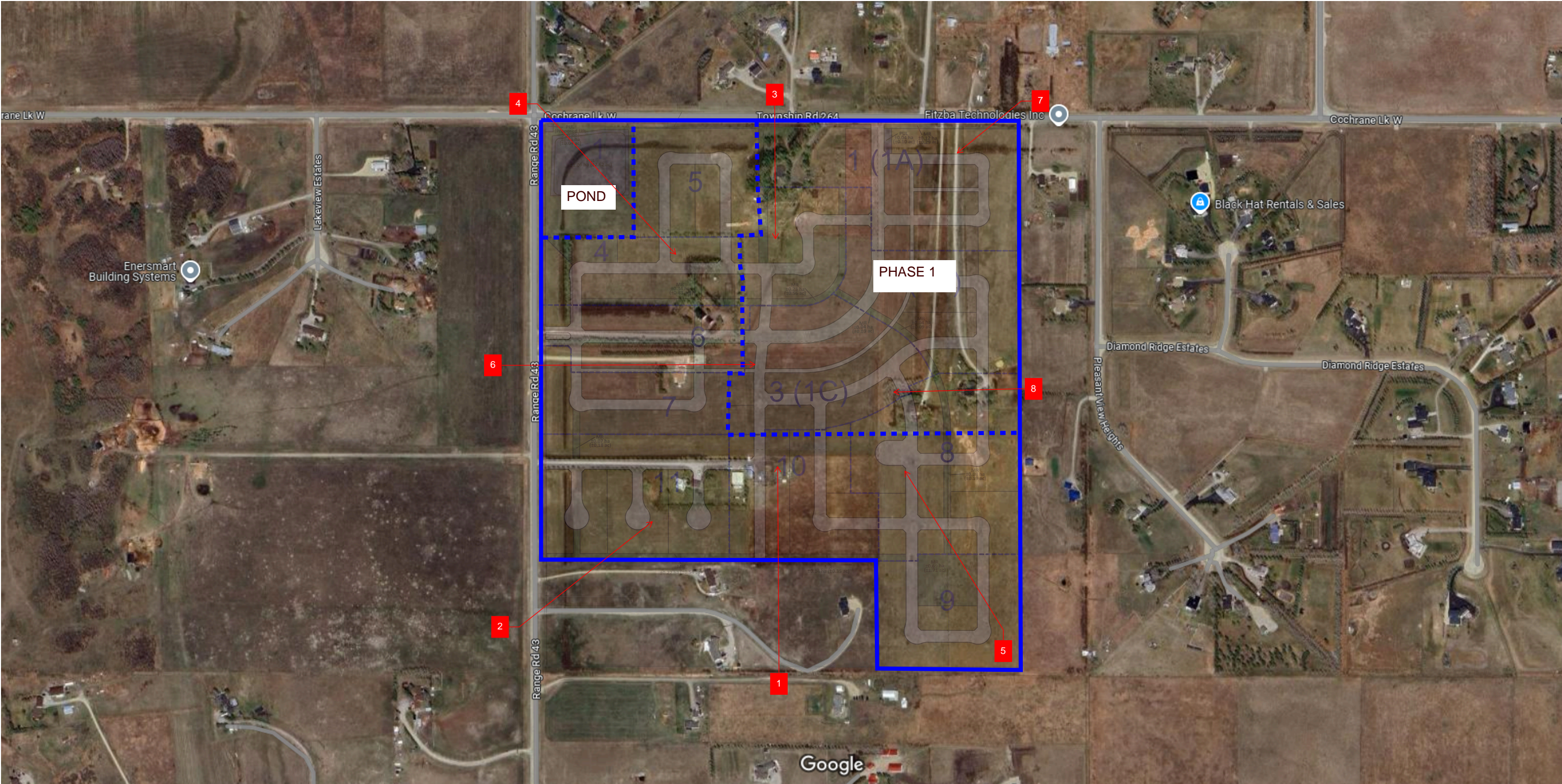


LEGEND

- ..... PRIMARY CONSTRUCTION ACCESS ROUTE
- SECONDARY CONSTRUCTION ACCESS ROUTE
- PHASE 1 BOUNDARY

SKY RANCH PHASE 1  
CONSTRUCTION ACCESS MAP

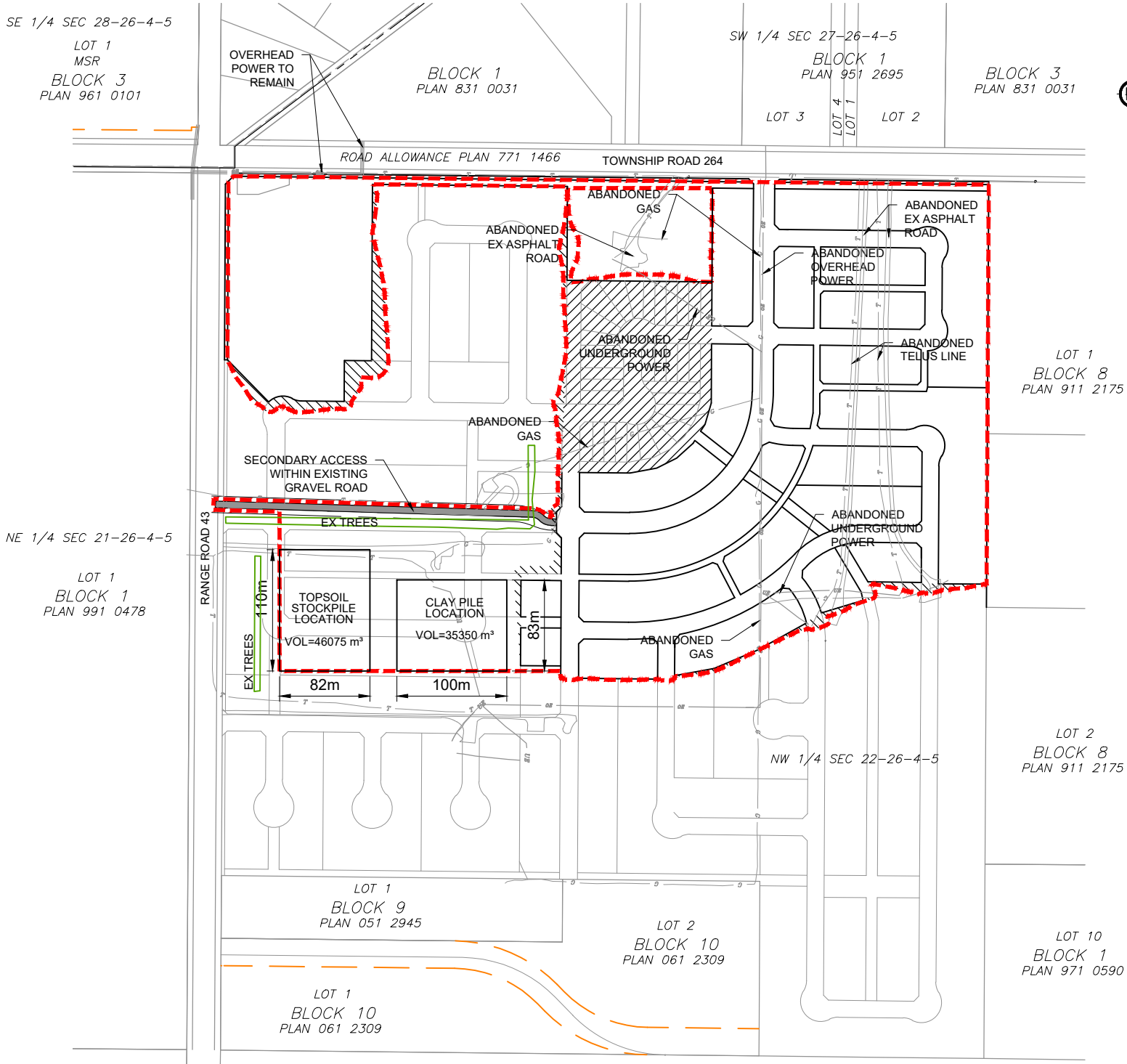




- ..... PHASE 1 STRIPPING & GRADING BOUNDARY
- SITE BOUNDARY
- 2 → PHOTO LOCATION AND DIRECTION

SKY RANCH PHASE 1 - PHOTO LOCATION MAP





LEGEND

STRIPPING AND GRADING BOUNDARY 2025 (21.95 ha)

EX ASPHALT ROAD

EXISTING STORM MAIN

EXISTING SANITARY MAIN

EXISTING WATER MAIN

EXISTING OVERHEAD POWER

EXISTING UNDERGROUND POWER

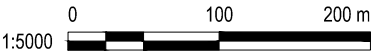
EXISTING GAS

EXISTING TELUS

STOCKPILE LOCATION

PRE-GRADE AREA OUTSIDE OF PHASE 1 (2.21ha)

3:1 BACKSLOPING



Project		SKY RANCH PHASE 1		
Client		JL DEVELOPMENTS		
Title		AREA OF DISTURBANCE		
Drawn	Check	Date	Scale	Drawing No.
DS	NR	2025-03	1 : 5000	FIGURE 1





NE 1/4 SEC 21-26-4-5

LOT 1  
BLOCK 1  
PLAN 991 0478

RANGE ROAD 43

BLOCK 1  
PLAN 831 0031

ROAD ALLOWANCE PLAN 771 1466

TOWNSHIP ROAD 264

SW 1/4 SEC 27-26-4-5

BLOCK 1  
PLAN 951 2695

LOT 3

LOT 4  
LOT 1

LOT 2

BLOCK 1  
PLAN 951 2695

BLOCK 3  
PLAN 831 0031

EX ACCESS

EX ACCESS

LOT 1  
BLOCK 8  
PLAN 911 2175

LOT 2  
BLOCK 8  
PLAN 911 2175

NW 1/4 SEC 22-26-4-5

LEGEND

- STRIPPING AND GRADING BOUNDARY 2025 (21.95 ha)
- PRE-DEVELOPMENT DRAINAGE DIRECTION ARROWS
- EX TOPOGRAPHY
- EX TREES
- PRE-GRADE AREA OUTSIDE OF PHASE 1 (2.21ha)
- 3:1 BACKSLOPING

0 50 100 m  
1:2500

Project		SKY RANCH PHASE 1		
Client		JL DEVELOPMENTS		
Title		PRE-DEVELOPMENT GRADES		
Drawn	Check	Date	Scale	Drawing No.
DS	NR	2025-03	1 : 2500	FIGURE 2







NE 1/4 SEC 21-26-4-5

LOT 1  
BLOCK 1  
PLAN 991 0478

LEGEND

- STRIPPING AND GRADING BOUNDARY 2025 (21.95 ha)
- PROP TOPOGRAPHY
- PRE-GRADE AREA OUTSIDE OF PHASE 1 (2.21ha)
- FINISHED GRADE SLOPE
- PROFILE END/START
- VERTICAL POINT OF INTERSECTION
- PROP SWALE
- 3:1 BACKSLOPING
- STOCKPILE LOCATION

TOPSOIL STOCKPILE LOCATION

VOL=46075 m<sup>3</sup>

CLAY PILE LOCATION

VOL=35350 m<sup>3</sup>

BLOCK 1  
PLAN 831 0031

ROAD ALLOWANCE PLAN 771 1466

SW 1/4 SEC 27-26-4-5

BLOCK 1  
PLAN 951 2695

LOT 3

LOT 4  
LOT 1

LOT 2

BLOCK 1  
PLAN 951 2695

BLOCK 3  
PLAN 831 0031

TOWNSHIP ROAD 264

RANGE ROAD 43

LOT 1  
BLOCK 8  
PLAN 911 2175

LOT 2  
BLOCK 8  
PLAN 911 2175

NW 1/4 SEC 22-26-4-5

0 50 100 m  
1:2500



Project		SKY RANCH PHASE 1		
Client		JL DEVELOPMENTS		
Title		POST DEVELOPMANT GRADING PLAN		
Drawn	Check	Date	Scale	Drawing No.
DS	NR	2025-03	1 : 2500	FIGURE 3



ELEVATIONS			
NUMBER	MINIMUM	MAXIMUM	COLOUR
1	-8.000	-7.500	
2	-7.500	-7.000	
3	-7.000	-6.500	
4	-6.500	-6.000	
5	-6.000	-5.500	
6	-5.500	-5.000	
7	-5.000	-4.500	
8	-4.500	-4.000	
9	-4.000	-3.500	
10	-3.500	-3.000	
11	-3.000	-2.500	
12	-2.500	-2.000	
13	-2.000	-1.500	
14	-1.500	-1.000	
15	-1.000	-0.500	
16	-0.500	0.000	
17	0.000	0.500	
18	0.500	1.000	
19	1.000	1.500	
20	1.500	2.000	
21	2.000	2.500	
22	2.500	3.000	
23	3.000	3.500	

NE 1/4 SEC 21-26-4-5

LOT 1  
BLOCK 1  
PLAN 991 0478

RANGE ROAD 43

TOPSOIL STOCKPILE LOCATION

VOL=46075 m³

CLAY PILE LOCATION

VOL=35350 m³

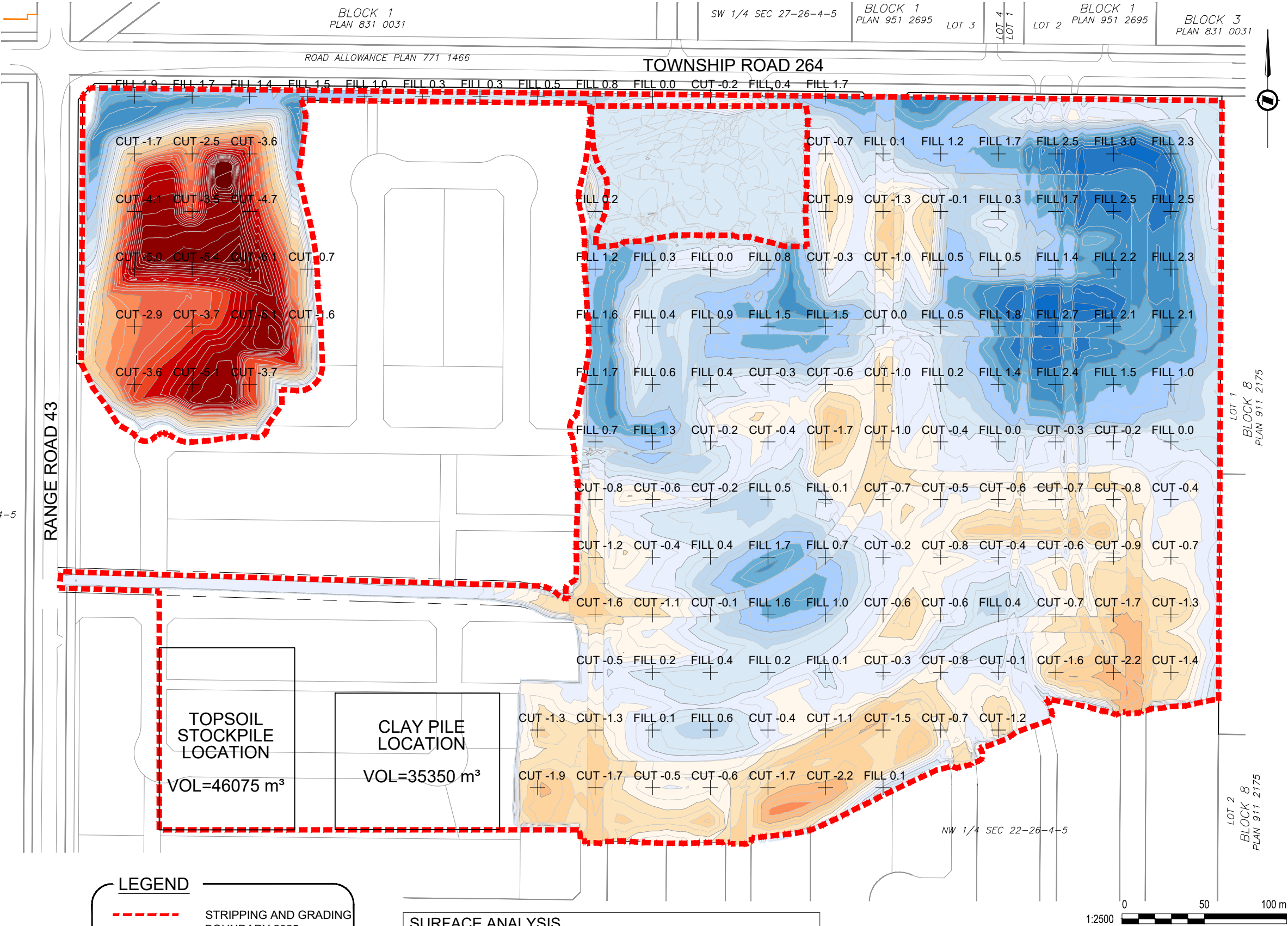
LEGEND

STRIPPING AND GRADING BOUNDARY 2025

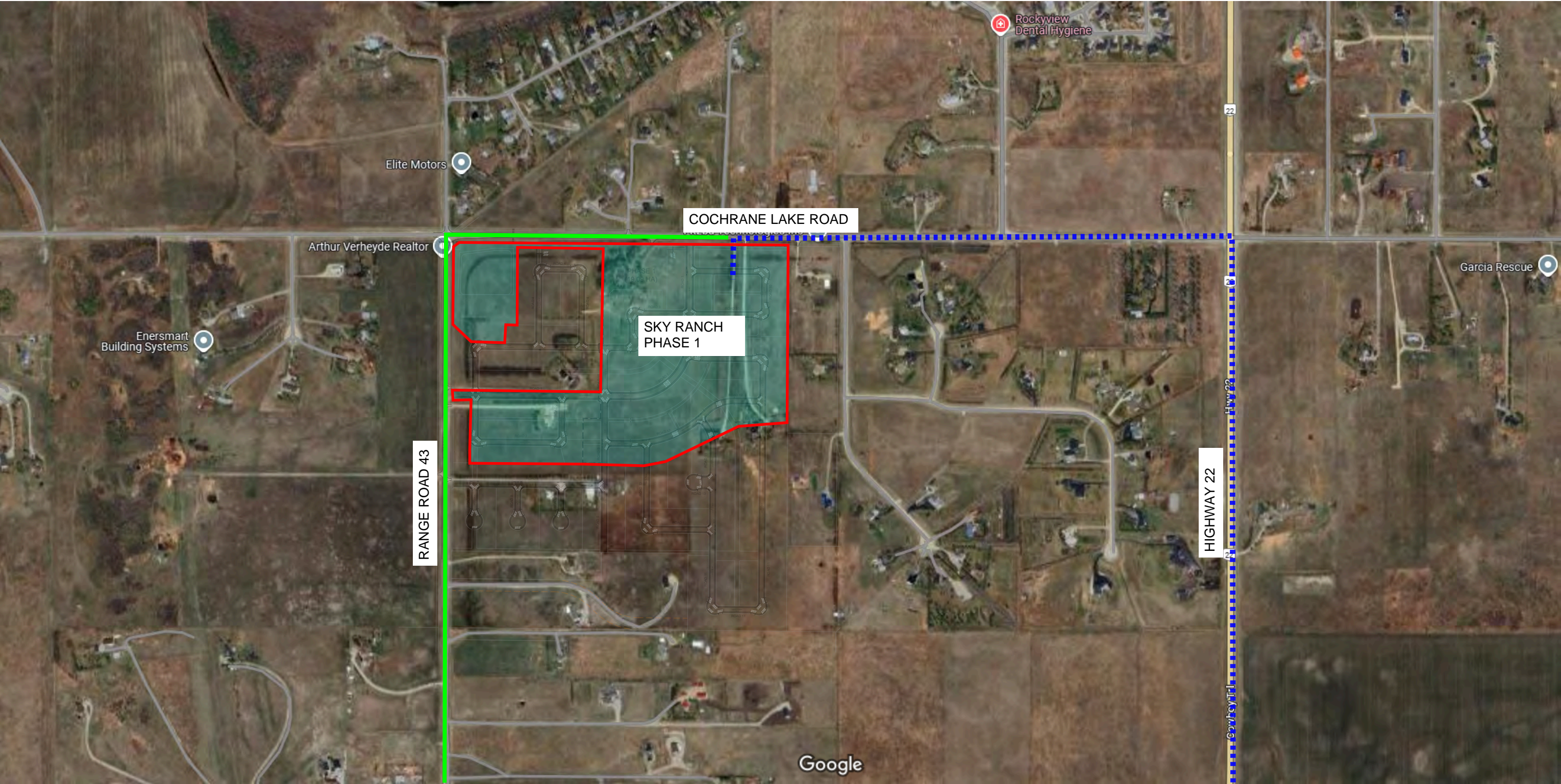
STOCKPILE LOCATION

SURFACE ANALYSIS	
BASE SURFACE	ORIGINAL GROUND - STRIPPING GROUND
COMPARISON SURFACE	ROUGH GRADE SURFACE
CUT FACTOR	1.00
FILL FACTOR	1.15
CUT VOLUME	145366 m³
FILL VOLUME	110016 m³
NET VOLUME	35350 m³ (CUT)




Project		SKY RANCH PHASE 1		
Client		JL DEVELOPMENTS		
Title		CUT FILL PLAN		
Drawn	Check	Date	Scale	Drawing No.
DS	NR	2025-03	1 : 2500	FIGURE 4





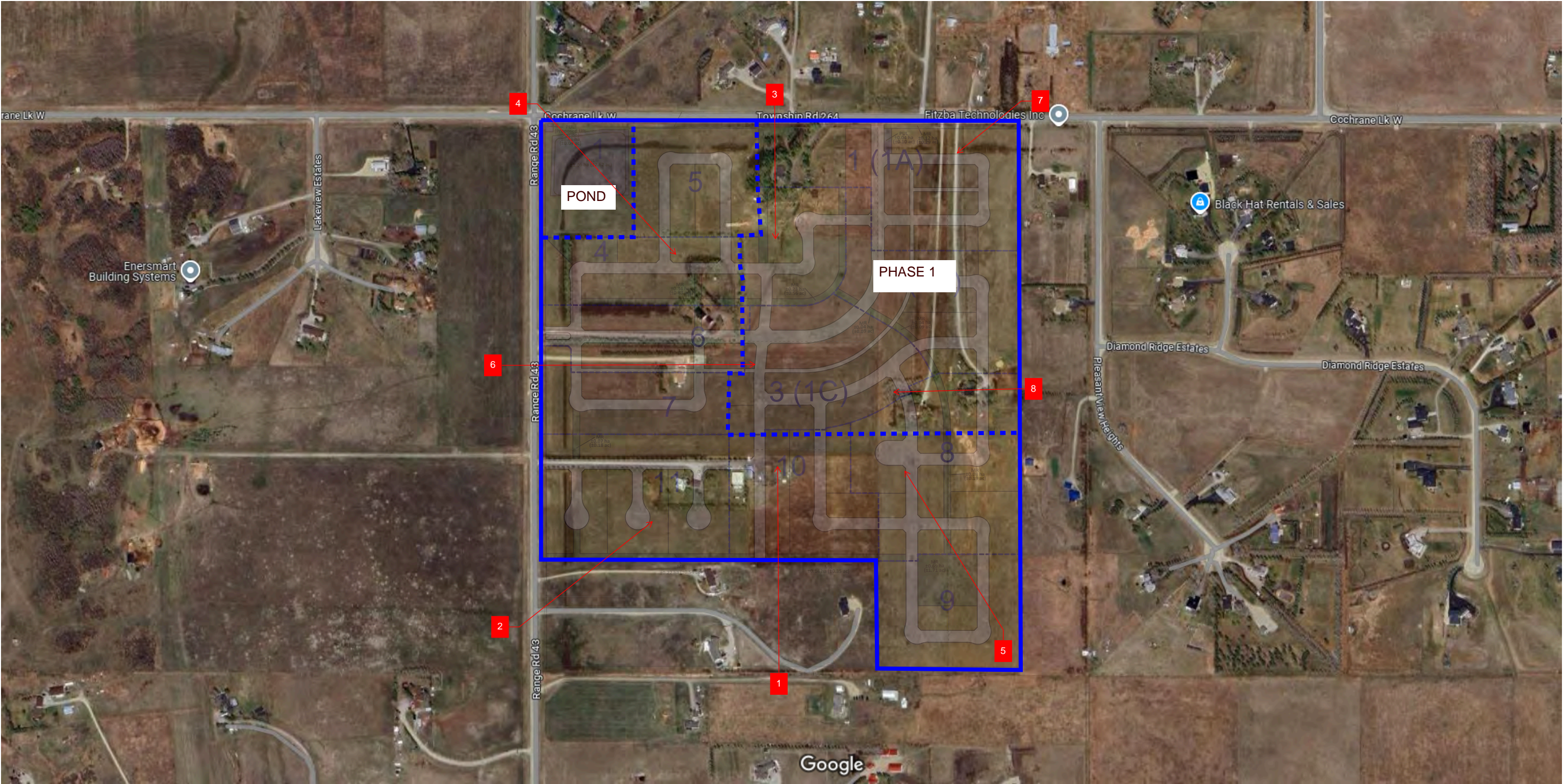


LEGEND

-  PRIMARY CONSTRUCTION ACCESS ROUTE
-  SECONDARY CONSTRUCTION ACCESS ROUTE
-  PHASE 1 BOUNDARY

SKY RANCH PHASE 1  
CONSTRUCTION ACCESS MAP





- ..... PHASE 1 STRIPPING & GRADING BOUNDARY
- SITE BOUNDARY
- 2 → PHOTO LOCATION AND DIRECTION

SKY RANCH PHASE 1 - PHOTO LOCATION MAP











ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, AB, T4A 0X2403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

## Decision of the Subdivision Authority

Issue date: May 23, 2025

Scheffer Andrew Ltd. (Aime Stewart)  
#310, 4803-87 Street NW  
Edmonton, AB T6E 0V3

File: PL20240205

Rocky View County's Council, acting as the Subdivision Authority, conditionally approved the following at its May 20, 2025 meeting:

- A. That the application to create 254 Residential Lots ranging from  $\pm 0.020$  hectares ( $\pm 0.049$  acres) to  $\pm 0.120$  hectares ( $\pm 0.297$  acres), seven (7) Green Space Parcels ranging from  $\pm 0.037$  hectares ( $\pm 0.091$  acres) to  $\pm 2.882$  hectares ( $\pm 7.123$  acres), three (3) Public Utility Lots ranging from  $\pm 0.014$  hectares ( $\pm 0.036$  acres) to  $\pm 0.951$  hectares ( $\pm 2.350$  acres), having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 9, 18, and 19 of the *Matters Related to Subdivision and Development Regulation*, and the *Municipal Development Plan (County Plan)*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Statutory Policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. In accordance with Section 20(1) of the *Matters Related to Subdivision and Development Regulation*, the Subdivision Authority, with authorization from Alberta Transportation and Economic Development on behalf of the Minister of Transportation, varies the requirements of Sections 18 with regards to subdivision approvals within the prescribed distance from a highway right of way.



- D. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

**Survey Plans**

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
  - a) A Plan of Survey, including the Application number (PL20240205) and Roll number (06822005 / 06822006 / 06822002 / 06822020 / 06822011 / 06822007) of the parcel;
  - b) Landowner's Consent to Register Plan of Survey; and
  - c) The Owner shall dedicate, by Plan of Survey, a  $\pm 2.76$ -m wide strip of land for road widening along the northern boundary of Lot 1, Plan:9710956; Lot 6, Plan 7810147; and Block 7, Plan 7610783.

**Development Agreement**

- 2) The Owner shall enter into and comply with a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following:
  - a) Design and construction of the internal collector roadways to an Urban Residential Collector as per the approved Conceptual Scheme and County's servicing standards, including sidewalks on both sides, curbs and gutters, signage and pavement markings, dark sky street lighting, and any necessary easement agreements as shown on the Tentative Plan.
  - b) Design and construction of the public internal local road system to an Urban Residential as per approved Conceptual Scheme and County's servicing standards, including sidewalks on both sides, curbs and gutters, cul-de-sacs, signage and pavement markings, dark sky street lighting, and any necessary easement agreements.
  - c) Design and construction of the piped stormwater collection system, in accordance with the recommendations of the approved stormwater management report and irrigation management plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan.
  - d) Design and construction of the piped wastewater collection system, including the service stubs to each proposed lot and tying into the proposed wastewater collection system for Phase 1, in accordance with requirements of the County Servicing Standards.
  - e) Construction of a piped water distribution and fire suppression system, designed to meet minimum fire flows as per County Standards and Bylaws.
  - f) Design and construction of Landscaping features for all public pathways, public roadways and municipal reserves, in accordance with the approved Landscaping Plan.
  - g) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County.
  - h) All necessary site grading including a building grade plan as per County Standards and Bylaws.
  - i) Implementation of the recommendations and findings of the approved geotechnical reports prepared in support of the proposed development phase.
  - j) Implementation of the recommendations of the construction management plan.
  - k) Implementation of the recommendations of ESC plan.

- l) Installation of power, natural gas, and telecommunication lines.
  - m) Obtaining all necessary approvals from AEP.
  - n) Dedicating all easements and ROWs for utility line assignments and enter into all agreements/contracts for the installation of all underground shallow utilities and street lighting with utility providers to the satisfaction of the County.
  - o) Dedicating all easements and ROWs and enter into all agreements/contracts for the installation of all underground deep utilities (water, wastewater, stormwater) to the satisfaction of the County.
  - p) Payment of any applicable off-site levies, at the applicable rates, as of the date of the Development Agreement.
  - q) Obtaining approval for a road name by way of application to and consultation with the County.
- 3) The Owner shall enter into and comply with a Transportation Off-Site Special Improvement Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following:
- a) Design and construction of external public road upgrades and any other necessary off-site improvements to the transportation network, as identified by the Transportation Impact Assessment and in accordance with Alberta Transportation and County requirements, including, but not limited to:
    - i) Signalized intersection treatment of Highway 22 / Cochrane Lake Road in accordance with the approved TIA;
    - ii) Design and construction of external public road upgrades and any other necessary off-site improvements to the transportation network as identified by the Transportation Impact Assessment and in accordance with Alberta Transportation requirements; and
    - iii) Implementation of the Construction Management Plan and Erosion and Sediment Control Plan.
- 4) The Owner shall enter into and comply with a Sanitary Off-Site Special Improvements Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following:
- a) Design and construction of the lift station and force main connection systems, to Phase 1, in accordance with requirements of the County Servicing Standards.
  - b) Registration of necessary easements;
  - c) Provision of AEP approvals for the wastewater treatment facility and piped sanitary collection system; and,
  - d) Implementation of the Construction Management Plan and Erosion and Sediment Control Plan.

- 5) The Owner shall enter into and comply with a Water Supply and Waterworks Off-Site Special Improvement Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved tentative plan and shall include the following:
  - a) Design and construction of the off-site water connection from the booster pump to the existing tie at Sherriff Road and Montenegro Bay in accordance with requirements of the County Servicing Standards. All improvements shall be constructed as part of the Special Improvement Development Agreement.
- 6) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands.

### **Transportation**

- 7) The Owner shall provide an updated Traffic Impact Assessment, demonstrating the validity of the previously provided Traffic Impact Assessment, or identifying any changes and detailing the related required improvements to the satisfaction of the County and Alberta Transportation:
  - a) If the recommendations of the Traffic Impact Assessment identify improvements are required, then the Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements.

### **Site Servicing**

- 8) The Applicant shall provide a detailed Cost Feasibility and Sustainability Study for the proposed sanitary lift station. This study shall include an estimation of the life-cycle costs associated with the operation, maintenance, repair, and replacement of the lift station, to the satisfaction of the County. The study shall assess the proposed location of the lift station and its potential impacts on surrounding properties, including but not limited to odor, noise, and access.
- 9) The Owner shall provide a detailed Potable Water and Wastewater Servicing Study to ensure the pipelines are sized adequately considering existing and future phases. The study shall confirm servicing requirements for this phase are in place and include provision for fire protection in accordance with County Servicing Standards.
  - a) If offsite upgrades or improvements are required, then the Owner shall enter into a Development Agreement to construct the required improvement.
- 10) The Owner shall provide an updated Stormwater Management Plan and a Pond report, in accordance with Cochrane Lake Master Drainage Plan and County Servicing Standards. Implementation of the Stormwater Management Plan shall include the following:
  - a) If the recommendations of the Stormwater Management Plan require improvements, then the Owner shall enter into a Development Agreement with the County;
  - b) Registration of any required easements and / or utility rights-of-way;
  - c) Necessary approvals and compensation provided to Alberta Environment for wetland loss and mitigation, and



- 11) Any necessary Alberta Environment licensing documentation for the stormwater infrastructure system. The Owner shall provide and implement an Irrigation Management Plan for the interim condition.

#### ***Utility Easements***

- 12) Utility Easements, Agreements, and Plans are to be provided and registered to the satisfaction of Telus and the County.

#### ***Home Owners' Association***

- 13) The Owner shall legally establish a Homeowners' Association (HOA), and an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the Home Owners' Association.
  - a) The HOA agreement shall specify the future maintenance obligations of the Homeowners' Association for community gardens, residential solid waste collection, and interim irrigation system located on private and public lands.
- 14) The Owner shall enter into an Operation and Maintenance Agreement with the County on behalf of the Lot Owner Association for the operation of public and private infrastructure following the issuance of Final Acceptance Certificates under the Development Agreement. The agreement will be specific to the Operation and Maintenance of all infrastructure related to interim irrigation system. Rocky View County standard infrastructure will not fall under the Operation and Maintenance Agreement between The County and the Lot Owner Association.
- 15) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Guidelines as listed in the Conceptual Scheme.
- 16) The Owner shall prepare a Solid Waste Management Plan that will outline the responsibility of the Homeowners' Association for management of solid waste.

#### ***Municipal Reserves***

- 17) The provision of Municipal Reserve is to be provided by the dedication of  $\pm 3.21$  hectares ( $\pm 7.93$  acres) of land, as indicated on the Approved Tentative Plan.

#### ***Payments and Levies***

- 18) The Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-8007-2020. The County shall calculate the total owing for the gross development area, as shown in the staff report and the Plan of Survey.
- 19) The Owner shall pay the Wastewater Off-Site Levy in accordance with Bylaw C-8548-2024 prior to endorsement of the subdivision, based on the submitted wastewater demand flow.
  - a) If required, the Owner shall enter into any related agreements for payment of the Wastewater Off-Site Levy for the subject lands.
- 20) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 254 new lots.

***Taxes***

- 21) All taxes owing up to and including the year in which subdivision is to be registered, are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

***Advisory***

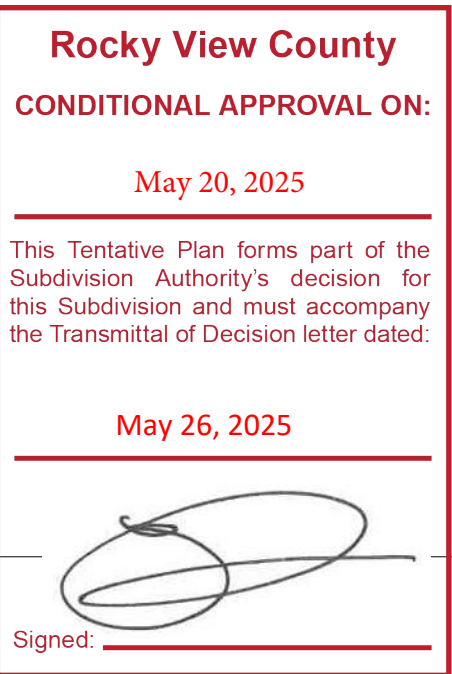
- 1) The Owner shall follow the conditions of the Historical Resources Act approval for subject land, to the satisfaction of Alberta Culture and Status of Women and the County.
- E. SUBDIVISION AUTHORITY DIRECTION:
- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

An appeal against the decision of the Subdivision Authority must be filed in accordance with section 678 of the Municipal Government Act. An appeal against this decision will be heard by the Land and Property Rights Tribunal (LPRT) and must be filed using the prescribed form within the prescribed appeal period.

For questions related to your application, please contact Planning Services at [planning@rockyview.ca](mailto:planning@rockyview.ca) or 403-230-1401.

Sincerely,

Legislative Services





# NOTICE OF APPEAL

Subdivision &amp; Development Appeal Board for Rocky View County

Enforcement Appeal Committee for Rocky View County

**APPELLANT INFORMATION**

Name of Appellant

Alison Whiting &amp; Sam Saunders

Appellant Property Address

214 Montenaro Place

Municipality

Rocky View County

Province

Alberta

Postal Code

T4C 0A7

Mailing Address (if different than above)

Municipality

Province

Postal Code

Primary Phone #

Alternate Phone #

Email Address

**PROPERTY UNDER APPEAL**

Address

Southeast junction of Cochrane Lake West and RGE RD 43

Legal Land Description (Lot, Block, Plan OR Quarter-Section-Township-Range-Meridian)

See below

Property Roll #

06822002/06822005/06822006/06822007/06822011/06822020

Development Permit, Subdivision Application, or Enforcement Order #

PRDP20248347

**I AM APPEALING THE DECISION ISSUED BY**☒ Development Authority☐ Subdivision Authority☐ Enforcement Services**REASONS FOR APPEAL** (include as much detail as possible as to why you are appealing the decision, attach a separate page if required)

Legal land descriptions:

Lot 3, Plan 8010745, NW-22-26-04-05 - RGE RD 43

Lot 1, Plan 9710956, NW-22-26-04-05 - COCHRANE LAKE WEST

Lot 2, Plan 9710956, NW-22-26-04-05 - RGE RD 43

Block 7, Plan 7610783, NW-22-26-04-05 - COCHRANE LAKE WEST

Lot 6, Plan 7810147, NW-22-26-04-05 - COCHRANE LAKE WEST

Lot 4, Plan 8010745, NW-22-26-04-05 - RGE RD 43

We are appealing the Stripping and Grading development permit for the future Sky Ranch Subdivision (Phase 1) [19.93 hectares (49.26 acres)] on the grounds that due process was not following during the Sky Ranch (Neighbourhood C) Subdivision approval process, and we believe that the subdivision approval process may not have been in compliance with the Municipal Government Act process for non-statutory plans.

Please see attached letter for details.

This information is collected under section 33(c) of the *Freedom of Information and Protection of Privacy Act (FOIP Act)* for the Subdivision and Development Appeal Board or the Enforcement Appeal Committee for Rocky View County and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the *FOIP Act*. Your personal contact information, including your phone number and email address, may be redacted prior to your appeal being made available to the public. If you have questions regarding the collection, use or disclosure of this information, please contact a Legislative Officer at 403-230-1401.

Received by Legislative

Services on

DATE RECEIVED STAMP

June 24, 2025

The *Municipal Government Act* and Rocky View County's *Master Rates Bylaw* require that an appeal be submitted to the Subdivision and Development Appeal Board ("Board") or the Enforcement Appeal Committee ("Committee") by the appeal deadline and with the required fee.

#### When is the deadline to file an appeal?

The legislated deadline to submit an appeal can be found in the notice you receive from Rocky View County. Your appeal and the filing fee must be received by the Board Clerk by the date listed in the notice.

#### How can I file an appeal?

You can file an appeal by submitting the completed notice of appeal form in one of the following ways:

<b>Email:</b>	sdab@rockyview.ca
<b>Mail, drop-off, or in person during business hours:</b>	Board Clerk c/o Legislative & Intergovernmental Services 262075 Rocky View Point Rocky View County, AB T4A 0X2

#### What should the notice of appeal form include?

The form should include your contact information, the property under appeal, and specific reasons supporting your appeal. Being comprehensive in your submission will help the Board or Committee understand your appeal. You can also submit additional documents such as site plans, photographs, etc. to support your appeal.

#### What is the filing fee?

Subdivision and Development Appeal Board	Fee
Appeal of a Development Authority decision filed by the landowner/applicant	\$350.00
Appeal of a Development Authority decision filed by an affected party	\$250.00
Appeal of a Stop Order issued by the Development Authority	\$500.00
Appeal of a Subdivision Authority decision (paid at time of subdivision application and credited to endorsement fee if no appeal is filed)	\$1,000.00

Enforcement Appeal Committee	Fee
Appeal of a Compliance Order issued as per the <i>Municipal Government Act</i>	\$500.00

#### How can I pay the filing fee?

You can pay the filing fee over the phone, in-person at County Hall, or by mailing a cheque (payable to Rocky View County). Your appeal is not considered received until the fee has been paid. It is your responsibility to ensure the completed notice of appeal form and filing fee have been received by the Board Clerk.

#### When will my appeal be heard?

Your appeal will be heard by the Board or Committee within 30 days from the date it has been received by the Board Clerk. You will be notified in writing of the date, time, and place of the hearing. The Board Clerk will notify adjacent neighbours, if applicable.

For more information about filing an appeal or hearing procedures, please contact the Board Clerk at 403-230-1401 or sdab@rockyview.ca.



June 23, 2025

Property Roll # 06822002 / 06822005 / 06822006  
/ 06822007 / 06822011 / 06822020

RE: Notice of Appeal Letter

We are appealing the Stripping and Grading development permit for the future Sky Ranch Subdivision (Phase 1) [19.93 hectares (49.26 acres)] on the grounds that due process was not followed leading up to the development permit application. We have identified a number of procedural errors by Rocky View Administration that demonstrate concerning levels of incompetency both in relation to the stripping and grading permit and the Sky Ranch (herein referred to as Neighbourhood C) subdivision approval process more broadly. Additionally, there is evidence that the subdivision approval process may not have been in compliance with the *Municipal Government Act* process for non-statutory plans.

**Issue 1: Failure to include Town of Cochrane Comments in Council Agenda Packages**

When the Neighbourhood C Conceptual Scheme was first circulated for comment in August 2022 the Town of Cochrane was left out of the circulation. As this parcel of land falls within 3.2km from the Town of Cochrane limits, the County is required to notify the Town of Cochrane of such a development plan, as per the Intermunicipal Development Plan between the two municipalities (Bylaw C-5369-2001, section 3.1.1). Rocky View County then circulated the scheme to the Town in September 2022. The Town of Cochrane submitted the comments and concerns within the 30 day window as required under section 3.1.2 of the Intermunicipal Development Plan. The Town's comments were then excluded from the October 31, 2023 and the February 27, 2024 Council Meeting Packages when the Neighbourhood C Conceptual Scheme was approved by Counsellors. These two meeting packages state "No response received" by the Town of Cochrane, however this is categorically false.

The Town of Cochrane identified a number of concerns with the Neighbourhood C Conceptual Scheme, including inconsistencies across neighbourhood plans under the Cochrane Hamlet Lake ASP and a proposed density that is higher than the density identified in the ASP. None of these concerns were addressed in the Conceptual Scheme plan that was approved on February 27, 2024.

It is a failure in due process to omit the Town of Cochrane's comments and concerns from the Council Meeting packages, both under the Intermunicipal Development Plan agreement between the two entities and requirements under the *Municipal Government*

Act. The Counsellors approved this subdivision plan under false assumptions and without all the necessary and relevant information.

## **Issue 2: Flawed circulation and notification process**

As noted above, there is a known failure to properly circulate the Neighbourhood C Conceptual Scheme to the Town of Cochrane. We have additional concerns that the circulation process was flawed and adjacent property owners were not notified of the opportunity to provide comment on the Conceptual Scheme or about the public hearing at the October 31, 2023 Council Meeting.

Notices about the Neighbourhood C Conceptual Scheme prior to January 2025 were sent out in accordance with Policy C-327 section 18. This 800m radius notification area leaves out more than half of the houses in Monterra, and yet every single Monterra resident will be impacted by Neighbourhood C utilising their water source and the increased traffic congestion as they leave the only exit from the Monterra neighbourhood (via Sheriff Road to Cochrane Lake West). In a meeting with Reeve Crystal Kissel and Dominic Kazmierczak on January 28, 2025, they admitted that Policy C-327 section 19 should have been utilised and that future notices would be sent out in accordance with a 1,600m radius. Unfortunately, this does nothing to address the prior failure of the County to notify local residents of the Neighbourhood C subdivision application or give them the opportunity to comment.

It is evident by the increase in opposition the County received to this development since January 2025 that the consultation done previously was deeply flawed. Residents in the surrounding community were blindsided when the developer requested a bylaw amendment in January 2025 to reduce the side easements having had no knowledge that the original subdivision application even existed (an amendment version of the requested bylaw was passed by Counsellors on January 21, 2025).

It was a failure in due process to not notify all impacted properties in the surrounding area in compliance with Policy C-327 section 19. The *Municipal Government Act* requires counties to advertise notice of bylaw amendments and public hearings by “mailed or delivered to every residence in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held” (section 606). By their own admission, Rocky View County failed to meet this requirement.

Impacted parties were not given the opportunity to engage in the subdivision application process as is their right (as outlined in sections 216.4 and 606 of the *Municipal Government Act*).



**Issue 3: Potential failure to comply with Municipal Government Act**

In the May 20, 2025 Council Meeting, during the File: PL20240029/30 (05725006/07/08/11-14/17/31-33/37/42) item, Councillor Wright asked Administration if conceptual schemes are statutory plans and they replied yes. However, as per the Land Use Bylaw, Conceptual Schemes are defined as “non-statutory plans” (section 8, Definitions).

“Conceptual Scheme” means a **non-statutory plan** that provides detailed land use direction, subdivision design, and development guidance. A Conceptual Scheme is subordinate to an area structure plan, and may be adopted by bylaw or resolution.

(Rocky View County, Land Use Bylaw)

We are concerned that the Administration demonstrates an egregious lack of knowledge of their own Land Use Bylaw and are not aware that conceptual schemes are defined as non-statutory plans. Statutory plans and non-statutory plans are handled differently under the *Municipal Government Act* (see Part 17 Division 4 and Part 17 Division 7) and the Administration's confusion over the classification of these plans demonstrates a potential mishandling of the conceptual scheme's approval.

The process for the preparation and approval of the Neighbourhood C Conceptual Scheme and all subsequent bylaw amendments and development permits must be reviewed to ensure compliance with the requirements for subdivision of land under Part 17 Division 7 of the *Municipal Government Act*.

**Issue 4: Errors and inconsistencies in meeting packages**

A number of errors and inconsistencies have been identified in the May 20, 2025 Council Agenda meeting package for the stripping and grading development permit. These errors include:

- Inaccurate and misrepresentation of the easement bylaw amendment motion approved on January 21, 2025. Councillors passed the motion to revise the easement excluding corner lots and the lots on the eastern interface. However the May 20, 2025 meeting package does not mention the eastern interface lots as excluded from the bylaw amendment. This conflicting representation of the bylaw amendment is now in the public record.
- Failure to identify all 62 letters of opposition in the H-1 Attachment A map set.
- Inaccurate reporting of when feedback was received by the Town of Cochrane. The meeting package includes a comment from the Town of Cochrane titled

"Original Comment based on the original submitted TIA in December 2025", however it can't possibly have been received in December 2025 because that is the future.

It is evident that materials are not reviewed for accuracy and there is an egregious lack of due diligence by Administration and Counsellors. These errors - in addition to the failure to include the September 2022 comments from the Town of Cochrane in the October 2023 and February 2024 meeting packages, and the comments from Rocky View County Administrators in the May 20, 2025 meeting not knowing their own bylaws - demonstrate a pattern of incompetencies leading to misinformation being shared with decision makers at key steps in the approval process. Thus, calling into question the integrity of the entire approval process.

**Summary:**

Given the overwhelming evidence and the number of errors identified thus far, we are appealing the stripping and grading development permit on the grounds that there were obvious and substantial flaws in the approval processes leading up to the permit application. The Rocky View County Administration failed to meet the most basic standards of due process as set out in their own bylaws and policies and the *Municipal Government Act*. We request that the Appeal Board immediately launch a comprehensive and detailed investigation into the Neighbourhood C Conceptual Scheme approval process and all related bylaw amendment and permit applications.



# Additional Supporting Information

RVC Meeting Agendas can be located: <https://www.rockyview.ca/meetings-hearings>

## Timeline Summary for Cochrane Hamlet Lake Neighbourhood C

**Council Meeting Agenda October 31 2023** - Neighbourhood C Conceptual Scheme was first brought forward to council. Seven letters were received in opposition. RVC claims they received no response from the Town of Cochrane or Rocky View School Board in this package. Councillors' decision was to refer the application back to Administration and the developer for changes.

**Council Meeting Agenda February 27, 2024** - Neighbourhood C Conceptual Scheme was brought forward again with the changes. It was not recirculated. Maintains no response from the Town of Cochrane or RVS was received. Councillors pass the Conceptual Scheme.

**Council Meeting Agenda Jan 21, 2025** - Developer requests bylaw amendment to the lot easement requirements. It includes 18 letters of opposition, all opposing the entire conceptual scheme citing that they never knew about it previously. Maintains no response from the Town of Cochrane or RVS was received. Councillors pass an amended version of the bylaw amendment the developer was seeking.

**Council Meeting Agenda May 20, 2025** - Developer requesting subdivision application for Phase 1 of the Neighbourhood C Conceptual Scheme. It includes 61 letters in opposition. And now responses from Town of Cochrane and RVS have been included.

On pages 21-23 (of the PDF) there is an extensive response from the Town of Cochrane. While the comment is titled "Original Comment based on the original submitted TIA in December 2025", it can't possibly have been received in December 2025 because that is the future. The comment appears to have been written in 2024 and makes note of the following:

- "In August of 2022 the Town was notified that we were missed during the original circulation of the proposed Conceptual Scheme in June of 2022. We were then provided the opportunity to comment on the Conceptual Scheme in August. Comments were provided back to the County on September 13, 2022."
- "Recently, we were provided with a copy of the Application Referral Response for the Conceptual Scheme where it was noted that no response had been received from the Town of Cochrane in relation to the Conceptual Scheme circulation. The concerns raised by the Town during the two circulations have also not been addressed in the now adopted 2024 version of the Plan."

The comment then goes out to outline concerns the Town of Cochrane has about emergency response, traffic impact and pressure on schools. The entire response from the Town received by RVC in September 2022 was left out of the October 31, 2023 or the February 27, 2024 meeting packages. In an email on May 16, 2025 RVC Administration confirmed that they failed

to include the original comments provided by Town of Cochrane in the 2023 and 2024 meeting packages. Essentially, confirming that the Councillors did not have all the submitted comments needed to make an informed decision about the Neighbourhood C conceptual scheme.

We are concerned that due process was not followed by excluding Town of Cochrane concerns in the 2023 and 2024 meeting packages.

We also believe the immense increase in opposition indicates that the original circulation of the conceptual scheme proposal and any consultation before was flawed. There were 7 letters of opposition in 2023/24 and 62 letters of opposition in 2025 with many people having only just learned about the subdivision. Based on the RVC Circulation and Notification Policy they notify a 800m radius for lands located within a hamlet and a 1600m radius for lands located outside a hamlet. For many of the Neighbourhood C notices they used the 800m radius leaving out more than half of Monterra residents, even though they intend to hook up to Monterra water and every resident in Monterra will be impacted by the increased traffic congestion given the single entry point to that community. RVC started using the 1600m radius once more Monterra residents became aware of the development in January.

RVC Administration admit that they failed to notify Town of Cochrane during the circulation of the Neighbourhood C Conceptual Scheme, given the number of people in the surrounding area who have only just become aware of the subdivision there is strong evidence that RVC Administration failed to circulate the subdivision plans appropriately.

RVS has provided a response on the Phase 1 application. On page 15 of the PDF agenda, RVS notes:

- “not having a school in the Cochrane Lakes Hamlet, does put additional pressure on our current schools in Cochrane and the school in Westbrook. All schools in Cochrane are close to capacity if not over and our school in Westbrook is also at capacity, so there is not much room available to accommodate students from this development.”
- “We understand that there is a school site in Neighbourhood Plan D that is designated to Rocky View Schools but not having a defined timeline for that site readiness, the development in Neighborhood plan C will continue to put pressure on the schools in Cochrane. We hope that RVC understands the direct impact of this development has on our existing schools and will work with the Developer of Neighborhood D to have the school site ready as part of their first phase.”

The troubling thing with this response from RVS is that the Neighbourhood D land is owned by McDonald Corporation and their neighbourhood plan was already approved in the February 23, 2021 Council Meeting and does not include a schools site. When I met with a representative from McDonald Corporation they said they do not own the land where the school site is located in the Cochrane Hamlet Lake ASP. There is no mention in that meeting package about why a school site is not included or who will provide the school site, there is also no comments from RVS (it does not state if they were consulted or not). However, Calgary Catholic School District

say there are “unable to support this plan as circulated, as based on the development proposed the CCSD will require a school site.”

There is indisputable pressure currently on the Town of Cochrane regarding unsustainably growth. While I understand that this subdivision development is outside of Cochrane, it was specifically picked because a selling feature to potential buyers is the proximity to Cochrane and its services. Adding 720 new houses and expecting Cochrane to absorb that population into its schools, urgent care, road infrastructure, emergency response and other essential services puts undue hardship on Cochrane at a time when they are struggling to manage their own growing neighbourhoods.

### **Unsustainable growth**

With regards to sustainable growth:

- Cochrane has grown by 107% since the 2011 Cochrane Lake Hamlet ASP was approved (census population data)
- "The findings [in 2022 study] showed that Cochrane has experienced rapid growth in recent years, surpassing previous Growth Management Study predictions (2010 and 2013)". (Source: [Town of Cochrane Website](#))
- According to the 2013 Growth Management Strategy, Cochrane has continued to surpass its population projections at every single milestone. Cochrane's 2023 population of 36,373 surpasses their 2026-2030 projections. (Source: [Growth Management Strategy](#))
- In 2023 with a population of 36,373 Cochrane used 65% of water capacity, if they continue to grow at 5% per year as they have been doing, they will max out the water license allocation of 47,000 population in 5 years

### **Negative Impact on Schools**

Specifically on the impact to schools:

- Cochrane (and surrounding area) is the fastest growing community in Alberta and the eleventh fastest in Canada (Source: Statistics Canada)
- Currently 3 schools in Cochrane are, right now, at over 100% capacity, most of the others are at critical levels of 95% and 98% capacity (Source: Cochrane Now article, October 23, 2024).
- The RVS 2024-2027 Capital Plan states (direct quote) “RVS’ utilization rate will continue to increase to a critical utilisation rate of 101 per cent by 2026.” This projected utilisation rate includes the added capacity of Bow Valley High School extension project. (Source: RVS 2024-2027 Capital Plan)
- The Town of Cochrane anticipates an increase in the K-8 student population of 4,700 in Cochrane with only school space for 3,900 by September 2026. (Source: Town of Cochrane Website)
- RVS projects Cochrane utilisation rates of 112% in 2025, increasing to 140% in 2030 (Source: RVS 2024-2027 Capital Plan)

Continuing to add children into schools that are not able to accommodate them leads to larger class sizes, fewer resources per child, high rate of teacher burn-out and higher numbers of



teachers leaving the profession. It is also likely to lead to a decline in reading and math test scores at a time when test scores have not yet recovered from the impacts of the pandemic.

### **Addition Subdivision Plans & Growth in Area**

This also isn't just about Neighbourhood C and its 720 lots. It's also about the 5 other subdivision plans approved or in submission for this area. In total this will amount to 3,148 homes in the area. Currently not a single one of the plans includes a school site.

Copied from the [RVC Growth and Development website](#):

1. Proposed Horse Creek Conceptual Scheme
  - 3.3 gross units per acre
  - 903 residential units
2. Approved Cochrane Lake Village Neighbourhood Plan, part of the Cochrane Lake Conceptual Scheme, approved February 23, 2021
  - 3.2 gross units per acre
  - 800 residential units
3. Approved Cochrane North Conceptual Scheme, approved May 8, 2018
  - 1.8 gross units per acre
  - 425 residential units
4. Proposed Magna Vista Conceptual Scheme
  - 1.1 gross units per acre
  - 204 residential units
5. Approved Cochrane Lake Hamlet Plan Neighbourhood C Conceptual Scheme, approved February 27, 2024
  - 6.25 gross units per acre
  - 720 residential units
6. Proposed Gateway at Cochrane Lake Partial Neighbourhood Plan for Neighbourhood A
  - 4.79 gross units per acre
  - 96 residential units

Looking back on the Council Meeting packages for approved Cochrane Lake Village (2021) and Cochrane North (2018) plans there is a pattern of RVC ignoring concerns raised by the Town of Cochrane, Rocky View Schools and Calgary Catholic School District.

Additional RVC Meeting Agendas can be located: <https://www.rockyview.ca/meetings-hearings>

**THIS IS NOT A DEVELOPMENT PERMIT**

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Release conditions (if listed) *must* be completed.

**NOTICE OF DECISION**

Scheffer Andrew Ltd (Nathan Ross)

Page 1 of 4

Tuesday, June 3, 2025

**Roll:** 06822002 / 06822005 / 06822006 / 06822007 / 06822011 / 06822020

**RE:** Development Permit #PRDP20248347

Lot 3, Plan 8010745, NW-22-26-04-05; 263206 RGE RD 43  
Lot 1, Plan 9710956, NW-22-26-04-05; 42185 COCHRANE LAKE WEST  
Lot 2, Plan 9710956, NW-22-26-04-05; 263212 RGE RD 43  
Block 7, Plan 7610783, NW-22-26-04-05; 42157 COCHRANE LAKE WEST  
Lot 6, Plan 7810147, NW-22-26-04-05; 42161 COCHRANE LAKE WEST  
Lot 4, Plan 8010745, NW-22-26-04-05; 263180 RGE RD 43

The Development Permit application for Stripping & Grading, for the future Sky Ranch Subdivision (Phase 1) [19.93 hectares (49.26 acres)] has been **conditionally-approved** by Rocky View County "the County" subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That Stripping and Grading, over approximately 19.93 hectares (49.26 acres), may be permitted in accordance with the drawings package, Project "Sky Ranch Phase 1" submitted with the application, *as prepared by Scheffer Andrew Ltd. (8 Drawings), dated October 2024*, as amended as part of the conditions of approval, and includes:
  - i. Stripping & Grading activities, as proposed in the application package, for a total disturbed area of 18.33 hectares (45.31 acres), including excavation of 133,000.00 cu. m of onsite material;
  - ii. Stockpiles (clay and topsoil), for a total area for stockpiles of 1.60 hectares (3.95 acres); and
  - iii. That no material shall be imported to or exported off the subject site.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall submit a revised drawings package, which encompasses all revisions/updates in technical drawing dates/details, as approved by the Development Authority, in accordance with Section 100 of the County's Land Use Bylaw.
3. That prior to release of this permit, the Applicant/Owner(s) shall submit a Letter of Credit or refundable security in accordance with Sections 112-115, & 158(c)(iv) of the County's *Land Use Bylaw C-8000-2020* and County's Security Policy C-407. The requirement shall be \$5,000.00/disturbed acre of the total development area. *Estimated Security Required: \$246,300.00 or as confirmed per the final Development Area.*

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4. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for any equipment needed during construction/site development to confirm if Road Use Agreements or permits shall be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. If a Road Use Agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*; and
  - ii. Written confirmation shall be received from County Road Operations, confirming the status of this condition. Any agreement or permit shall be issued by the County, unless otherwise confirmed by County Road Operations.
5. That prior to release of this permit, the Applicant/Owner shall submit a revised Construction Management Plan, from the submitted Construction Management Plan, as prepared by Scheffer Andrew Ltd., dated March 2025, in accordance with any requirements per the provided Engineering comments, dated May 22, 2025, as amended, in accordance with the County's Servicing Standards, Section 800. The Construction Management Plan shall:
  - i. Include noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment, and all other relevant construction management details.
  - ii. Provide construction notification sign design including proposed locations for the signs situated on the subject lands, identifying the Owner, Engineer, Contractor and contact information for local resident questions or concerns, in accordance with the County's Servicing Standards.
  - iii. The plan shall also incorporate any requirements per the provided Engineering & Development comments, dated on May 22, 2025, and May 28, 2025, as amended.
6. That prior to release of this permit, the Applicant/Owner shall submit a revised Erosion and Sediment Control (ESC)/Stormwater Report, as prepared by Scheffer Andrew Ltd, File #154710, dated February 26, 2025, in accordance with any requirements per the provided Engineering comments, dated May 28, 2025, as amended, and the County's Servicing Standards, Section 806.

**Permanent:**

7. That if the Development Permit is not issued by **JANUARY 31, 2026**, or approved through an extension date, then this approval is null and void and the Development Permit shall not be issued.
8. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application or in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
9. That this approval does not include the approval of any deep utility installations, the digging of any building foundations, or installation of any pilings.
10. That if conditions of this permit are not satisfied, the County may draw upon the Letter of Credit or Refundable Security, once registered with the County, without recourse to the Applicant/ Owner, to cover the costs in surface reclamation of any or all the disturbed areas or costs involved in actions necessary to ensure compliance with any other conditions of this permit.
11. That the County staff or agents shall have access to the site at all times.



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12. That upon completion, the Applicant/Owner shall submit compaction testing results, verifying that the proposed fill areas greater than 1.20 m (3.93 ft.) in depth were placed in accordance with the accepted *Deep Fills Report, as prepared by Almor Testing Services Ltd., #SCHF24001, dated February 26, 2025.*
13. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
  - i. That all stripping & grading, including excavation shall not direct any additional overland surface drainage or stormwater nor negatively impact existing drainage patterns in any road right-of-way or adjacent property.
  - ii. If any offsite drainage is proposed towards County Infrastructure, an offsite pumping permit shall be obtained and approved through the County, prior to commencement.
  - iii. That upon completion of the proposed development, the Applicant/Owner(s) shall submit as-built survey(s), confirming that the development proposal and post grades align with the supporting technical submissions for the file.
14. That any stockpiled native topsoil shall be maintained and re-spread/reused onsite but removed as noted.
15. That the proposed development graded area, including the stockpile locations, as per the approved application, shall be spread and seeded, to the satisfaction of the County, upon completion, until the development of the principal residential uses occurs onsite.
16. That it shall be the responsibility of the Applicant/Owner(s) to ensure the material has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
  - i. That the Applicant/Owner(s) shall ensure no organic material is buried and capped in a manner that will cause methane-related issues. The material shall also not contain large concrete, large rocks, rebar, asphalt, building materials, organic materials, or other metals.
17. That the Applicant/Owner(s) shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
  - i. That non-potable water should be used for grading and/or construction purposes.
  - ii. That water trucks shall be available at all times on-site to control dust blowing from the site and/or roadways.
  - iii. That if at any time the removal/placement of the fill or stripping and grading activities creates a visible dust problem, the removal or handling of the fill shall cease immediately until remedial measures are taken.
18. That any material being relocated onsite, shall be moved in a covered trailer/truck, to help prevent blowing of dust/small rocks to adjacent lands or any impacts to the adjacent roadways.
19. That the subject land shall be maintained in a clean and tidy fashion at all times, and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.

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20. That the works or portions thereof allowed under this Development Permit may be transferred and incorporated within a Development Agreement executed by both the Developer and the County if desired.
21. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twelve (12) months of the date of issue, the permit is deemed to be null and void unless an extension to this permit shall first have been granted by the Development Officer.

**Advisory:**

- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That all construction parking shall be restricted to the subject lands at all times. There shall be no parking within a County Road right of way.
- That the site shall adhere to any requirements of any Instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- That demolition permits shall be obtained through the County's Building Services, for all buildings proposed to be removed from the subject lands, prior to stripping and grading activities.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with the Alberta Weed Control Act [*Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023, as amended*].
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, June 24, 2025**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the County's Subdivision and Development Appeal Board.

Regards,



Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**