

Jessica Anderson

From: asad@canopylands.com
Sent: Tuesday, July 30, 2019 2:44 PM
To: Jessica Anderson
Cc: ""Fred Schickedanz""
Subject: CN ASP - MCL Application
Attachments: MCL Application .pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hello Jessica: I am providing you feedback behalf of Manfred Schickedanz Holdings to the enclose application. At the present moment Schickedanz Group, MCL and RVC are engaged with Horse Creek Water Utility Company in buying the water infrastructure. In regards to the financing of the deal, an understanding has been established that RVC will fund certain amount of money and balance will be split, on pro-rata basis, between Schickedanz Group and MCL based on the number of units each represent. Schickedanz Group/Canopy represents the flowing two projects within the CN ASP:

1. Cochrane North – 425 units
2. Cochrane Lake Hamlet - ~ 720 units

Hence Schickedanz Group/Canopy Represents total units of ~ 1145

MCL has 800 units in their propose project. Therefore based on the deal on the water both owns capacity and cost based on pro-rata i.e ~ 60/40. Same pro-rata deal (60/40) we understand in regards to the Sanitary capacity. Town of Cochrane allows 48.1 l/s peak servicing flow rate from Cochrane North ASP. After servicing the Phase 1 and 2 of Monterra the balance of the Sanitary capacity needs to split based on 60/40 deal. As MCL is moving forward on the application they should provide their servicing strategy based on the allocated capacity to them.

Please give me a call if you have any question.

Regards,

Asad Niazi



#127, 18 Royal Vista Link NW, Calgary AB, T3R 0K4

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Your dreams are not big enough if they don't scare you

Jessica Anderson

From: Ken Baker [REDACTED]
Sent: Monday, July 15, 2019 4:59 PM
To: Jessica Anderson
Subject: File # 0682001/02/03/011 PL20190093/94

Follow Up Flag: Follow up
Flag Status: Completed

Good Afternoon,

We received our notification related to this note of application this afternoon. I left a voice mail for you this afternoon as well, but as yet have not had a response.

Not surprisingly Rocky View County (RVC) sends out this notification during the height of summer when many RVC residents and tax payers are at the height of the holiday season. Communication with residents on issues such as these hasn't changed in 30 years. Many residents won't see this notice until they return from holidays and it will be too late for them to respond. I guess that is suppose to produce the optics of RVC transparency and engagement with the tax payers of RVC. Highly questionable on a project of this scale.

- 1) Where would a resident/tax payer get **details** on the Re-designation, and Conceptual Scheme Amendment, Master Site Development and Area Structure Plan? No doubt the developer has hard copy or electronic copy of most of this available for review with the residents of RVC. Why is this re-designation being proposed and what are the benefits, costs and negative outcomes?
- 2) When is the RVC planning on providing an open house and question and answer on the details to of the project to the tax payers of RVC?
- 3) What is the project roll out and development schedule?
- 4) What is the RVC planning for upgrading the main intersections relating to this project (intersection Cochrane West RGE Rd 43, and the two main feeder intersection of Hwy # 22)?
- 5) What are the plans for schools K to G 12?
- 6) How will water and waste water be managed? Will this impact existing residents an their existing water/waste water service?
- 7) What Emergency Response Services are proposed for inclusion and when will they be schedule for delivery of service.
- 8) What Emergency Heath Services are proposed for the expanded community?
- 9) Why are responses limited to questions on a few trivial technical maters?
- 10) Is this meant to be an open communication/dialogue with the residents of the RVC?

Your prompt written response to these questions would be most appreciated! The RVC posting of these questions and written answers and establishment of an information portal on the RVC website is the most appropriate and perhaps the most efficient method the RVC could chose for dissemination of information and provide transparency of project information to all interested parties. All of which can be easily accomplished in the internet world in which we all reside. It would also be the most cost effective approach for the RVC and the the RV tax payer.

Regards,

Ken Baker

[REDACTED]

[REDACTED]

Jessica Anderson
Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta T4A 0X2

July 31, 2019

Re: File 06828001/02/02/011, Application Number PL20190093/94

As a resident at 43211 Mount View Bay since 1994, I see the proposed 800 unit development as completely inappropriate for the area. Our family and other residents of the area chose to live here in this lower density acreage area in preference to the high density city type environment. A development of this nature, if approved, in this small acreage and farming area outside of a town or city would essentially create a small town in this rural setting.

In addition to the compromise of the lifestyle and, most likely property values of existing residents, the area infrastructure would not support this development. The Sunset development in the Northern area of the Town of Cochrane has created traffic issues at the intersection of Highways 1A and 22, to the extent that the backups at times are beyond the North entrance to Sunset.

In past years, when the Monterra development was proposed, which I believe included as many as 900 homes, area residents had presented concerns about services such as water, sewage, traffic and potential implications for our properties which are serviced by water wells and septic systems, and stated that we would not want to be forced into joining a community water and sewage system as we had seen happen in other high density developments in similar areas. In response to concerns about risk of damages to existing water wells, Rocky View had acknowledged this risk and required all water wells in the vicinity of the development to be tested to establish a base line by which to assess any damages to acreage residents water wells. These tests are now far out of date and, to be consistent with past approval practices would need to be repeated. The earlier Monterra development proposal, which included the area of the current proposal was far less dense than what is now proposed, although still inconsistent with existing area development. At one point, the Monterra developer at the time had considered spraying sewage on adjacent fields as a solution to the lack of infrastructure, which fortunately was not approved. After approximately 20 years, the Monterra area is only partially developed on the East side of the originally proposed total area. Should the current proposal be approved, and the demand for this type of high density housing not meet developer expectation, as is evident with Monterra, the area could be left with a small pocket of partial high density development completely out of place in the area.

In the letter of July 11, 2019 describing the proposal, there is no mention of any plans, or requirements for infrastructure for traffic, water or sewer. These should be presented in detail and more current residents comments be requested.

Charles Dove

[REDACTED]
[REDACTED]

Jessica Anderson

From: S Grant-Suttie [REDACTED]
Sent: Wednesday, July 31, 2019 11:18 PM
To: Jessica Anderson; Mt View Est Water Assoc
Subject: Formal communication with Rocky View Country RE: Conceptual Scheme by Cochrane Lake

Jessica Anderson
262075 Rocky View Point
Rocky View County, AB
T4A 0X2
403-520-8184
janderson@rockyview.ca

S. Grant-Suttie and neighbours

[REDACTED]

RE: File #06828001/02/03/011
Application # PL20190093/94 Division 9

July 31, 2019

Dear Ms. Anderson;

We are in receipt of your letter from Rocky View County dated July 11, 2019 regarding comments being accepted regarding the above mentioned project. We would like to know to what effect all comments gathered may have, and, we wish it to be known that the following concerns are noted regarding the proposed project regarding the Cochrane Lake Conceptual Scheme. The following are comments gathered from my community members I live beside, these are our concerns. These are also my personal concerns. They are divided into the sections that you have written that you would consider.

Compatible with other existing uses in our neighbourhood:

"How do we maintain our peace, privacy, and security we have at the present? I am here to avoid noise and light pollution and overcrowding issues, to have safe interaction with wild animals, to have leisure neighbourly interaction, to have a safe place for the children to ride their bikes on the roads, for our teenagers to grow up in a small community where we know each other, to be able to have a safe place for my own animals/pets and my family. Having a suburb grow this close to us will not allow us to use our current area in the same way. (Susan Grant-Suttie July 30, 2019)

Parcel size concerns

"...we are not actually against development, just want the development to be in line with the type that is currently here, that is 2-4 acre size lots (or perhaps down to 1 acre) that will attract people that want what we moved her for - space from neighbours, appreciation of the grandeur of nature, lack of noise, and light pollution ...no matter how nice the development is, 800 residences is a hell of a lot

given the density of everything else around here and that is the issue - make it 80 -100, maybe I could live with it, but if you need to have conveniences close to you and want to live a 'city life' than I am sorry - move to the city, not where I escaped to. (Neighbour, July, 24, 2019)

Access

"My first concern would be the increased traffic...Rocky View County has a bad past record of approving projects and communities without proper consideration...we should probably be aware of the impact it would have on our quiet way of life and our property values." (Neighbour, Jul 19, 2019.)

"I would hate to see Cochrane Lake Rd. being used by more cars because, right now, it is safe and peaceful walking dogs on the road without cars whizzing by. Call me selfish for not wanting noisy traffic and more cars. Currently there is no major construction traffic to deal with. My question is, would another road be built for construction vehicles to avoid using Cochrane Lake Rd?...One final point, how can (highway) #22 accommodate more traffic going north and south especially at the 1A interaction when there is a traffic problem now with cars backing up to get thru the intersection? I say no development should occur within 10 miles of the 2 and 1A in any direction until the traffic issue is solved with road expansion." (Thersa Voigt July 19, 2019.)

"I have recently noticed a few more vehicles dipping into our cul de sac and racing up and down Cochrane Lake Road. What I don't think the county is taking into consideration is how we use the roads, for dog walking, jogging, family walks, biking, ditch riding with our horses, and at times the farm equipment going up and down the roads here. Safety, privacy, and security is going to become a huge issue. It will also affect both wild and farm animals. Consider the addition of the construction vehicles, the road construction, then the community vehicles at 800 residences = 2.5 cars per house (= 2,000 extra cars) plus the service vehicles for those district including the village core. Add an extra 50 cars per day. We are not talking 800 homes, we are talking about an extra 3,000 people, approximately, and an extra 2,000 cars daily, and that's when the project is completed, not including the construction chaos. (Susan Grant-Suttie July 30, 2019)

"I am concerned about the traffic in the area. The 1A/22 Hwy intersection is at capacity and an update needs to occur before further development is allowed. Also there are issues with Cochrane Lake Road - if there is to be a large housing development then this road would need to be upgraded to handle the vehicular traffic with the possible inclusion of sidewalks allowing for safe pedestrian traffic as well." (Cynthia Simmons July 21, 2019)

Provision of water

"As for water, that's a biggie. Where is it going to come from? Will they lay more pipes, get a water license, hook up to Monterra?"(Theresa Voigt July19, 2019.)

"I think since we are on a communal well, our well may be disturbed. I do worry about any interference with earth work that may contaminate or reduce our clean water source. Communities are built with only surface work, but what protection or insurance are we given for our water source should something unforeseen happen so close to us?" (Susan Grant-Suttie July 30, 2019)

Disposal of sewage

"There is also the issue of water and sewage for the new development....Too often developers do a shoddy job and the taxpayers (that would be us) need to come in and pay the cost of correcting the problems. Any development would require a well designed system where regulations are enforced." (Cynthia Simmons July 21, 2019)

"I would be willing to have my name added to the document – perhaps as another signer at the bottom. I believe it is important that the County hear from a number of residents, so I hope others will either join your effort or make their own.

Regards,
Jeff Allan

[REDACTED]
July 31, 2019"

"July 31, 2019

Thanks Susan, is there any chance that you could add my comments for me (if you have not already done so)? As we're on the road...

Thanks again,
Laura Talsman"

"July 31, 2019

Hi Susan

I am having trouble writing my name in full beside my comment. Please feel free to quote me using my name.

Thanks

Shelley Howk

BSc, MD, CCFP, FCFP"

Ms. Anderson, please answer our concerns as the previous meeting a few months back at a 'show and tell' event, the questions proposed were not answered in detail nor with certainty as one of my neighbours shared. This did not give us who live in this area any confidence in the project. We look forward to your answers to our concerns.

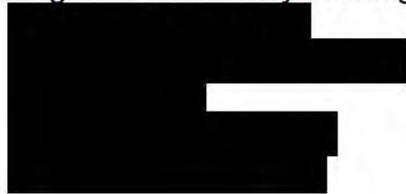
Most sincerely,

**Susan A. M. Grant-Suttie
and neighbours**

[REDACTED]

Jessica Anderson
Planning Services Department
Rocky View County, AB
262075 Rocky View Point, T4A 0X2
403-520-8184
janderson@rockyview.ca

Augustine and Terry Brannigan



RE: File #06828001/02/03/011
Application # PL20190093/94 Division 9

July 31, 2019

Dear Jessica Anderson;

We are in receipt of your letter from Rocky View County dated July 11, 2019 regarding a request for comments regarding the amendments to Cochrane Lake Conceptual Scheme and the re-designation to accommodate the development of a new residential community including 800 residential units. We have reviewed the development proposal in the amended Cochrane Lake Conceptual Scheme (as well as the nearby Cochrane North Development scheme which includes up to 425 residential units).

Our property at 15 Mount View Estates (06821024) is in the immediate vicinity of the land subject to the application and will definitely be impacted by the proposed development. We have lived in Rocky View for 39 years and have followed the ongoing proposals for what formerly was Chester Ferris' land. The current proposals appear to be an increase in density of what was previously approved which raises questions of water and sewage, but we are satisfied that there is adequate water and sewage as a result of improvements associated with the Monterra development. We acknowledge that the area has mixed lot sizes from farms as well as 20, 10 and 4 acre parcels. We look forward to the creation of a high-end residential development on the west side of Cochrane Lake and its integration with the existing communities. The development of the Village Core will bring much needed recreational amenities to the area, a short walk from our own neighbourhood.

Urban Systems seems to have been involved in a number of projects in the Cochrane and Calgary area including in Harmony providing public consultation, community and neighbourhood design, transportation, civil and storm-water engineering, land use planning, landscape architecture and policy formation as well the Cochrane North Retail study. So, it would seem as if they should have the pulse of the area.

Our major concern would be the increased traffic without sufficient infrastructure in place. Urban Systems having been involved in the Cochrane Centre Avenue Functional Study, the Initial Transit Feasibility Study in Cochrane, the Cochrane Water Audit, Integrated Downtown Action Plan (IDAP), and the Cochrane W3 Master Plan must surely understand the concern with traffic and infrastructure. Currently the traffic issues in Cochrane are huge with long line up at intersections. The 1A/22 Hwy intersection seems to be at capacity and even though an update is in the works it needs to occur before further development is allowed.

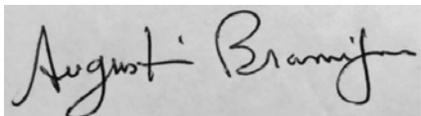
The second major concern is the absence of a detailed plan to ensure the preservation of water quality in Cochrane Lake, and particularly the risk that run-off from the proposed development will overwhelm the quality of lake water, and the variety of bird-life that it currently supports. The tremendous variety of migratory avian visitors is one of the lake's greatest assets. So we think a higher priority needs to be given to the preservation of the lake's water quality, and that this issue not be delayed.

The third concern arises from transportation plans. The revised plan suggests that the the internal spine road will connect to Range Road 43. "This road turns east as it moves northwards, ultimately connecting to Range Road 43 and providing a northern connection to neighbouring Cochrane North and Monterra developments through the Colvin Family Trust lands" (Feb 2019, p. 19). Do the developers of Cochrane Lake Village and Cochrane North have access through the trust lands? In the original Medallion proposal, development was planned continuously around the lake. Without this agreement with the Colvin Family Trust lands, all the Cochrane Lake developments will be fragmented, which is undesirable.

Relatedly, the transportation plans suggest that "the second main connector runs east to west, with access from Range Road 44" (p. 19). Range Road 44 is currently unpaved and only extends for about half the distance between Weedon Trail and Cochrane Lake Road West. Does the development require or envisage the completion of the connection between Weedon Road and Cochrane Lake Road West? That should be clarified before the changes are approved.

We hope you will give our concerns some consideration when moving forward with the Cochrane Lake Conceptual Scheme and would welcome a reply to our concerns.

Sincerely,



Augustine and Terry Brannigan

CC: Crystal Kissel

Divison 9 Representative
403-463-3273
CKissel@rockyview.ca

Jessica Anderson

From: Darla Gullons [REDACTED]
Sent: Wednesday, July 31, 2019 4:38 PM
To: Jessica Anderson
Subject: file number 06828001/02/03/011 application number PL20190093/94

Ms. Anderson:

In reference to the above application and file I make a number of comments the re designation plan for this area.

1. The size of the proposed project is not in keeping with the present property sizes or designs. especially directly east ie. many are .05+ acre units
 2. Access to the present area is serviced by 2 lane roads with no shoulders. The increase of the proposed site allows for only one entrance/exit and 800 homes would generate at least 1600 vehicles (allowing for 2 vehicles per family) per day in and out of the area. I do not believe that these roads were build for that excess of traffic nor should any subdivision not have at lease 2 methods of egress on adequate road construction.
- FYI I presently live in the community at the hamlet and the road in and out of our area is a glorified gravel road and attention by the MD of Rocky View does little to improve this roadway in the 20 years I have lived here. So will the roads in and out of this new subdivision be managed by the company or the MD?
3. Of major concern, is that Water as it is at a premium in this area as many existing homes are on well or in the case of Monterra a very expensive water coop. So how is the water/waste going to be dealt with? Is this going to try to piggy back on the existing water license? If so will 800 homes be over the usage permitted on the existing license from Alberta Environment. My understanding is that Alberta Environment is not issuing or increasing any further leases from the Bow. Is that part of the proposal?

Thank you,

Darla Gullons, Resident
[REDACTED]

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Jessica Anderson

From: kjersem [REDACTED]
Sent: Thursday, July 18, 2019 9:01 AM
To: Jessica Anderson
Cc: Kjersem, Cheryl and Gary
Subject: COMMENTS: APPLICATION #: PL20190093/94

Ms Anderson,

Here are my thoughts and comments for: File Number: 06828001/02/03/011, Application Number: PL20190093/94.

We have lived in the existing Cochrane Lake Hamlet at 31 Cochrane Lake Trail since 1975 and have seen many changes over the years.

We do not have any objections to this application, however we want to submit the following comment:

Please consider including a distributed potable water system to the 55 lots within the existing Cochrane Lake hamlet. The wells water quality and/or quantity are poor and many are using trucked water cisterns or bottled drinking water.

We realize there will be a considerable cost to build and connect to a distributed system however doing it as part of a development should be less expensive.

Thank you,

Cheryl and Gary Kjersem
[REDACTED]

Jessica Anderson

From: [REDACTED]
Sent: Wednesday, July 31, 2019 11:44 PM
To: Jessica Anderson
Subject: Cochrane Lake 'Hamlet'

Ms. Anderson,

Please accept these comments regarding the Cochrane Lake Hamlet expansion/development.

- According to Statistics Canada 2016 data, average household size in Alberta is 2.6

(<https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/Page.cfm?Lang=E&Geo1=PR&Code1=48&Geo2=&Code2=&Data=Count&SearchText=Alberta&SearchType=Begins&SearchPR=01&B1=All&GeoLevel=PR&GeoCode=48>)

Doing the math here, with 800 dwellings, this would equate to 2080 individuals. This is the population of a town, not a hamlet (definition of which is less than 150 people). When I voted in our municipal government, I was voting for a responsible government. That was conscious of development and interested in preserving Rocky View County's appeal, not interested in dollar signs that come from taxation. This density in a rural setting is obscene.

Rocky View County 2018 survey states that Cochrane Lake area has a population of 769. With this addition, Rocky View would be increasing its population by approximately 300%. Adding this new population has impacts, not only environmental but social as well. This increases opportunity for rural crime, increase in noise, need for policing, fire, hospitals, garbage waste and disposal, and overall servicing of the area.

- Our current MLA spoke in the Alberta Legislature on 02July2019 regarding the water shortage in Cochrane and area (see Peter Guthrie's Facebook page with video clip). This is not a small issue. Where will this water be coming from? And how will this affect the current water shed for the surrounding communities? Has a full environmental impact assessment been done? Many animals go through this area, how does this impact them?

- Our current MLA asked on 21June2019 in the Alberta Legislature regarding the 22/1A interchange, where the Honourable Minister of Transportation stated, "we will attempt to get it back on the list with the agreement with the nation and at that point it will be under consideration in the capital planning and budget." This does not sound promising that this interchange will happen anytime in the near future. From this comment, it is not even on the capital project list and will only be considered after national approval and most likely, need for a partnership of funding. (As a side note, this is a federal election year where not much happens in the realm of approvals). Already, the 22/1A boasts daily traffic numbers at 27,000 vehicles (according to the Government of Alberta website, <https://www.alberta.ca/cochrane-interchange.aspx>). The intersection at Sunset of Cochrane is already feeling the crunch with its increase in population where the morning traffic often has people sitting for 20 minutes just to get out of their subdivision. The Alberta economy is struggling and development at this point is irresponsible. With the potential of 1600 more vehicles (assumption of two vehicles per household), this would add extra traffic to the interchange and movement up the Gleneagles hill of Cochrane as people commute into Calgary.

- As of 30July2019, there are 360 properties on the market in Cochrane and area (including Monterra area) listed on MLS. There is not a shortage of housing at present or future, especially with the already approved expansion of Sunset of Cochrane.

- Where is this population of people sending their children to school? Schools in Cochrane are busting at the seams. Who will be paying for a new school to be built? Are we to assume our taxes will increase to accommodate and assist in this? Who will be paying to build and service a new fire hall? Again, tax increase? In a time where people are struggling to make ends meet, this is just one more potential increase that residents in the area cannot take.

- Sewage is a constant concern. Is the plan to send the sewage into Cochrane? They already pipe their sewage to Calgary and pay a premium to do this. Again, will taxes increase to accommodate a subdivision in which I do not even reside?

Where will the solid waste go? Will there be a new transfer station be installed? Waste Roundup will not be sufficient to handle the garbage disposal of a 300% increase in population.

- After the disaster of Monterra and flood mitigation caused by over development in Cochrane Lake Monterra phase 1 by a poorly managed and planned developer, we should be far more cautious over a massive development plan such as this.

On a personal note, I am so very disappointed that we are talking development when I see people suffering financially and attempting to sell their homes with no avail. I am so disappointed to hear this type of density in an area where it has been so peaceful to date. I am so disappointed that we are willing to 'sell out' and overpopulate such a beautiful area for the mere scent of tax dollars. I am so disappointed that my vote for common sense seems to have gone to waste.

Sincerely,

Laura Talsma



Sent from my iPhone

To: Rocky View County

2019-07-18

Reference: File number 06828001/02/03/001,

Application Number: PL20180093/94 Division 9

Re: Cochrane Lake Conceptual Scheme Amendments

In reference to: Lot 1 Block 1 Plan 9610101 SE 28-26-04-05 Roll # 06828004

From Wan Wei Xie, adjacent landowner

Please note my following comments and concerns:

- 1) The shoreline is not accurately noted on the map and could be very misleading when planning development. **(See Appendix A)**
- 2) There are potential HRV (Historical Resource Value) sites on the south shore of Cochrane Lake where the Village Core is located on the map. There is possible evidence of Indigenous campsites from a previous era with artifacts found in the vicinity. Pictures of artifacts are available upon request. **(See Appendix B)**
- 3) No apparent indigenous consultation has been contemplated in this plan. In today's world this should be done first as per UN requirements and protocol. The developer has been remiss in their obligations to do this before the development was proposed.
- 4) There are +- 40 identified species of birds including shore birds and migratory fowl who use this lake. This concept places development on nesting sites and habitats of these birds and will disrupt the life cycle of many birds including Blue Herons, Pelicans, Loons, Canadian Geese, Various ducks and American Avocets.

- 5) There is a natural East West wildlife migration/corridor route along the south shore of Cochrane lake used by ungulates and predators. This conceptual plan interferes with this route. There is a resident cow moose with two calves who have lived in the area for a number of years at the approximate site of the Village Core. (she has two calves every year)
(See Appendix C)
- 6) In early 1960s an irrigation system was installed to the lake to service our land. This is a full underground system and should be respected and isolated from any development.
- 7) The narrow strip of land located between the lake and our property is misleading as it appeared after the lake level was artificially pumped down. Satellite maps from 2013 and 2014 will show this area to be under water. This strip of land should not be part of any development plans. Under current property laws the land ownership and easement may be disputed for this strip of land.
- 8) There is a meeting planned on September 5th with Evan Neilsen, RVC Planning to discuss rezoning of this land. It is the opinion of this landowner that this 10.1 acres should be considered in any Land Use Concept and should not be isolated with this proposed development. When discussing access and servicing, this property should be considered and options discussed with the landowner. Consultation with area stakeholders should be a priority with this development.

Appendix A	Location of strip of land
Appendix B	Approximate location of potential HRV sites
Appendix C	Wildlife Corridor/route

Concept Proposal: To amend the Cochrane Lake Conceptual Scheme to facilitate the development of a new residential community including 800 residential units in a range of housing forms and a village core.

FIGURE 7. LAND USE CONCEPT



	Estate Homes		Municipal Reserve
	Front Drive Single-Detached Homes		Village Core
	Rear Lane Single-Detached Homes		Stormwater Pond
	Townhomes		

LAND USE CONCEPT



SE/NE/NW-28-26-04-W05M

Date: July 2, 2019

Division # 9

File: 06828001/06828002/06828003/06828011

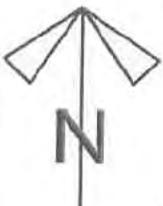
Concept Proposal: To amend the Cochrane Lake Conceptual Scheme to facilitate the development of a new residential community including 800 residential units in a range of housing forms and a village core.

FIGURE 7. LAND USE CONCEPT



	Estate Homes		Municipal Reserve
	Front Drive Single-Detached Homes		Village Core
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	Townhomes		

LAND USE CONCEPT



SE/NE/NW-28-26-04-W05M

Date: July 2, 2019

Division # 9

File: 06828001/06828002/06828003/06828011

Concept Proposal: To amend the Cochrane Lake Conceptual Scheme to facilitate the development of a new residential community including 800 residential units in a range of housing forms and a village core.

FIGURE 7. LAND USE CONCEPT



	Estate Homes		Municipal Reserve
	Front Drive Single-Detached Homes		Village Core
	Rear Lane Single-Detached Homes		Stormwater Pond
	Townhomes		

LAND USE CONCEPT



SE/NE/NW-28-26-04-W05M

Date: July 2, 2019

Division # 9

File: 06828001/06828002/06828003/06828011

Jessica Anderson

From: Mark Warmington [REDACTED]
Sent: Wednesday, July 31, 2019 8:19 PM
To: Jessica Anderson
Subject: Comment submission re: Hamlet Residential 4 District

File # 06828001/02/03/011
Application # PL20190093/94

Planning Services Department,
Rocky View County
Attention Jessica Anderson

Ms. Anderson, we are submitting these comments in reference to the planned redesignation of the parcel of land adjacent to our property, and lying west of the Cochrane Lake. As the proposed plan to develop and add 800 residential buildings to this parcel of land, we are writing to comment on the impact this will have on our current residence and our way of life.

As you have asked that submissions be based on concerns relating to parcel size, access, water and sewage, I will try and keep my concerns directed to these issues, however the overall impact of such a development will be far reaching into other areas.

Parcel size; we currently own a 4 acre lot size amongst 10 others in Mount View Estates which lies across the Cochrane Lake Road from this planned piece of land. The lifestyle afforded to us and it's attractiveness lies in the low density of housing and the tranquility it offers. All of the lot sizes in this area are consistent with that concept, including the hamlet in Cochrane Lake and Monterra. By designing a development with so many houses, townhouses and rear lane detached houses, it is very obvious that the developer's greed of trying to recoup the maximum density per acre of land to maximize return for them will harm our current tranquility, safety and lifestyle. Increase in crime is inevitable, and traffic will be a nightmare to a very quiet area that is enjoyed by children, wild animals, pets, cycling and other activities conducive to the area we bought into many years ago, thinking we would maintain that appeal.

Access; this is our major concern. Already, the intersection at Hwy 22 and 1A is one of the most congested in all of Alberta. The access to Hwy 22 from Cochrane Lake Road is already horrendous each morning and evening. The proposed plan shows an extension to Cochrane Lake Road going west past our cul de sac. The only access into and out of there will be onto Cochrane Lake Road. The notion of adding a potential 2000 cars (average of 2.2 cars per household) to this current infrastructure is insane! Please don't suggest that the planned improvement of the intersection at Hwy 22/1A will alleviate these issues. Cochrane Lake Road will turn into a major thoroughfare, putting children, pedestrians, wild animals and others in danger. Construction traffic will effect us for many years to come, as will the noise pollution. Who will pay to add traffic lights, widen the roads, add sidewalks, and what compensation will be offered to all of us who will be impacted?

Water: we currently maintain our own private water co-op for our community on Mount View Estates. We incur all costs associated with maintenance, water quality, distribution and monitoring. What plans for water are these developers planning to use, and how will that effect our water supply and it's safety? The other issue is the water level in Cochrane Lake. Several years ago, the Hamlet of Cochrane Lake was seriously flooded by increasing lake levels. The developers of Monterra who had conveniently gone out of business left us taxpayers to build and pay for a pipeline to maintain the water levels in the Lake. So what will 800 homes, with all their drainage issues do to impact the levels within the Lake?

Sewage; Will a sewage treatment plant be built to accommodate all of these homes, or will they be utilizing septic fields? Either way, that extra density without proper infrastructure is very problematic.

My major concern with developers is they cannot be trusted to do the best for the community. They are concerned for their financial bottom line and I cannot count how many developers throughout various parts of Canada that I have lived, go bankrupt and disappear. Taxpayers are inevitably left holding the financial burden and I want to see Rocky View County Planning department get very strict regarding how this developer will deal with not only current costs but more importantly the future expenses. I would like to see a large monetary deposit left with the County by the developer if this is approved. This contingency would be there to protect us as taxpayers. We have all seen so many problems already with the previous two developers oat Monterra and I would be very disappointed if it were to be allowed to occur again.

Sincerely
Mark and Terri Warmington

[REDACTED]

Jessica Anderson

From: Gloria Wilson [REDACTED]
Sent: Wednesday, July 17, 2019 10:26 AM
To: Ken Till
Cc: Evan Neilsen; Jessica Anderson; Division 9, Crystal Kissel
Subject: Re: Cochrane Lake Trail Water Line

Mr. Till thank you for your prompt reply. Just a short note at this time (I have many more questions and concerns), please document the fact our water line runs down the south side of Cochrane Lake Trail AND THERE ARE OFF SHOOTS OF THE LINE UNDER THE ROAD (COCHRANE LAKE TRAIL) TO #40, #48, #52 & #56 WHICH ARE LOCATED ON THE NORTH SIDE OF COCHRANE LAKE TRAIL.

At this point, it appears this is somewhat of a conundrum for us in the old hamlet of C.L. Horse Creek Utilities' lack of cooperation should not jeopardize our present potable water.

Please do note the offshoots of water line under Cochrane Lake Trail. I will be following this further.

Again, thank you for your informative reply. Gloria Wilson, #48 C.L. Trail. (since 1984)

From: [Ken Till](#)
Sent: Wednesday, July 17, 2019 9:50 AM
To: [Gloria Wilson](#)
Cc: eneilsen@rockyview.ca ; [Jessica Anderson](mailto:Jessica.Anderson) ; CKissel@rockyview.ca
Subject: Re: Cochrane Lake Trail Water Line

Good morning Gloria.

To make it easier to follow, I have tried to glean individual questions and clarifications you are seeking from your email text. I will try to provide you with the answers you seek, It may not be possible in all cases, because some matters are outside of the control of MCL. The text in your email below which I have highlighted in red lettering identifies the issues I saw as questions or comments needing clarification. Please let me know if I have missed or failed to address any of your questions and I will endeavour to deal with it.

Your Question and/or Comment 1: You stated "*I understand from Mr. Neilsen that on page 14 of the utility servicing for this original plan it states that the route for potable water would be from Monterra (Horse Creek Utilities) along Cochrane Lake Trail,*"

My Answer: That is correct

Your Question and/or Comment 2: You refer to a "*the utility right of way on south side of hamlet.*"

My Answer: The utility right of way to which you are referring is actually a closed road allowance which is owned by Horse Creek Water Services. Events in the project have been such that we did not even try to get permission to use this closed road allowance from Mr. Swartout (owner of Horse Creek Water Services) because Mr. Swartout has not generally been cooperative with us in these matters. Besides which, we felt, using the road between the houses, gave fairer and more equal access to most of the residents rather than favouring those who live on the south side of the road with shorter and therefore less costly connections to the water pipeline in the future.

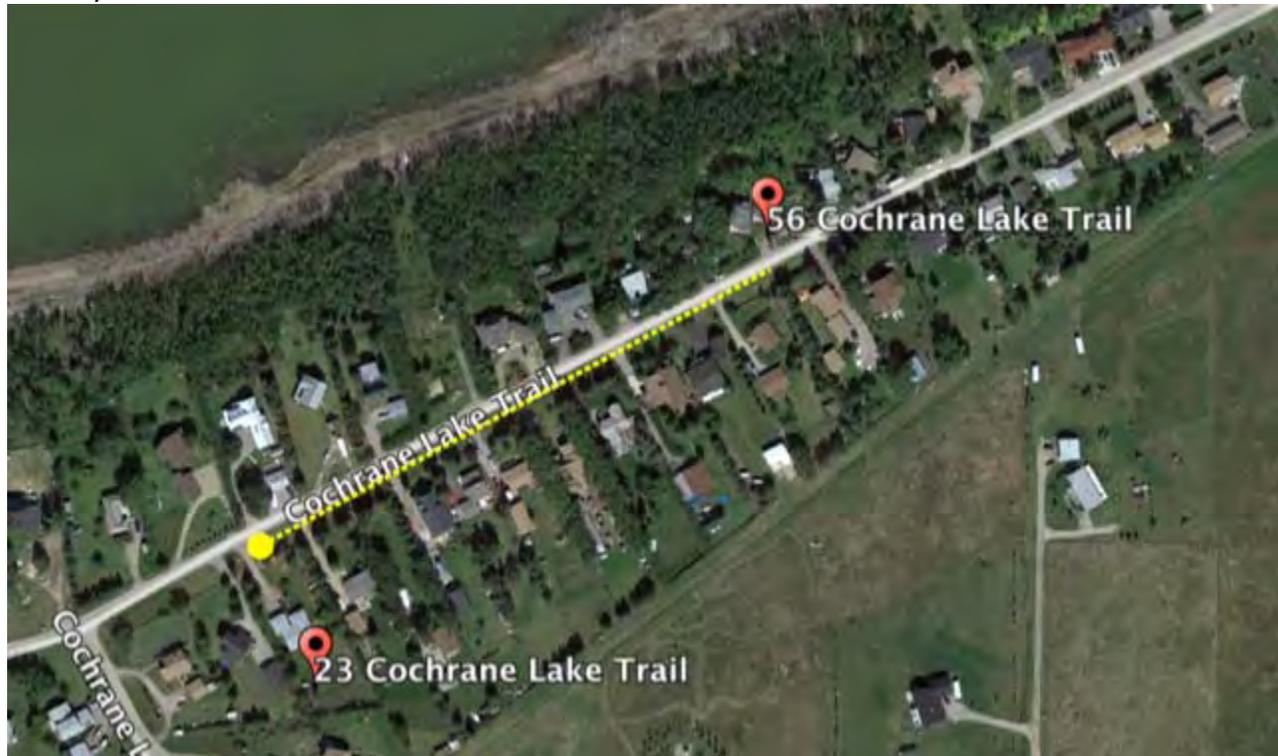
Your Question and/or Comment 3: You wonder "I do not know whether or not the 50+ houses in the old hamlet (Cochrane Lake Trail) will be offered the option to join the utility or not."

My Answer: This is something that you will have to address with the County or alternatively with Horse Creek Water Services. As we do not own the Horse Creek Water system, we do not have any ability to offer their services to the local residents. However, with the potable water main running along the road in front of each of the houses, there is nothing to stop each individual home owner from seeking potable water service from Horse Creek Water Services.

Your Question and/or Comment 4: You emphasize this issue in upper case and state: "*What NEEDS TO BE DOCUMENTED NOW IS THAT THERE IS A WATER LINE RUNNING UNDER THE DITCH ON THE SOUTH SIDE OF COCHRANE LAKE TRAIL FROM A WELL LOCATED IN FRONT OF #23 COCHRANE LAKE TRAIL TO #56 COCHRANE LAKE TRAIL. THIS WELL SERVES #40, #48, #52 AND #56 HOMES ON COCHRANE LAKE TRAIL.*"

IF AND WHEN IT IS DECIDED TO COMMENCE WATER SERVICING CONSTRUCTION ALONG COCHRANE LAKE TRAIL, THIS WELL WATER SOURCE LINE MUST BE CONSIDERED AND PROTECTED."

My Answer: In all underground construction undertaken in the Province it is a legislated requirement that all underground utilities in existence be located and identified BEFORE excavation begins. This will be the case when we begin any construction in the Cochrane Lake area and thus your concerns will be addressed. Notwithstanding that Provincial requirement however, I will pass on this information to the engineering team so that there is awareness of this issue within our project team meaning that it will be addressed at the appropriate time. My understanding from your statements is shown in the following sketch where the yellow circle in the well and the yellow dashed line in the existing water service line to which you refer.



Your Question and/or Comment 4: You state the following "We need confirmation that the above information has been received, documented and followed up on and would appreciate a reply from RVC Planning, Mr. Till of Macdonald Dev. and RVC Engineering."

My Answer: This provides you with the confirmation you seek from "Mr. Till of Macdonald Dev." however you will have to follow up directly RVC Planning and RVC Engineering as I have no authority to speak for those agencies.

I hope I have provided you with the information and the clarification which you seek.

Best wishes

Ken Till P. Eng.
Senior Development Manager | Macdonald Communities Limited
Mobile: 403.771.9135 | Tel: 403.269.9444 | Fax: 403.269.9109
ktill@macdevcorp.com | www.macdevcorp.com
Suite 104, 122 17th Avenue SE Calgary, AB T2G 1H2

On Jul 16, 2019, at 2:03 PM, Gloria Wilson [REDACTED] wrote:

I recently talked to Evan Neilsen, RVC Planning Dept., in regard to recent notice in mail re Urban Systems/Macdonald Communities Application No. PL 20190093/94 to redesignate 147 acres North and West of Cochrane Lake from Direct Control to Hamlet Residential & Public Services.

I live in the old hamlet of Cochrane Lake (approx. 50 houses) and did attend the Cochrane North Area Structure Plan (Cochrane Lake Village Plan) meetings 10-12 yrs. ago. I understand from Mr. Neilsen that on page 14 of the utility servicing for this original plan it states that the route for potable water would be from Monterra (Horse Creek Utilities) along Cochrane Lake Trail, not the utility right of way on south side of hamlet. Therein lies the problem.

I do not know whether or not the 50+ houses in the old hamlet (Cochrane Lake Trail) will be offered the option to join the utility or not. What NEEDS TO BE DOCUMENTED NOW IS THAT THERE IS A WATER LINE RUNNING UNDER THE DITCH ON THE SOUTH SIDE OF COCHRANE LAKE TRAIL FROM A WELL LOCATED IN FRONT OF #23 COCHRANE LAKE TRAIL TO #56 COCHRANE LAKE TRAIL. THIS WELL SERVES #40, #48, #52 AND #56 HOMES ON COCHRANE LAKE TRAIL. IF AND WHEN IT IS DECIDED TO COMMENCE WATER SERVICING CONSTRUCTION ALONG COCHRANE LAKE TRAIL, THIS WELL WATER SOURCE LINE MUST BE CONSIDERED AND PROTECTED.

We need confirmation that the above information has been received, documented and followed up on and would appreciate a reply from RVC Planning, Mr. Till of Macdonald Dev. and RVC Engineering.

Thank you. Gloria Wilson, [REDACTED]

Jessica Anderson

From: Jessica Anderson
Sent: February 8, 2021 6:38 PM
To: Jessica Anderson
Subject: FW: [EXTERNAL] - Application Number PL20190093

From: [REDACTED]
Sent: February 8, 2021 11:47 AM
To: Jessica Anderson <JAnderson@rockyview.ca>
Subject: RE: [EXTERNAL] - Application Number PL20190093

Hi Jessica,

I have now reviewed the proposed amendment by Macdonald communities on our neighboring lands and would like to be on record that we are in favour of their proposal.

Best Regards
Amar Bains
1224034 Alberta Ltd.

From: [REDACTED]
Sent: January 29, 2021 11:34 AM
To: Jessica Anderson <JAnderson@rockyview.ca>
Subject: [EXTERNAL] - Application Number PL20190093

Do not open links or attachments unless sender and content are known.

Hi Jessica,

We own a neighboring property located at 43130 Cochrane Lake Road west.

Can you please send me a link to the details of this proposal by Urban Systems on behalf of Macdonald Communities Bylaw C-7986-2019

I would like to examine what they are proposing in order to make any comments.

Thanks
Amar Bains
1224034 Alberta Ltd.

Jessica Anderson

From: Amar Bains [REDACTED]
Sent: Tuesday, July 16, 2019 2:05 PM
To: Jessica Anderson
Cc: [REDACTED]
Subject: Application No. PL20190093/94
Attachments: 4593_001.pdf

Follow Up Flag: Flag for follow up
Flag Status: Completed

Hi Jessica,

We own 80 acres adjacent to this development as marked on the attached map. We have a concept plan for our site as attached and would prefer a link to the proposed development in the future.

I have marked the preferred location of such link. Please consider this request while processing the application

Best Regards
Amar Bains
President
1224034 Alberta Ltd.

July 17, 2019

Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

ATTN: Ms. Jessica Anderson

RE: Macdonald Communities LTD. Cochrane Lake Conceptual Scheme Amendment

Dear Ms. Anderson,

UrbanStar is the owner of land in the immediate vicinity of the above-mentioned Cochrane Lake Conceptual Scheme amendment, we own +/- 280 acres comprising Lot 1 & 2, Block 1, Plan 1711365 and a portion of the NE 29-26-4 W5M.

We have reviewed the amendments and support the application being made by MacDonald Communities Ltd. We consider it a well-conceived master plan with the right balance of housing types and supportive village core.

This application appears to be a catalyst for Rocky View County to begin to incept a regional servicing strategy in this location for water and wastewater in order to support this conceptual scheme and added development opportunities as outlined in the Cochrane North Area Structure Plan. We support regional servicing, would request that we be connected to it, and would be willing to participate in any way we can to see it come to fruition.

Thank you for the opportunity to comment on this development proposal.

Sincerely,
Urbanstar



Dean Gorenc, CEO

Cc: *Macdonald Communities Ltd.*

From: [Michelle Mitton](#)
To: [PlanningAdmin_Shared](#)
Cc: [Jessica Anderson](#)
Subject: FW: [EXTERNAL] - Bylaw C-7986-2019 - to amend the Cochrane Lake conceptual scheme
Date: February 10, 2021 12:19:41 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Brianna Sharpe [REDACTED]
Sent: February 9, 2021 9:12 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>; Jessica Anderson <JAnderson@rockyview.ca>
Cc: Division 9, Crystal Kissel <CKissel@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-7986-2019 - to amend the Cochrane Lake conceptual scheme

Do not open links or attachments unless sender and content are known.

Hi there,

My spouse, Eric Howey, and I live at 63 Cochrane Lake Trail in the “Hamlet” on the non-lake side. We **Oppose** amending the bylaw in its current state and feel more consultation and discussion is necessary before proceeding.

We have the following concerns about the development before further approval is given for the project to proceed. In short, we are concerned that the plan for the development sacrifices the wellbeing and properties of the current residents for the sake of development, and has not adequately consulted the public on the proposed changes. We applaud the idea of improving water quality and habitat on the lake, however this should not be done at the expense of current residents.

To follow are some additional details on our stance:

- There is a need for additional public consultation about the water management plan for Cochrane Lake. There has not been enough information or discussion about how this will impact existing residents and wildlife. There was one public consultation but the details about the plan to raise water levels on the lake require further public discussion before additional approvals are given.

- This lack of consultation and lack of a more thorough set of assessments is particularly concerning considering the Cochrane Lake Management Plan details the levying of an improvement tax on Hamlet residents.
- The Plan notes that Cochrane Lake Hamlet residents are in fact only responsible for a negligible amount of the phosphorus currently wreaking havoc in the lake—the idea that we would assume the full costs for remediating the lake is egregious.
- Raising the water levels on the lake may have merit, however it appears that the plan involves a “sea wall” type berm along the development side raising the water level and again threatening lakeside properties in the Hamlet.
- A full environmental assessment appears to be lacking, and this is concerning as it would provide a more holistic environmental analysis of concerns such as but not limited to: Cochrane Lake's status as a wildlife corridor, and its importance to a variety of migrating birds (most notably Trumpeter swans)
- Raising the water levels on the lake will likely remove or destroy the walking paths that currently exist along the shoreline in the hamlet. This is a common area for recreation, dog walking, and lake access. The marsh-like edges of the lake are also habitat and nesting for birds such as killdeer and loons.
- Additional work and documentation of efforts to protect wildlife, and wildlife access of the lake. For instance how will deer and other small mammals access the lake if there is a “sea wall”? What efforts will be made to protect bird habitat and other wetlands around the lake?
- The current document mentions removal of environmental reserve areas in the Hamlet. This decision should not be taken lightly and again, not without public consultation.
- If the pumping activity were to increase, there could be concerns around noise levels, for both residents and wildlife.
- The stated plans for both the diversion of the Hamlet's septic waste, and the discharge pipeline from the lake are lacking in clarity and detail.

Thank you for your consideration.

Sincerely,

Eric Howey and Brianna Sharpe

She/ her

M.Ed., B.Ed.

Freelance writer, educator

I live and work on the traditional territories of the Blackfoot Nations, which includes the Siksika, the Piikani, and the Kainai. I also acknowledge the Tsuut'ina and Stoney Nakoda First Nations, the Métis Nation (Region 3), and all people who make their homes in the Treaty 7 region of Southern Alberta.

Date: 10 February 2021

To: Members of the Rocky View County Council

Re: Amendment to Cochrane Lake Conceptual Scheme (Bylaw-C7986-2019) to redesignate land use to facilitate the development of 800 residential units in the Cochrane Lake Village Neighbourhood (Bylaw-C7987-2019)

Greetings to all members of the Rocky View County Council!

First of all we would like to thank you for an opportunity to respond to your request for our input regarding the proposal to re-designate land usage in the Cochrane Lake Village Neighbourhood (CLVN). The proposal by Macdonald Communities Ltd (MCL) to develop up to 800 new residential units is very exciting and has the potential to contribute significantly to constructive growth in our community. Mount View Estates, our community, is located at the west end of Cochrane Lake Road and was subdivided in 1980. Some of the original homeowners are still resident here. We are just south of the proposed development and will be impacted by changes associated with it.

Many members of our community have participated in the various community consultations over the original Monterra development, the Cochrane North Development as well as the new Macdonald proposal, all held at Weedon Hall. Some have read the supporting conceptual schemes and consulting reports. And we have met as a group to review the current proposal. We would like to make some observations before you pass the two proposed bylaw amendments.

At the outset, we would like to state for the record that we support residential development and we support others who seek to enjoy the delights of living in rural Alberta. There are many aspects of the MCL proposal that are quite exciting. Neighbours have commented on the attractiveness of new opportunities to access Cochrane Lake and to enjoy recreational amenities which will be created with the development. The open green spaces, the pathways, the concept of "walkable neighbourhoods" and the preservation of the area's natural beauty are highly desirable. The preservation of "dark skies" as well as the creation of a modest village core with a dock for kayaks, canoes and winter activities, and

access to a lakeside pathway are terrific. The developer should be acknowledged for incorporation of these attractive features.

However, many neighbours raised questions that need to be considered when the project is put in the context of existing and potentially competing developments. Rocky View County looks at proposals in a serial fashion and may overlook the inter-relationship between all the past and current projects. As a result, the general development process appears weak on its consideration of *cumulative* effects of multiple independent projects. The larger *holistic* implications of dramatically raising the population densities seem to fall between the cracks when we review each development in isolation from its neighbours.

Here are our three major concerns:

- A. **Traffic.** The first concerns traffic and increasing population. The 2007 Area Structure Plan noted that at that time there were approximately 1000 residents in the planning area and that "the 1995 approval of approximately 875 dwelling units within the Cochrane Lake Conceptual Scheme could more than quadruple the residential population". It has not. The 875 units were part of the original Monterra proposal, although after 25 years only phases 1 and 2 have been completed. As we contemplate moving forward with MCL's 800 new units, the county has also approved 425 other units in the Cochrane North development (May 2018). As for external traffic connections, the Transportation Impact Assessment (TIA) suggests that the only design improvement was: *an upgrade to Cochrane Lake Road (between Sheriff Road and the entrance to Cochrane Lake Village) for a distance of 1.5 km, to a Regional Arterial Road. The TIA also concluded that an upgrade to Range Road 43 (south of Weedon Trail) a Regional Paved Road may be required due to estimated traffic volumes.*

This overlooks three further concerns:

1. First is that there is already a bottleneck at the intersection between Cochrane Lake Road and Hwy 22. Traffic flowing south-bound on Hwy 22 shares a turning lane into Cochrane Lake Road. Drivers turning west typically have to drive on the shoulder to avoid tailgating. The same applies to the northbound traffic.

2. Second, the Cochrane North egress to Hwy 22 requires changes to the road construction in the form of an on-ramp lane only 1 mile north of the existing intersection, and promises to compound the bottleneck at the Cochrane Lake turn-off. Also, the proposed remedy to bottle-necking of Range Road 43 isn't that promising since it doesn't connect readily to any highways or important destinations. It is not an attractive alternative to the Cochrane Lake Road. As for internal roads, it is unclear what arrangements have been concluded to provide access from the Cochrane Lake Village Neighbourhood to Hwy 22 via the Colvin Family Trusts (RR 43), or from the CLVN to Cochrane Lake Road via the existing Monterra roads.

 3. And finally, the Hamlet at Cochrane Lake appears unconnected with any of the other developments by road. Hence we would advise that improvements to the intersection at Cochrane Lake Road and RR 43, external access and internal roads be incumbent upon the developer to address BEFORE any housing development be permitted to proceed. Furthermore, there needs to be more than one access point to the development in place *before construction begins* so that the construction traffic will not all use Cochrane Lake Road. If we take a long-term perspective and the county achieves the growing population it projects, and if it experiences an increasingly aging population, a further solution to traffic bottlenecks is the creation of some sort of public transportation the viability of which would depend on the existence of routes joining all communities in the CLVN, Monterra, the Hamlet and Cochrane North. The plan should explore this possibility.
- B. **Lake remediation.** The second major concern is the need to develop clear thinking about the gem at the centerpiece of the development -- Cochrane Lake itself. This is a kettle lake formation with no natural outlet. It has been prone to flooding and to toxic algae formation. Developments around the lake have exacerbated these problems. How can the county undertake a massive development without clarifying the issues associated with the lake before they become an "after the fact" issue and an emergency. They should be identified and addressed before future growth phases are approved.

We raise four concerns:

1. **Water quality.** The lake has high turbidity and is increasingly prone to toxic cyanobacterial algae blooms.
2. **Flooding.** In response to flooding in the lake, the province provided funding for an outlet to divert water to the Bow River via Horse Creek, exposing the cattle in the Horse Creek ranches, as well as the citizens of Cochrane to potential toxic water. This raises an issue of public health that ought to receive the highest priority.
3. **Value of the lake as a source of wildlife, primarily birds.** The county's water quality consultant reports seeing only some pelicans and ducks on his four field trips to the area. During both Fall and Spring migration seasons, he would have seen large rafts of swans and rafts of many hundreds of snow and other geese on the Lake for days at a time, particularly in the past. All of this is threatened both by housing developments on the east and southern shores of Cochrane Lake and by the occasional toxicity of the lake water. Where are the plans for wildlife habitat preservation? Where is the plan to balance access to the shores of the lake by residents and human visitors with preservation of existing forest cover, and other wildlife habitats? MCL's proposal for increasing the water quality addresses some of these issues. It provides a multi-stage framework to increase in the capacity of the existing outlet by increasing pump and pipe capacity. This is in addition to linking all 60 homes in the Hamlet to the Horse Creek Water Service infrastructure. This water management plan is designed to reduce the increasing phosphorus load on the lake, and to effectively flush the lake with water from the Bow River.
4. **Storm Runoff.** The Master Drainage Plan from Stormwater Solutions suggests another issue: "*This system was always intended to be temporary and is acknowledged to be undersized to enable it to keep up with rapidly rising lake levels and the anticipated increased storm run-off from the planned development around the lake at build-out*" (pp. 21-22). The increased storm run-off is a separate problem from phosphorus loading and toxic algae. What we find noteworthy is that the conceptual

plan for Cochrane Lake North presumes that the stormwater from that development will also be added to Cochrane Lake, and that it will be removed by a much-upgraded system to the Bow River. This will require a 500 L/s pumping capacity which is 17 times the capacity of the existing system. This will require a very sizeable infrastructure upgrade and may address some of the previous problems such as flooding, turbidity and phosphorus loading. It appears that the MCL development requires a strategy to deal with the problems in the lake, but their proposal seems to make this a secondary concern. However, since proposed development will contribute to a further degradation of the lake, it seems prudent to us that these various water issues be sorted out ahead of time, including who will finance the massive infrastructure development that will be required, and how it will be operated.

- C. **Soil disturbance.** The third major overall concern has to do with increased traffic, noise and dust associated with the construction. The proposal notes that the plan is anticipated to occur "in 20 phases . . . over a 20-year period". In the Monterra development of Phase 1 and 2 major parts of the ground were cleared before development. However, not all the cleared land has been developed even decades later and has turned previous pastures into fields of weeds and dust. Perhaps, the MCL planning can take steps to avoid this long-term pattern of disturbance.

These are our major points of concern. Our position is that these issues should be dealt with in advance of giving the development the green light on February 23rd. Experience has shown that these developments have taken ages longer than expected in the past, and the current one is designed to transpire over 2 decades. We see no benefit from a premature advancement of the MCL development when problems we can anticipate today remain unresolved.

Thanks for your patience.

Yours sincerely

Augustine Brannigan

This document was prepared by Augustine Brannigan and expresses the views of the following residents of Mount View Estates:

Augustine and Terry Brannigan, Lot 4, [REDACTED]
Leo Detillieux Lot 1, ([REDACTED])
Martin and Wendy Ulrich, Lot 3, ([REDACTED])
Jeff Allan and Theresa Voigt, Lot 8, ([REDACTED])
Mark and Terri Warmington, Lot 9, ([REDACTED])
Cynthia Simmons and Art Schwartz, Lot 11, ([REDACTED])
Shelley Howk, Lot 2, ([REDACTED])
Laura and Bryce Talsma, Lot 7, ([REDACTED])

PS. We have added a more detailed list of concerns from Laura and Bryce Talsma

Appendix 1: Detailed Statement from Laura and Bryce Talsma

Oppose changes to bylaws

Reasons: We oppose the proposed development because essential questions to the development have not been satisfactorily resolved:

1. **Water Usage**- Where will this development source their potable and grey water? The town of Cochrane has limited water rights off the Bow river. Will there be a community well to provide for the ~800 residential units? Will the surrounding acreage communities need to opt in, with anticipated increase to current tax rates?
2. **Sewage Disposal**- Where will the sewage be transported to? Will it be piped into Cochrane? Cochrane currently pipes into Calgary. Is the agreement in writing?
3. **Garbage Disposal**- Currently the acreage communities use the county's "community chuck-wagon". Any change to community disposal, will that result in higher taxes for the acreage communities required to opt-in to the disposal?
4. **Traffic**- Only way into Cochrane is through Hwy 22 1A interchange which is recognized by transport Alberta as being over-capacity with an improvement in the works. Will this community be developed prior to that work being done? Will there need to be a light on the intersection of Hwy 22 and Cochrane Lake Road?
 - a. For a community of 800 residential units with between 1600-2400 new residents is there a need for an alternative emergency evacuation route. Specifically, is there any development plan to access Horse Creek Road?
5. **Emergency Services**-
 - a. **Fire**- Mount View Estates had a grass fire in spring of 2020, that resulted in the near loss of several houses including our own. What is the plan for a fire response to the community?
 - b. **Police**- The current RCMP detachment is moving to the vicinity of the heritage hills community in Western Cochrane. Are there discussions and agreements with the Province for requirements of additional policing to service a 'new village'.
6. **Environmental**- In the proposed development package that we received we saw no environmental assessment of the impact to the wildlife in the

area. There are multiple herds of deer, elk, moose in the area as well as coyotes, cougars, bears and lynx. What mitigation plans have been proposed to minimize impact to the wildlife?

7. **Schooling**- with 800 units that could result in many more school children. Is there additional school construction funds at the Rocky View School Division set aside for a community school or funds set aside to help augment the current existing schools?
8. **Construction inconveniences**- As there is only one route in and out of the development, ourselves and everyone who is west of the development will face multiple years of inconvenience, dust, noise and increased wear on our existing infrastructure. Is there a plan and funds to remediate and repair the anticipated damage. As well as a dust mitigation strategy during the dry windy days that we have the majority of the time in the area.

The Talsma Family is not anti-development. However, in a mixed-use development of the scale being proposed it is significantly lacking key information on how they plan on solving critical issues of establishing a new community. It cannot be as simple as build a residential unit and move in.

We live here and we have every reason to expect this to negatively affect our quality of life during the construction, negatively affect the quality of services we currently enjoy and we have not seen any realistic or credible plan to manage a project of this scale.

Thank you for your attention to this.

Bryce & Laura Talsma
Lot 7, [REDACTED]

Michelle Mitton

From: Andria Logan [REDACTED]
Sent: Wednesday, February 10, 2021 5:30 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-7986-2019

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

Good morning,

My family resides on Cochrane Lake Trail, in the area commonly referred to as "the Hamlet".

I have reviewed some materials associated with the proposed amendment to the Cochrane Lake Conceptual Scheme and would like to share my family's **opposition** to the proposed amendments.

Our concerns include, but are not limited to, the following:

- lack of public consultation and details regarding the proposed development
- lack of environmental assessment of potential short-term and long-term environmental impacts, including:
 - impacts to wildlife, particularly migratory birds, associated with construction and with the long-term land use changes
 - impacts to water quantity - what will be the source of water for the new development and will this impact the groundwater reserves that provide our well water
 - impacts to surface water quality e.g., due to increased sedimentation during construction
 - impacts to hydrology of the lake and wetlands due to the development of the seawall
- lack of assessment of potential socio-economic impacts to residents, including:
 - increased traffic
 - increased noise and light pollution
 - access to and around the lake

I have reviewed the July 2020 Cochrane Lake Water Quality Management Plan and have several outstanding questions in several areas:

- report indicates that as development proceeds, increased storm runoff must be monitored for phosphorus and, if necessary, treated (pdf page 18/82)
 - it is unclear how this monitoring would occur and who would be responsible. Are there any additional costs associated with this monitoring and additional removal, if required?
- how will the pumping impact water levels within the lake?
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Thank you for this opportunity to provide comment and participate in the Public Hearing. I look forward to reviewing the documents that will be available next week and hope to provide further comment after that time.

Regards,

Andria Logan, MMM, P.Biol.

Michelle Mitton

From: Lynn Dove [REDACTED]
Sent: Tuesday, February 9, 2021 1:30 PM
To: Legislative Services Shared
Cc: Jessica Anderson; [REDACTED]
Subject: [EXTERNAL] - BYLAW C-7986-2019

Follow Up Flag: Follow up
Flag Status: Completed

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To Whom It May Concern

We very much OPPOSE the Bylaw C-7986-2019 to amend the Cochrane Lake Conceptual Scheme to facilitate the development of a new residential community north of Cochrane Lake West Road, west of Range Road 43 and east of Range Road 44.

We live almost directly across from the proposed development. We are extremely concerned as small acreage land owners, that our well water will be adversely affected by this new development. When the Monterra subdivision was first proposed nearly twenty years ago, we, along with all the landowners in the surrounding area, demanded and got all our wells tested by the developer before any construction began to ensure our water supply and wells were not impacted in any way. We will most certainly press for the same testing before any other development in the area takes place in the future.

It is our understanding that Range Road 43 is scheduled to be closed permanently due to the widening of the intersection at Highway 22 and Highway 1A. This will mean the only feeder road for us to access Highway 22 will be Cochrane Lake West Road. All residents on Range Road 43 including the Canadian Southern Baptist Seminary families, the RV storage yard there, the large trucks, and workers who go in and out of the Extraction Plant and any residents who live on Cochrane Lake Road West including Monterra residents will be forced to use Cochrane Lake Road West to access Highway 22. It is simply ludicrous to plan another residential subdivision that must use Cochrane Lake Road West as a feeder road based on the traffic increase. We are already looking at a longer commute as a result of the Range Road 43 closure, and the fact with continuing expansion of the Sunset Ridge Community feeding onto Highway 22 as well, adding even more vehicle traffic on 22 going south will cause even longer waits and lineups than we have at present at the intersection of 22 and 1A. We are also extremely concerned emergency vehicles (fire and ambulance) will have a longer response time to our homes as a result of this traffic increase.

It is simply inappropriate to place a high density development in an area that is predominantly smaller land holdings and acreages. We have lived here on our acreage 26 years, and enjoy the peace, the wild life corridor, and mountain view that attracted us to this area in the first place. We ask that you reject more high density development in this area.

Yours sincerely,
Lynn and Charles Dove
Legal Land: NW21 26 4 W5 LT 2 BLK 1
43211 Mount View Bay
Cochrane, AB. T4C 2B2

Sent from my iPad

Michelle Mitton

From: Bryce Talsma [REDACTED]
Sent: Wednesday, February 10, 2021 4:00 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - RE: BYLAW C-7987-2019

Follow Up Flag: Follow up
Flag Status: Completed

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Please consider an addition items from the email below: that the citizens of Monterra, ALL of Monterra, were NOT included in the Landowner Circulation Area for this proposal. These citizens of Rocky View, that pay taxes, that use the intersection of Cochrane Lake Road and Hwy 22 DESERVE a say in what happens to the area as well. I feel this has not been vetted properly and this point in itself is enough to delay/cancel this proposal.

Secondly, the storm water drainage plan that has been proposed is concerning. Horse Creek has already been shown in the past to be environmentally fragile. Again, where is the environmental assessment on fish/wildlife movement?

Thank you,
Laura

Sent from [Mail](#) for Windows 10

From: [REDACTED]
Sent: Wednesday, February 10, 2021 1:46 PM
To: legislativeservices@rockyview.ca
Subject: BYLAW C-7987-2019

Name: Bryce Talsma & Laura Talsma
Address: 27 Mount View Estates, Cochrane, AB, T4C 2B2

Oppose change to bylaw

Reasons: We oppose the proposed development because essential questions to the development have not been satisfactorily resolved:

1. Water Usage- Where will this development source their potable and grey water? The town of Cochrane has limited water rights off the Bow river. Will there be a community well to provide for the ~800 residential units?- Will the surrounding acreage communities need to opt in, with anticipated increase to current tax rate?
2. Sewage Disposal- Where will the sewage be transported to? Will it be trucked? Will it be piped into Cochrane? Cochrane currently pipes into Calgary. Is the agreement in writing?
3. Garbage Disposal- Currently the acreage communities use the community chuck-wagon. Any change to community disposal, will that result in higher taxes for the acreage communities required to opt-in to the disposal
4. Traffic- Only way into Cochrane is through Hwy 22 1A interchange which is recognized by transport Alberta as being over-capacity with an improvement in the works. Will this community be developed prior to that work being done? Will there need to be a light on the intersection of Hwy 22 and Cochrane Lake Road?
 - a. For a community of 800 residential units with between 1600-2400 new residence is there a need for an emergency alternative route. Is there any development plan to access Horse Creek Road?

5. Emergency Services-
 - a. Fire- Mount View Estates had a grass fire in spring of 2020, that resulted in the near loss of several houses including our own. What is the plan for a fire response to the community?
 - b. Police- The current RCMP detachment is moving to vicinity of the heritage hills community in Western Cochrane. Is there discussions and agreements with the Province for requirement of additional policing to service a 'new village'.
6. Environmental- In the proposed development package I received I saw no environmental assessment of the impact to the wildlife in the area. There are multiple herds of deer, elk, moose in the area as well as coyotes, cougars, bears and lynx. What mitigation plans have been proposed to minimize impact to the wildlife?
7. Schooling- with 800 units that could result in many more school children. Is there additional school construction funds set aside for a community school or funds set aside to help augment the current existing schools.
8. Construction inconveniences- As there is only one route in and out of the development, ourselves and everyone who is west of the development will face multiple years of inconvenience, dust, noise and increased wear on our existing infrastructure. Is there a plan and funds to remediate and repair the anticipated damage. As well as a dust mitigation strategy during the dry windy days that we have the majority of the time in the area.

My family and I are not anti-development. However, to establish a mixed-use development of a scale being proposed that is significantly lacking key information on how they plan on solving the critical issues of establishing a new community. It cannot be as simple as build a residential unit and move on.

We live here and we have every reason to expect this to negatively affect our quality of life during the construction, negatively affect the quality of services we currently enjoy and I have not seen any realistic or credible plan to manage a project of this scale.

Thank you for your attention to this,

Bryce & Laura Talsma

Sent from [Mail](#) for Windows 10

Michelle Mitton

From: Andria Logan [REDACTED]
Sent: Wednesday, February 10, 2021 5:31 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-7987-2019

Follow Up Flag: Follow up
Flag Status: Completed

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Good morning,

My family resides on Cochrane Lake Trail, in the area commonly referred to as "the Hamlet".

I have reviewed some materials associated with the proposed redesignation of subject lands to accommodate the development of a new residential community. My family **opposes** this plan.

Our concerns include, but are not limited to, the following:

- lack of public consultation and details regarding the proposed development
- lack of environmental assessment of potential short-term and long-term environmental impacts, including:
 - impacts to wildlife, particularly migratory birds, associated with construction and with the long-term land use changes
 - impacts to water quantity - what will be the source of water for the new development and will this impact the groundwater reserves that provide our well water
 - impacts to surface water quality e.g., due to increased sedimentation during construction
 - impacts to hydrology of the lake and wetlands due to the development of the seawall
- lack of assessment of potential socio-economic impacts to residents, including:
 - increased traffic
 - increased noise and light pollution
 - access to and around the lake

I have reviewed the July 2020 Cochrane Lake Water Quality Management Plan and have several outstanding questions in several areas:

- report indicates that as development proceeds, increased storm runoff must be monitored for phosphorus and, if necessary, treated (pdf page 18/82)
 - it is unclear how this monitoring would occur and who would be responsible. Are there any additional costs associated with this monitoring and additional removal, if required?
- how will the pumping impact water levels within the lake?
- pumping plan appears to rely on a pipeline that is not yet built - what are the barriers to this approval and what happens if it is not approved?
 - pdf page 28/82 states that "it is *anticipated* that the developers of the adjacent lands, will, as part of their offsite servicing obligations, construct a pipeline...." (emphasis added) - is there a way to *require* developers to ensure the successful completion of this pipeline and pumping system prior to development?
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Thank you for this opportunity to provide comment and participate in the Public Hearing. I look forward to reviewing the documents that will be available next week and hope to provide further comment after that time.

Regards,

Andria Logan, MMM, P.Biol.

Michelle Mitton

From: Brianna Sharpe [REDACTED]
Sent: Tuesday, February 9, 2021 9:11 PM
To: Legislative Services Shared; Jessica Anderson
Cc: Division 9, Crystal Kissel
Subject: [EXTERNAL] - Bylaw C-7987-2019 - to re-designate the lands

Follow Up Flag: Follow up
Flag Status: Completed

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Hi there,

My spouse, Eric Howey, and I live at 63 Cochrane Lake Trail in the “Hamlet” on the non-lake side. We **Oppose** amending the bylaw in its current state and feel more consultation and discussion is necessary before proceeding.

We have the following concerns about the development before further approval is given for the project to proceed. In short, we are concerned that the plan for the development sacrifices the wellbeing and properties of the current residents for the sake of development, and has not adequately consulted the public on the proposed changes. We applaud the idea of improving water quality and habitat on the lake, however this should not be done at the expense of current residents.

To follow are some additional details on our stance:

- There is a need for additional public consultation about the water management plan for Cochrane Lake. There has not been enough information or discussion about how this will impact existing residents and wildlife. There was one public consultation but the details about the plan to raise water levels on the lake require further public discussion before additional approvals are given.
- This lack of consultation and lack of a more thorough set of assessments is particularly concerning considering the Cochrane Lake Management Plan details the levying of an improvement tax on Hamlet residents.
- The Plan notes that Cochrane Lake Hamlet residents are in fact only responsible for a negligible amount of the phosphorus currently wreaking havoc in the lake—the idea that we would assume the full costs for remediating the lake is egregious.
- Raising the water levels on the lake may have merit, however it appears that the plan involves a “sea wall” type berm along the development side raising the water level and again threatening lakeside properties in the Hamlet.
- A full environmental assessment appears to be lacking, and this is concerning as it would provide a more holistic environmental analysis of concerns such as but not limited to: Cochrane Lake's status as a wildlife corridor, and its importance to a variety of migrating birds (most notably Trumpeter swans)
- Raising the water levels on the lake will likely remove or destroy the walking paths that currently exist along the shoreline in the hamlet. This is a common area for recreation, dog walking, and lake access. The marsh-like edges of the lake are also habitat and nesting for birds such as killdeer and loons.
- Additional work and documentation of efforts to protect wildlife, and wildlife access of the lake. For instance how will deer and other small mammals access the lake if there is a “sea wall”? What efforts will be made to protect bird habitat and other wetlands around the lake?

- The current document mentions removal of environmental reserve areas in the Hamlet. This decision should not be taken lightly and again, not without public consultation.
- If the pumping activity were to increase, there could be concerns around noise levels, for both residents and wildlife.
- The stated plans for both the diversion of the Hamlet's septic waste, and the discharge pipeline from the lake are lacking in clarity and detail.

Thank-you for your consideration.

Sincerely,

Eric Howey and Brianna Sharpe

She/ her

M.Ed., B.Ed.

Freelance writer, educator

I live and work on the traditional territories of the Blackfoot Nations, which includes the Siksika, the Piikani, and the Kainai. I also acknowledge the Tsuut'ina and Stoney Nakoda First Nations, the Métis Nation (Region 3), and all people who make their homes in the Treaty 7 region of Southern Alberta.