



COUNCIL REPORT

Subdivision Item: Residential

Electoral Division: 3

File: PL20240205 /
06822002/5/6/7/11/20

Date:	May 20, 2025
Presenter:	Bernice Leyeza, Planner, Land Use
Department:	Planning

REPORT SUMMARY

The purpose of this report is to assess a proposed subdivision of the subject lands (Attachment A) to create 254 residential lots, seven (7) municipal reserves, and three (3) public utility lots of the subject land for Neighbourhood C Conceptual Scheme Phase 1.

The application was reviewed pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Town of Cochrane / Rocky View County Intermunicipal Development Plan (IDP), the Municipal Development Plan (County Plan Cochrane North Area Structure Plan (ASP), Cochrane Lake Hamlet Plan Area Structure Plan (Hamlet Plan), Cochrane Lake Hamlet Plan Neighbourhood C Conceptual Scheme (Conceptual Scheme), and the *Land Use Bylaw*.

The proposed subdivision of creating 254 residential lots, along with municipal reserves and public utility lots, aligns with the approved Conceptual Scheme and maintains a density of 6.1 units per acre (UPA), consistent with the statutory plans. The proposal reflects the planned neighbourhood structure in the approved Conceptual Scheme, and the development includes public spaces and necessary infrastructure upgrades.

The proposed residential lots, which are designated as Residential, Mid-Density Urban (R-MID) District and Residential, Small Lot Urban (R-SML) District accordingly meets *Land Use Bylaw* parcel size requirements and the proposed Special, Parks and Recreation District (S-PRK) and Special, Public Service District (S-PUB) districts lots are included for pathways and stormwater management, consistent with the intent of the *Land Use Bylaw* and Conceptual Scheme.

In accordance with Section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022), Council is the Subdivision Authority for the subject application due to landowner objections within the application circulation area prescribed by Council Policy C-327 (Circulation and Notification Standards).

ADMINISTRATION'S RECOMMENDATION

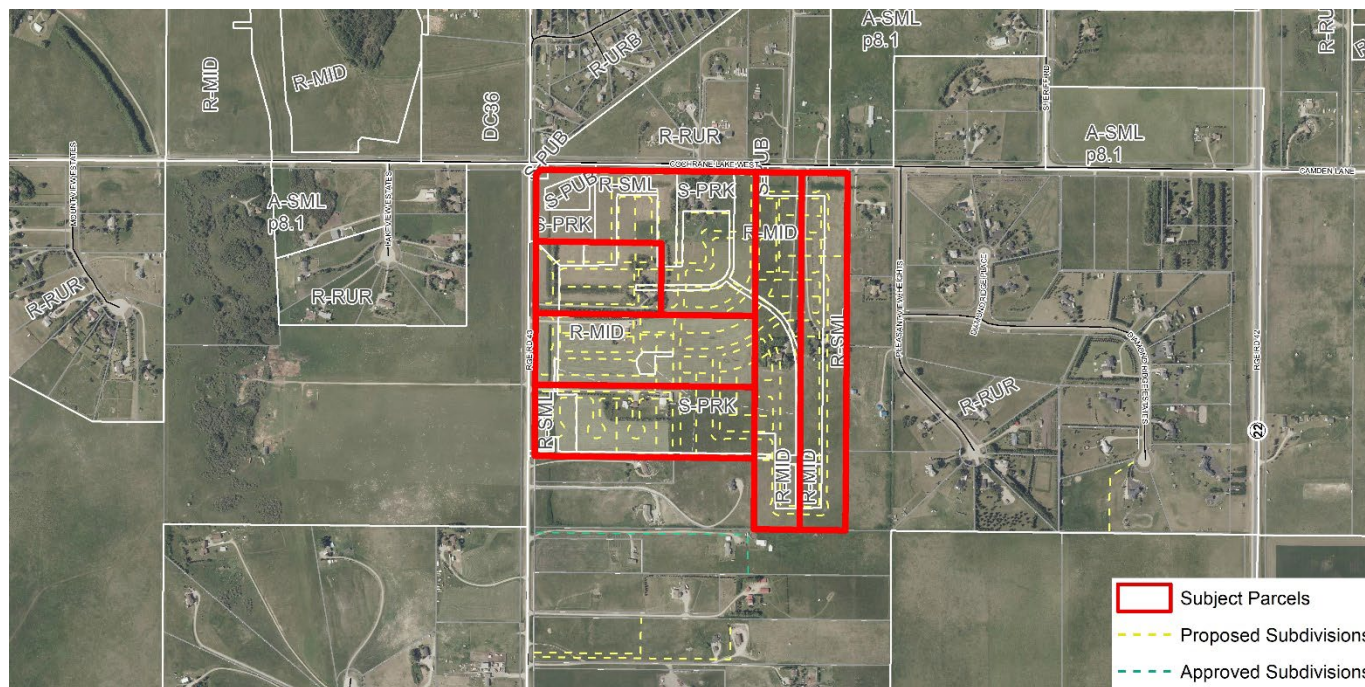
THAT the Subdivision Authority approves application PL20240205 with the conditions noted in Attachment F.

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BACKGROUND

Location (Attachment A)

Located southeast of the junction of Cochrane Lake West and Range Road 43, within the Cochrane Lake Hamlet Plan.



Site History (Attachment B)

A public hearing for the Conceptual Scheme was held on October 31, 2023 (Public Hearing Report attached as Attachment D). After the public hearing, Council directed that the Conceptual Scheme be amended to require a minimum of 6.0 Units Per Acre Net Density. The Applicant subsequently requested clarification from Council regarding the minimum density requirement, and Council made the following motion at the January 9, 2024, Council Meeting:

MOVED by Councillor Hanson that applications PL20220070 and PL20220071 be referred back to Administration to amend the Cochrane Lake Neighbourhood 'C' Conceptual Scheme to include no more than 6.25 net units per acre, excluding lands designated as Municipal Reserve, Environmental Reserve and Public Utility Lot, and any other amendments as recommended by Administration.

On February 27, 2024, Council approved Bylaws C-8410-2023 & C-8411-2023 to adopt the Cochrane Lake Hamlet Plan – Neighbourhood 'C' Conceptual Scheme and associated land use redesignation to R-MID and R-SML.

On January 21, 2025, Council approved Bylaw C-8604-2025 to amend the Residential, Mid-Density Urban (R-MID) District and Residential, Small Lot (R-SML) District within the *Land Use Bylaw* to allow for a reduction in side yard setbacks to 1.5 metres on both sides of a parcel for principal buildings, excluding corner lots within Cochrane Lake Hamlet Plan – Neighbourhood 'C' Conceptual Scheme.

On March 4, 2025, Council approved the Cochrane Lake Improvement Plan and its associated budget allocation for the improvements to Cochrane Lake.

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Intermunicipal and Agency Circulation (Attachment C)

The application was circulated to all necessary intermunicipal neighbours, internal and external agencies.

This application was circulated to The Town of Cochrane (Town) in accordance with the Rocky View County / Town of Cochrane Intermunicipal Development Plan. The Town provided transportation-related comments on the application, which are addressed in detail within the Transportation section below.

Alberta Transportation and Economic Corridors (ATEC) has provided their comments and required that the upgrade of the Highway 22 and Cochrane Lake Road intersection to a signalized, illuminated intersection shall be designed and constructed to ATEC standards, and shall be a condition of subdivision approval granted by the County.

Rocky View School Division (RVSD) has provided their comments, noting that the total planned units for Neighbourhood C are anticipated to generate 375 future students. RVSD also acknowledged that the Hamlet Plan designates the school location for the overall plan area within Neighbourhood D.

Landowner Circulation (Attachment D)

The application was circulated to 272 adjacent landowners during the initial phase and 437 adjacent landowners (including all residents in Monterra) during the re-circulation phase in accordance with the *Municipal Government Act* and County Policy C-327 (Circulation and Notification Standards); no letters in support, 62 letters in opposition, and 11 letters requesting more information were received.

The public circulation for this subdivision application involved three phases, resulting in a total of **62** letters received.

Phase	Opposition Letters	Concerns Letters	Requesting More Information Letters
Initial Circulation	36		
Re-circulation	23	7	3
Post-circulation	3		
TOTAL	62	7	3

The feedback received included 62 letters expressing opposition to the subdivision. Additionally, there were seven (7) letters raising concerns about utility markers, and one (1) letter each requesting information on the timeline for the Cochrane Lake Improvement Plan and perimeter berm, public notice sign requirements, the Council Hearing date, and how to access minutes from the public hearing for the approved redesignation and conceptual scheme, as well as details on the recent side-yard relaxation in the *Land Use Bylaw*. The primary concerns expressed in the opposition letters centered on three key themes: increased traffic and congestion along Cochrane Lake Road, the proposed multi-unit residential development, and the lack of a designated school catchment area within the development, with the nearest school located in the town of Cochrane.

Furthermore, the Applicant's submitted Public Engagement Summary Report (Attachment I) which outlines their additional public engagement with adjacent landowners. The report noted a total of eight (8) letters of support received, with a breakdown of five (5) from within the Cochrane North Area Structure Plan (CNASP) area and three (3) from outside its boundaries.

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ANALYSIS

Policy Review (Attachment E)

The application was reviewed pursuant to the *Municipal Government Act*, Matters Related to Subdivision and Development Regulation, Town of Cochrane / Rocky View County Intermunicipal Development Plan (IDP), the Municipal Development Plan (County Plan Cochrane North Area Structure Plan (ASP), Cochrane Lake Hamlet Plan Area Structure Plan (Hamlet Plan), Cochrane Lake Hamlet Plan Neighbourhood C Conceptual Scheme (Conceptual Scheme), and the *Land Use Bylaw*.

The application is located within Hamlet Neighbourhood C, as defined in Section 2.3.2 of the Hamlet Plan. This designation indicates an intent for a range of housing types, public uses, and limited minor commercial activities. The Hamlet Plan denotes that a school is anticipated in Neighbourhood D, as per Figure 2.3 of the Hamlet Plan. This suggests that while the current phase in Neighbourhood C may not have an immediate school within its boundaries, the overall Hamlet plan considers the future provision of educational facilities within the Hamlet Plan area.

The subject lands are situated within the Neighbourhood C Conceptual Scheme adopted by Council through Bylaw C-8410-2023 in February 2024. The proposed residential development for this phase aligns with the residential policies stipulated in the Hamlet Plan and is consistent with the approved Conceptual Scheme.

This initial phase of development encompasses ±41.6 acres of the total Conceptual Scheme area. The proposed subdivision for this phase includes the creation of 254 residential lots, seven (7) Municipal Reserve (MR) lots, three (3) Public Utility Lots (PUL), and the provision of municipal roads, as detailed in the table below:

Land Use	Number of Lots	Total Area (in ha)	Total Area (in ac)
R-SML	31	2.1	5.2
R-MID	223	6.9	17.1
S-PRK	7	3.2	7.9
S-PUB	3	1.0	2.5
INTERNAL ROADS	-	3.6	8.8
TOTAL	264	16.8	41.6

The land use designations for the residential lots were previously established and approved through Bylaw C-8411-2023 in February 2024, designating these areas as Residential, Mid-Density Urban (R-MID) District and Residential, Small Lot Urban (R-SML) District. The calculated density for this phase is 6.1 units per acre (UPA), which closely aligns with the overall approved UPA of 6.25 for the entire Conceptual Scheme area (as per Section 3.1.2.1).

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The proposed density for this phase is consistent with the density targets outlined in the ASP and the Conceptual Scheme:

Document	Minimum Net Density (Units per Acre)	Maximum Net Density (Units per Acre)
Cochrane Lake Hamlet Plan Area Structure Plan (Edge District Net Density)	4.0	6.0
Cochrane Lake Hamlet Plan Area Structure Plan (Transition District Net Density)	6.0	N/A
Cochrane Lake Hamlet Plan Neighbourhood 'C' Conceptual Scheme	N/A	6.25*
Proposed Subdivision	N/A	6.1

**Note: Net density excludes lands designated MR, ER, and PUL in accordance with Policy 3.2.5.D of the Hamlet Plan. The net density for the Conceptual Scheme area encompasses both Edge and Transition districts across the entire quarter section.*

The proposed residential lots for this phase are distributed across the designated neighbourhood structure categories: Edge (proposed 31 single-detached lots), Transition (proposed 50 single-detached lots, 78 duplex units, and 20 townhome units), and Centre (proposed 75 townhome units). This distribution effectively implements the Conceptual Scheme's vision by concentrating multi-unit housing (townhomes) within the Centre, establishing a mix of housing densities in the Transition zone, and providing the lowest density single-detached homes within the Edge.

This phase of development also incorporates several key community features, including linear pathways and a centrally located open park at the northwest entrance of the subject area. Furthermore, the proposed subdivision includes specific landscaping and screening measures along the eastern boundary of the subject lands. This includes a 6-metre setback from the proposed property lines, a detailed landscaping plan (Attachment H) outlining tree species, and the installation of a 1.8-metre (6.0 ft) fence prior to home construction. The developer would also implement a 16-month maintenance program for this buffer landscaping (refer to Attachment H, p. 1).

In addition to the on-site development, this phase includes off-site road improvements, specifically the widening of Cochrane Lake Road and the installation of signalization and illumination at the intersection of Highway 22 and Cochrane Lake West Road. A comprehensive analysis of these transportation-related aspects is provided in the subsequent Technical Review, Transportation section of this report.

The R-MID district is intended to accommodate a diverse range of low-to-medium-density residential housing types in hamlets and comprehensively planned areas. Additionally, the purpose of R-SML is to provide for single and semi-detached residential dwellings on small parcels in Hamlets and comprehensively planned area. The proposal meets the minimum parcel size requirement set out within the *Land Use Bylaw*. The proposed Special, Parks and Recreation District (S-PRK) and Special, Public Service District (S-PUB) would facilitate the construction of pathways and a stormwater pond, which meets the *Land Use Bylaw* and intent of the Conceptual Scheme.

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Technical Review

Transportation

As part of any subdivision approval, the Applicant would be required to upgrade the Highway 22 and Cochrane Lake Road interchange to a signalized and fully illuminated intersection as per Alberta Transportation requirements. Cochrane Lake West and Range Road 43 are currently 30.00 metres wide, as required for Network B roads in the Long-Range Transportation Plan. The Transportation Memo prepared by Scheffer Andrew Ltd. (November 2025) indicates that Cochrane Lake Road will require upgrading to an arterial road classification. A 2.76-metre road widening dedication along the northern boundary of the subject lands is required and is set out on the submitted tentative subdivision plan.

Development Agreement

Addressing both on-site and off-site infrastructure requirements, a Development Agreement would be required for this subdivision. This will encompass the construction of internal roadways, stormwater management, and other on-site improvements, as well as off-site upgrades identified in the previously submitted Transportation Impact Assessment (TIA), Conceptual Servicing Study, and Conceptual Stormwater Management Plan (SWMP) (approved with the Conceptual Scheme in 2022). Updated technical studies, including a TIA Memorandum, servicing study, and SWMP, submitted with this subdivision application, reiterate the necessity of these improvements.

Separate off-site Development Agreements would be required to formalize the construction of the road widening of Cochrane Lake Road; the signalization and illumination at the intersection of Highway 22 and Cochrane Lake West Road; a lift station and associated force main; and a booster station and extension of the potable water main.

Stormwater

The Applicant has provided a Stormwater Management Memorandum, which outlines the proposed stormwater management strategy for this phase of development. This memorandum indicates that, during the interim condition, the ultimate wet pond location will function as an evaporation pond with a zero-discharge design. This temporary stormwater pond and associated irrigation solution will be decommissioned upon the future completion of the Cochrane Lake Improvement Plan, at which point stormwater from the Sky Ranch development will ultimately discharge into Cochrane Lake. The ultimate size and final discharge location of the pond for the full build-out of this development will remain consistent with the proposed design.

As a condition of subdivision approval, the Applicant will be required to submit a comprehensive Stormwater Management Report and a detailed Pond Report. The interim evaporation pond must be sized to adequately accommodate the 1:100-year storm event. Should irrigation from the evaporation pond be proposed as part of the interim management strategy, a dedicated irrigable area will be necessary. This will also necessitate the provision of an irrigation pump station, or a similar structure situated on a designated Public Utility Lot (PUL), along with the installation of irrigation lines. The ongoing maintenance of these irrigation lines will be the responsibility of the Homeowners Association (HOA).

Potable Water

Potable water service to the development will be provided via an extension of Rocky View County's water distribution system. The off-site connection will involve the extension of a dual 250mm watermain eastward along the south side of Cochrane Lake Road to Sheriff Road, and northward along the east side of Sheriff Road, connecting to the existing main at the intersection of Sheriff Road and Montenegro Bay. A pressure booster station will be located within a Public Utility Lot (PUL) at the entrance to Phase 1 off Cochrane Lake Road.

Wastewater

A gravity collection system will convey all wastewater to the proposed lift station to be constructed in the northwest quadrant of the subject lands, which will then discharge via a new forcemain into the existing

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250mm forcemain located on Cochrane Lake Road. As per the servicing study, the proposed development will be serviced with sanitary sewer by connecting to the existing Cochrane Lakes sanitary sewer system, which ultimately discharges into the Town of Cochrane's system.

Municipal Reserves (MR)

The approved conceptual scheme encompasses 47.00 hectares of land. For this subdivision application, the subject area pertains to ± 40.03 hectares (± 98.92 acres) and requires an MR dedication of ± 4.00 hectares (± 9.80 acres). Of this requirement, ± 3.21 hectares (± 7.93 acres) will be provided through linear pathways and open space areas. It is noted that the eastern two 20.00-acre parcels within the Plan area have previously partially satisfied their MR obligations through cash-in-lieu payments.

Home Owner's Associations (HOA)

Each of the residential will be required to have their own homeowner's associations for maintenance and upkeep related to irrigation lines, waste management, noise buffering facilities, etc.

COMMUNICATIONS / ENGAGEMENT

Consultation was conducted in accordance with statutory requirements and County Policy C-327.

IMPLICATIONS

Financial

No financial implications identified at this time.

STRATEGIC ALIGNMENT

As per section 5(2) of the *Subdivision Authority Bylaw* (C-8275-2022), Council is the decision-making authority due to the letters of objection received from a landowner within the application circulation area.

ALTERNATE DIRECTION

Taking into account the community opposition and the Rocky View School Division comments, if the Subdivision Authority finds the subdivision application and previously approved Neighbourhood C Conceptual Scheme do not meet the intent of the Cochrane North Area Structure Plan and Cochrane Lake Hamlet Plan, it may wish to refer the application back to Administration to work with the Applicant on desired amendments.

THAT the Subdivision Authority refers Application PL20240205 back to Administration to work with the Applicant on completing amendments addressing the following items:

- a.
- b.
- c.

ATTACHMENTS

Attachment A: Map Set
Attachment B: Application Information
Attachment C: Application Referral Responses
Attachment D: Public Submissions
Attachment E: Policy Review
Attachment F: Recommended Conditions of Approval
Attachment G: Applicant's Cover Letter
Attachment H: Proposed Landscaping Plan
Attachment I: Subdivision Public Engagement Summary

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APPROVALS

Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer