

ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: Scheffer Andrew Ltd. (Aime Stewart) / Schickedanz North Ltd. c/o Jesse LaFrance	DATE APPLICATION RECEIVED: November 22, 2024
GROSS AREA: ±40.03 hectares (±98.92 acres)	LEGAL DESCRIPTION: Lot 1 & 2, Plan 971 0956; Lot 3 801 0745; Lot 6, Plan 781 0147; Lot 7, Plan 761 0783 in NW-22- 26-04-W05M
Pre-Application Meeting Held: <input type="checkbox"/>	Meeting Date: N/A
SOILS (C.L.I. from A.R.C.): 3C - Moderate limitations to cereal crop production due to climate.	
HISTORY: <p>March 4, 2025: Council approved the Cochrane Lake Improvement Plan and its associated budget allocation for the improvements in the Cochrane Lake.</p> <p>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 the Neighbourhood C Conceptual Scheme.</p> <p>November 22, 2024: Subdivision Application proposing 254 residential lots, 7 open space lots, and 3 public utility lots was received. The application is currently in circulation to area landowners as well as internal and external agencies.</p> <p>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.</p> <p>May 31, 2011: Cochrane Lake Hamlet Plan (Area Structure Plan) adopted through Bylaw C-7037-2011.</p> <p>July 5, 2006: Plan 0612309, Block 10, Lots 1 & 2 registered.</p> <p>August 26, 2005: Plan 0512945, Block 9, Lot 1 registered.</p> <p>June 23, 1980: Plan 8010745, Lots 1 & 2 registered.</p> <p>May 23, 1997: Plan 9710956, Lots 1 & 2 registered.</p> <p>August 10, 1976: Plan 7610783, Lots 7 & 8 registered.</p>	
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Sky Ranch Phase 1 and 2 Stormwater Management (Scheffer Andrew Ltd., November 2024) • Sky Ranch Phase 1 and 2 Transportation Network (Scheffer Andrew Ltd., November 2024) • Sky Ranch Booster Station 2024 Pre-Design Report (Sim-Flo Systems Inc., October 2024) • JL Cochrane Lakes Development, Sky Ranch Lift Station Pre-Design Report (Sim-Flo Systems Inc., November 2024) • Proposed Subdivision Cochrane Lake Hamlet, Geotechnical Assessment (Watt Consulting Group, March 2022) • Sky Ranch Phase 1 Construction Management Report (Scheffer Andrew Ltd., March 2024) • Sky Ranch Pond Report (Scheffer Andrew Ltd., February 2025) • Sky Ranch Phase 1 Preliminary Engineering Drawing Set (Scheffer Andrew Ltd., February 2025) • Sky Ranch Phase 1 Stormwater Management Report (Scheffer Andrew Ltd., February 2025) • Sky Ranch Offsite Watermain, (Scheffer Andrew Ltd., April 2025) • Sky Ranch Buffer Landscape (L.A West, April 2025) 	
APPEAL BOARD: Land and Property Rights Tribunal	