

ATTACHMENT C: APPLICATION REFERRAL RESPONSES

AGENCY

COMMENTS

School AuthorityRocky View Schools *Updated Comment May 6, 2025 -*

We have reviewed the circulation of Cochrane Lakes Hamlet Plan Neighbourhood 'C' Conceptual Scheme, and it is in line with Cochrane Lakes hamlet Plan. Based on the proposed number of units we anticipate approximately 375 students to attend one of Rocky View Schools. This calculation is for the overall Neighborhood C not just the phase 1 subdivision. Even though this doesn't trigger the need of a new school right away, but not having a school in the Cochrane Lakes Hamlet, does put additional pressure on our current schools in Cochrane and the school in Westbrook. All schools in Cochrane are close to capacity if not over and our school in Westbrook is also at capacity, so there is not much room available to accommodate students from this development.

We understand that there is a school site in Neighbourhood Plan D that is designated to Rocky View Schools but not having a defined timeline for that site readiness, the development in Neighborhood plan C will continue to put pressure on the schools in Cochrane. We hope that RVC understands the direct impact of this development has on our existing schools and will work with the Developer of Neighborhood D to have the school site ready as part of their first phase.

Updated Comment March 5, 2025 -

- Information from this circulation was compared to the Cochrane Lake Hamlet Plan Neighbourhood C Conceptual Scheme July 2023.
 - Compared the application to structure plan to ensure that they are following the same plan.
-

AGENCY

COMMENTS

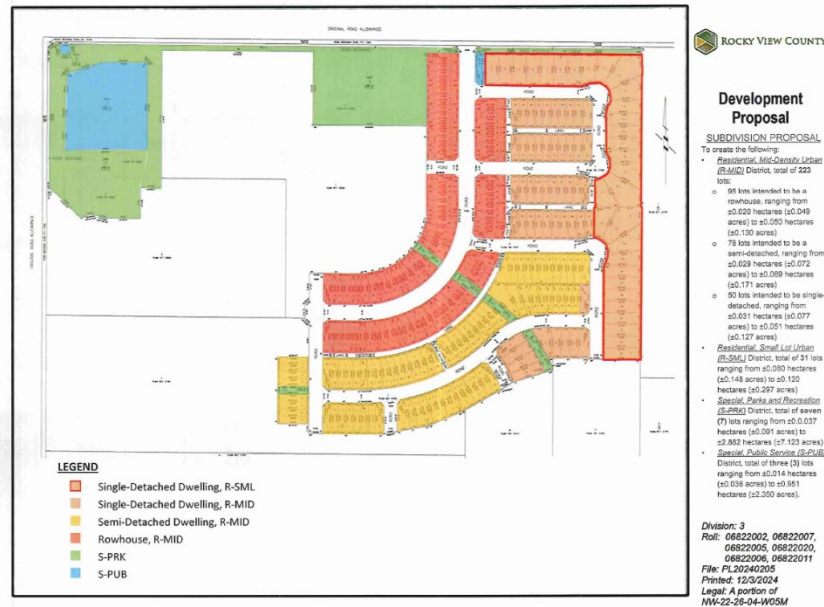
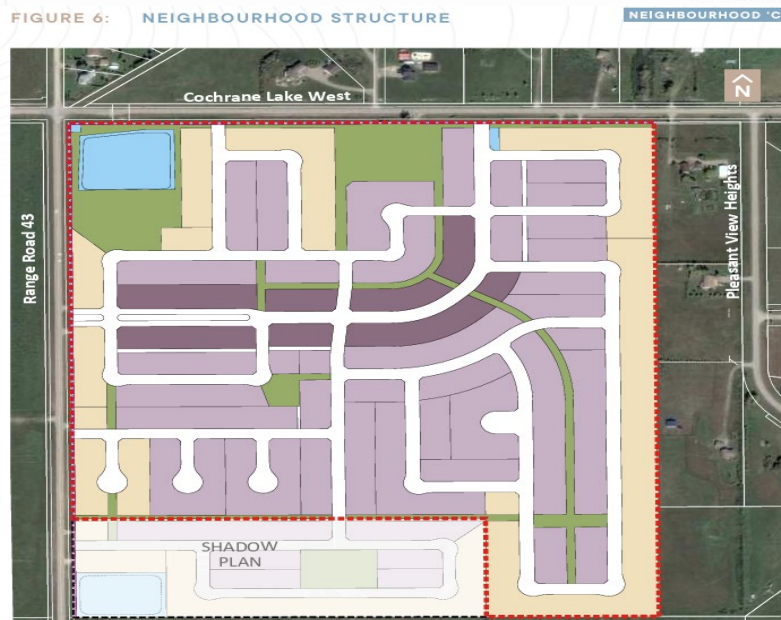


FIGURE 6: NEIGHBOURHOOD STRUCTURE



- Noted the total density of the stage and the density of this phase. 223 lots with the expectation of about 100 RVS students when the phase is completed and approximately (likely high) 400 students from the entire area C. These calculations are based on Cochrane area calculations and not RVC 's community growth rates either.
- We noted the earlier rate of development for Monterra , although the density and housing type is different there are currently around 150 students attending RVS schools from this area (and vicinity). Some students from this enrollment area are also attending Westbrook School, which is not in Cochrane.



AGENCY	COMMENTS
Calgary Catholic School District	<ul style="list-style-type: none"> Noted school site proposed in stage D of the ASP. <p>CCSD (Calgary Catholic School District) appreciates the opportunity to review and comment on circulation (PL2024-0205) proposed for the Cochrane Lake area. As per the circulation, some municipal reserves have been dedicated in this plan, while there is still some outstanding to comprise the full 10% of the parent parcel. CCSD looks forward to working with development in the area towards full and appropriate dedication of the 10% municipal reserves for the overall parcel.</p> <p>Upon review, CCSD has no objection to the circulation as presented. However, CCSD notes that the densification identified in this circulation, as well as others in the area, further underscore the need for appropriate school-sites to be delivered in a timely manner to support the needs of these citizens.</p>
Province of Alberta	
Alberta Environment	No comments received
Alberta Transportation & Economic Corridors	<p><u>Updated Comment April 30, 2025 -</u></p> <p>Alberta Transportation and Economic Corridors has reviewed the Sky Ranch Phase 1 Transportation Network Memo. The requirements of Section 18 of the Regulation are not met.</p> <p>Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation subject to the following requirements:</p> <p style="padding-left: 40px;">Subject to signalization and illumination of the Highway 22 / Cochrane Lake intersection, as recently discussed with Rocky View County. The requirements of Section 19 of the Regulation are met. There is no direct access to the highway and there is local municipal road access to the subdivision and adjacent lands.</p> <p>Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.</p> <p><u>Updated Comment based on the updated TIA submitted in February 2025 -</u></p> <p>Transportation and Economic Corridors offers the following comments with respect to this application:</p> <p>Alberta Transportation and Economic Corridors has reviewed the Sky Ranch Phase 1 Transportation Network Memo. The department is aware of several previous development proposals within the vicinity of Cochrane Lake Road. The recommendations of the TIA's were signalization required at opening day of these developments.</p> <p>Therefore, the Sky Ranch Phase 1, memo should be revised to include these surrounding developments. The requirements of Section 18 of the Regulation are not met. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the</p>



AGENCY	COMMENTS
	<p>requirements of Section 18 of the Regulation subject to the following requirements:</p> <p>Subject to review of the revised Sky Ranch Phase 1 memo/TIA and assurance for construction of any Hwy 22 upgrades, as recommended in the revised memo/TIA.</p> <p>The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.</p> <p>Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:</p> <p>1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act.</p> <p><i><u>Original Comment based on the original submitted TIA in December 2025 -</u></i></p> <p>The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 22</p> <p>Transportation and Economic Corridors offers the following comments with respect to this application:</p> <p>The requirements of Section 18 of the Regulation are not met. Based on review of the proposal, the department determines that improvements to the highway are required to accommodate the proposal.</p> <p>Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation subject to the following requirements:</p> <p><u>The intersection of Highway 22 and Cochrane Lake Road requires upgrade to a traffic signal and full illumination to accommodate build out of the subdivision.</u></p> <p>The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.</p> <p>Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:</p> <p>1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to</p>



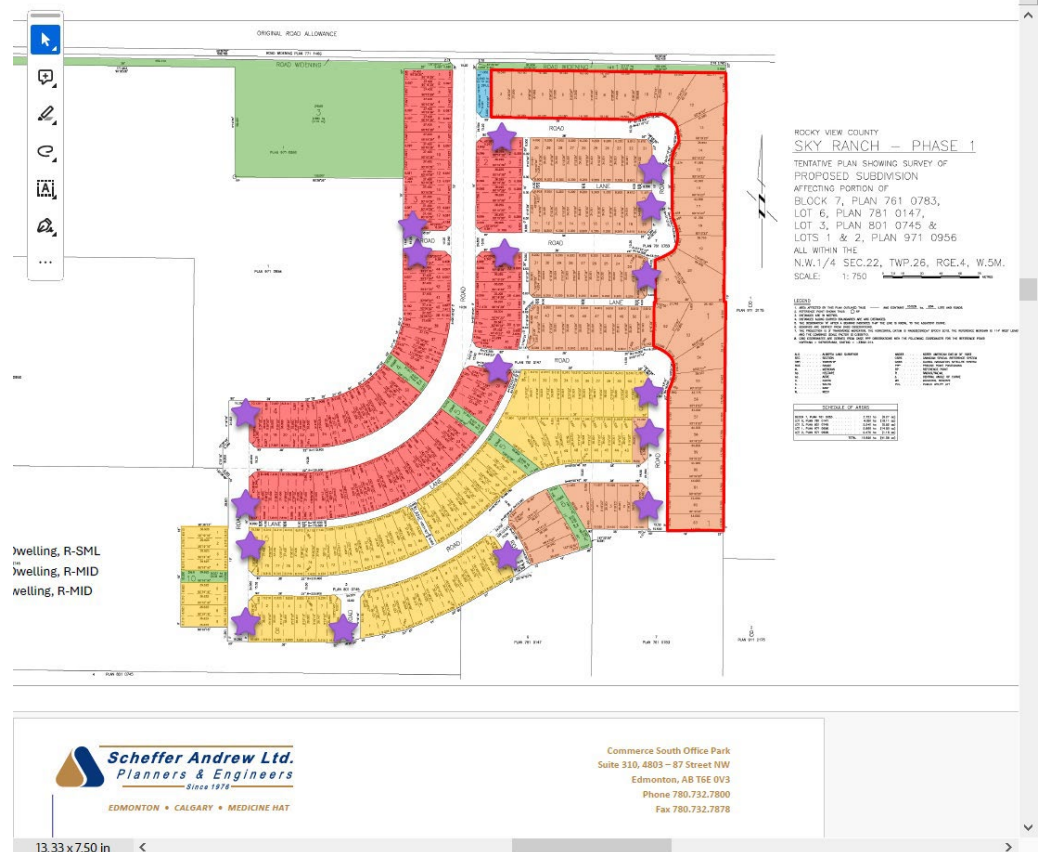
ROCKY VIEW COUNTY

AGENCY	COMMENTS
	<p>the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act</p> <p>2. 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.</p>
Alberta Health Services	No comments received
Public Utility	
ATCO Gas	No objections
ATCO Transmission	No objections
Canada Post	<p>Service type and location</p> <p>1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).</p> <p>2. Given the number and the layout of the lots in the subdivision, we have determined that the CMBs will be installed. All potential sites are identified by on the site plan below. Final placement of CMBs will be made at a later date after completion of a site visit. If any issues (drainage, etc.) with the potential sites are determined by the developer please have them contact me directly to eliminate them. All locations are requested 3-6 meters from back of lot. Please have the developer contact us for any commercial development.</p>



AGENCY

COMMENTS



3. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications. Please have the developer reach out to Canada Post.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.



AGENCY	COMMENTS
	<p>- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.</p> <p>- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.</p> <p>- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.</p> <p>- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:</p> <ul style="list-style-type: none"> • Any required walkway across the boulevard, per municipal standards • Any required curb depressions for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications) • A Community Mailbox concrete base pad per Canada Post specifications.
FortisAlberta	No easement required
Telus Communications	<p>TELUS Communications Inc. will require a utility right of way in order to provide service to this new residential subdivision development.</p> <p>TELUS' reference number for this file is: RIGHTS OF WAY FILE: ABROW-666</p> <p>We kindly request that, if possible, our Rights of Way file number be quoted on upcoming agreements and related correspondence for this file.</p> <p>Please have TELUS' requirement added as a condition of approval and have the applicant contact circulations@telus.com to initiate a TELUS Utility Right of Way Agreement.</p>
Rogers Communications	No objections
Cochrane Lake Gas Co-op Ltd.	No concerns
Adjacent Municipality	<p><u>Updated Comment based on the updated TIA submitted in February 2025 -</u></p> <p>We have looked at the revised TIA and understand that it has been amended to include some traffic taking Range Road 43 to the south towards Cochrane. While some traffic was considered to use Range Road 43, the design for the</p>



AGENCY	COMMENTS
	<p>upgrading of Township Road 262 did not account for traffic coming from the north. We would suggest that the TIA analyze the upgrade design for Township Road 262 to ensure that the upgrade can handle additional volume from the Sky Ranch development.</p> <p><u>Original Comment based on the original submitted TIA in December 2025 -</u></p> <p>The Town of Cochrane thanks you for the opportunity to review and comment on the above noted proposed 264 lot subdivision.</p> <p>While the proposed land uses and housing types are in alignment with the Cochrane Lake Hamlet Plan Neighbourhood C Conceptual Scheme, the Town has concerns with the overall plan that remain unresolved from the circulation of the Conceptual Scheme.</p> <p>In August of 2022 the Town was notified that we were missed during the original circulation of the proposed Conceptual Scheme in June of 2022. We were then provided the opportunity to comment on the Conceptual Scheme in August. Comments were provided back to the County on September 13, 2022. We were later recirculated with an amended plan in October of 2022 and provided comments back to the County on November 16, 2022.</p> <p>Recently, we were provided with a copy of the Application Referral Response for the Conceptual Scheme where it was noted that no response had been received from the Town of Cochrane in relation to the Conceptual Scheme circulation. The concerns raised by the Town during the two circulations have also not been addressed in the now adopted 2024 version of the Plan.</p> <p>Accordingly, several of our initial concerns from the circulation of the Conceptual Scheme now remain with the application for the first phase of subdivision within the Plan area.</p> <p>Contrary to Section 3.8.1 of the Conceptual Scheme and in alignment with the Town's comments on the Conceptual Scheme, Cochrane only has one fire station and will not be the primary respondent for fire services. That is to come from Rocky View Fire Services with Cochrane able to attend as available as per the Service Agreements.</p> <p>As was noted in the previous comments to the County, the subject quarter section is outside the identified service area of the Master Servicing Agreement with Calgary in relation to wastewater servicing. However, it is up to the County to allocate the servicing capacity in the Cochrane Lake area. The flow rate is limited to 48 l/s. Please confirm the sanitary flow rate will remain within that parameter with this development. Is the County able to provide further information or mapping on proposed sanitary allocations in the Cochrane Lake area?</p> <p>The Town of Cochrane has concerns regarding the potential impacts to the transportation network in the area, including roads and Provincial Highways within the Town's boundary. The Conceptual Scheme and associated Traffic Impact Assessment speaks to signalization and illumination at the Highway 22 and Cochrane Lake West Road being completed alongside the early stages of construction of this development as well as the upgrading of Cochrane Lake</p>



AGENCY	COMMENTS
	<p>West Road and Range Road 43 being upgraded to arterial and collector status respectively.</p> <p>The Traffic Impact Assessment completed to support the proposed subdivision instead makes the assumption that due to the closure of the Range Road 43 and Highway 22 intersection, that traffic will instead travel east on Cochrane Lake West road and south along Highway 22. The Town of Cochrane requests that additional assessment be included within the TIA that looks into impacts with traffic heading south along Range Road 43 and Township Road 262, or along Horse Creek Road that takes this and the additional proposed development within the Cochrane Lake area into account.</p> <p>The TIA supporting the subdivision also delays the upgrading of the Cochrane Lake West Road as well as signalization at the Cochrane Lake West Road and Highway 22 and removes the upgrade to Range Road 43 as identified in the Conceptual Scheme and its supporting TIA.</p> <p>Understanding that this and the adjacent proposed developments are impacting the transportation networks under the jurisdiction of Rocky View County, the Town of Cochrane and the Province of Alberta, we would like to further discuss identified upgrades, timing and funding of upgrades in relation to this and adjacent developments proposed within the Cochrane North and Cochrane Lakes areas as well as the northern portions of the Town of Cochrane. These conversations should include Rocky View County, Alberta Transportation and Economic Corridors and the Town of Cochrane.</p> <p>In closing, we thank Rocky View County for the opportunity to review and provide comment on the subject plans. We would respectfully request that some items are confirmed and that further correspondence on the area transportation network occurs with Rocky View County, Alberta Transportation and Economic Corridors and the Town of Cochrane.</p>
Internal Departments	
Recreation, Parks and Community Support	No response received
Development Authority	No response received
GIS Services	No response received
Building Services	<p>Items Requiring Review – Revisions required to gain compliance to the Building Code</p> <p>a) Advisory condition – At the time of Building Permit Applications, it is recommended the Developer/Builders coordinate with Building Services Dept. to discuss the construction of the exposing Building faces. As the area falls outside of the fire dept 10 minute response time currently, the limiting distances will be halved for spatial separation calculations without sprinklering</p>



AGENCY	COMMENTS
	of each dwelling. Any Zero lot lone proposals should also be discussed ahead of Permit application times if applicable.
Fire Services & Emergency Management	No response received.
Enforcement Services	No concerns
Planning	See attachment.
Capital and Engineering Services	<p data-bbox="464 657 573 682"><u>General</u></p> <ul style="list-style-type: none"> <li data-bbox="513 695 1479 789">• As per the application, the proposal is to create 254 residential lots with 7 Municipal Reserve lots and 3 Public Utility Lots on \pm 16.83 hectares (\pm 41.6 acres) of the subject land (Sky Ranch - Phase 1). <li data-bbox="513 831 1446 961">• The subject lands have been included in a Stripping and Grading Development Permit (County file PRDP20248347). Please reference that file for details on rough grading and associated regulatory approvals obtained by the developer <li data-bbox="513 982 1487 1843">• As a condition of subdivision, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following: <ol style="list-style-type: none"> <li data-bbox="561 1098 1455 1297">a) Design and construction of the internal collector roadways to an Urban Residential Collector as per City of Calgary standards, including sidewalks on both sides, curbs and gutters, signage and pavement markings, dark sky street lighting, any necessary easement agreements, and removal of the existing temporary gravel turnaround as shown on the Tentative Plan. <li data-bbox="561 1318 1455 1476">b) Design and construction of the public internal local road system to an Urban Residential as per City of Calgary standards, including sidewalks on both sides, curbs and gutters, cul-de-sacs, signage and pavement markings, dark sky street lighting, and any necessary easement agreements. <li data-bbox="561 1497 1487 1696">c) Design and construction of the piped stormwater collection system, in accordance with the recommendations of the approved stormwater management report and irrigation management plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the stormwater management plan. <li data-bbox="561 1717 1479 1843">d) Design and construction of the piped wastewater collection system, including the service stubs to each proposed lot and tying into the proposed wastewater collection system for Phase 1, in accordance with requirements of the County Servicing Standards.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> e) Construction of a piped water distribution and fire suppression system, designed to meet minimum fire flows as per County Standards and Bylaws. f) Design and construction of Landscaping features for all public pathways, public roadways and municipal reserves, in accordance with the approved Landscaping Plan. g) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County. h) All necessary site grading including a building grade plan as per County Standards and Bylaws. i) Implementation of the recommendations and findings of the approved geotechnical reports prepared in support of the proposed development phase. j) Implementation of the recommendations of the construction management plan. k) Implementation of the recommendations of ESC plan. l) Installation of power, natural gas, and telecommunication lines. m) Obtaining all necessary approvals from AEP. n) Dedicating all easements and ROWs for utility line assignments and enter into all agreements/contracts for the installation of all underground shallow utilities and street lighting with utility providers to the satisfaction of the County. o) Dedicating all easements and ROWs and enter into all agreements/contracts for the installation of all underground deep utilities (water, wastewater, stormwater) to the satisfaction of the County. p) Payment of any applicable off-site levies, at the applicable rates, as of the date of the Development Agreement. q) Obtaining approval for a road name by way of application to and consultation with the County. <ul style="list-style-type: none"> • As a condition of subdivision, the applicant will be required to provide a detailed landscaping plan for all public boulevards, open space, and municipal reserve areas associated with the proposed phase of development to the satisfaction of the County's Municipal Lands department. • As a condition of subdivision, the Owner shall enter into and comply with a Transportation Off-Site Special Improvement Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following: <ul style="list-style-type: none"> a) Design and construction of external public road upgrades and any other necessary off-site improvements to the transportation



AGENCY	COMMENTS
	<p>network, as identified by the Transportation Impact Assessment and in accordance with Alberta Transportation and County requirements, including, but not limited to:</p> <ul style="list-style-type: none"> i. Signalized intersection treatment of Highway 22 / Cochrane Lake Road <u>in accordance with the approved TIA;</u> ii. Design and construction of external public road upgrades and any other necessary off-site improvements to the transportation network as identified by the Transportation Impact Assessment and in accordance with Alberta Transportation requirements; and iii. Implementation of the Construction Management Plan and Erosion and Sediment Control Plan. <ul style="list-style-type: none"> • As a condition of subdivision, the Owner shall enter into and comply with a Sanitary Off-Site Special Improvements Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following: <ul style="list-style-type: none"> a) Design and construction of the lift station and force main connection systems, to Phase 1, in accordance with requirements of the County Servicing Standards. b) Registration of necessary easements; c) Provision of AEP approvals for the wastewater treatment facility and piped sanitary collection system; and, d) Implementation of the Construction Management Plan and Erosion and Sediment Control Plan • As a condition of subdivision, the Owner shall enter into and comply with a Water Supply and Waterworks Off-Site Special Improvement Development Agreement pursuant to Section 655 of the Municipal Government Act in accordance with the approved tentative plan and shall include the following: <ul style="list-style-type: none"> a) Design and construction of the off-site water connection from the booster pump to the existing tie at Sherriff Road and Montenaro Bay in accordance with requirements of the County Servicing Standards. All improvements shall be constructed as part of the Special Improvement Development Agreement. • It should be noted that the applicant will be eligible to enter into a Cost Recovery Agreement with the County in accordance with County Policy C-406 to receive cost recoveries from others for costs associated with the construction of offsite infrastructure which provides benefit to others.



AGENCY	COMMENTS
	<p><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> Applicant provided a Geotechnical Assessment, prepared by Watt Consulting Group., dated March 18, 2022. The geotechnical investigation evaluated subsurface soil and groundwater conditions within the project boundaries. As per the Shallow & Groundwater Site Investigation, the subsurface ground conditions are suitable for the proposed development. The geotechnical investigation provided recommendations pertaining to site preparation, excavation, backfilling and compaction, foundations, pavement designs, frost protection, seismic considerations and testing & observation. <p><u>Transportation</u> - Section 400.0 requirements:</p> <ul style="list-style-type: none"> The tentative plan shows a single access from Cochrane Lake West. a secondary gravel access road will be connecting to RR43 for this phase of the subdivision as shown in the tentative plan. The applicant submitted a Transportation Network memo prepared by Scheffer Andrew, dated November 24, 2024. As a condition of subdivision, the transportation memo is required to be updated to include the effect of this phase to Twp Rd 262 and include ATEC's updated intersection requirements. As a condition of subdivision, the applicant will be required to enter into an offsite Development Agreement with the County if any improvements are required to Twp Rd 262 as per the updated transportation memo for Sky Ranch Phase 1. The transportation memo concluded that the Cochrane Lake Road West traffic will increase to approximately 4,352 vpd. For future phases, Cochrane Lake Road will need to be widened to a 10 m paved width road to accommodate the traffic increase. As a condition of subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at time of subdivision approval, for the total gross acreage of the lands proposed to be subdivided and developed. It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions to support the proposed phase of the development. Cochrane Lake West and Range Road 43 are identified in the Long-Range Transportation Plan as a Network B road requiring a 30 m right-of-way. Currently, both roads have 30 m right-of-way. As per the transportation memo, Cochrane Lake Road will need to be upgraded to an Arterial Road., As a condition of subdivision, 2.76 m along Cochrane Lake Road boundary of the subject lands shall be dedicated for road widening by plan of survey. <p><u>Sanitary/Wastewater</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> A gravity collection system will direct all wastewater to the proposed lift station to be constructed in the northwest corner of the subject lands, which will then discharge via a new forcemain into the existing 250mm forcemain located on Cochrane Lake Road. Sim-Flo Systems Inc. has



AGENCY	COMMENTS
	<p>prepared a Pre-Design report for the proposed sewage lift station that is submitted separately.</p> <ul style="list-style-type: none"> As per the servicing study, the proposed development will be serviced with sanitary sewer by connecting to the existing Cochrane lakes sanitary sewer system that ultimately discharges into the Towns of Cochrane's system. It is to be noted that the limitation on Cochrane Lake forcemain is 48 L/s. Based on the servicing study, the hydraulic capacity of the forcemain is calculated to be 65 l/s. Future needs for the area will be 52.7 l/s peak flow. This incorporates 720 lots in Cochrane Lake Hamlet, 276 subdivided lots in Monterra, 55 lots on Colvin Family Trust lands, 425 lots in Cochrane North Development, 785 lots by MCL and existing 61 lots in Hamlet. The delivery limit of Cochrane Lake forcemain is 48 l/s. In the event, other development connects to the Cochrane Lake forcemain, flowrates in the pipeline can be managed by communication systems between lift stations, off-peak hours pumping and/or increasing the current discharge limit of 48 l/s with the Town of Cochrane. As a condition of subdivision, the applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement with the County for the construction of the proposed wastewater collection, lift station and forcemain connection systems. The applicant will be required to provide a detailed Wastewater Servicing Study to determine all technical requirements and considerations (pressure at tie-in location, actual flows, impacts to the overall system, etc.) when tying into the Cochrane Lake Wastewater system. It is to be noted that the proposed lift station is required to be constructed on a PUL. As a condition of subdivision, the applicant will be required to submit a Cost Feasibility and Sustainability Analysis estimating the life-cycle costs for the operation, maintenance, repair and replacement of the proposed sanitary lift station to the satisfaction of the County. The analysis shall also address the proposed location of the lift station and its impact on the surrounding properties (odor, noise, access, etc.). As a condition of subdivision, the applicant will be required to provide payment of the Wastewater Off-Site Levy based on the submitted wastewater demand flow and in accordance with the applicable Wastewater Off-Site Levy bylaw at the time of subdivision approval. As a condition of subdivision, the applicant shall be required to enter into a Cost Contribution and Capacity Allocation Agreement with the County for the required wastewater capacity to be reserved at the treatment plant. It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development.



AGENCY	COMMENTS
	<p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> As per the CS, potable water to Sky Ranch will be provided by Rocky View County's Water Distribution System. An offsite connection will be made by extending a dual 250mm watermain to the east along the south side of Cochrane Lake Road to Sheriff Road, and to the north 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 in a PUL at the entrance to Phase 1 off of Cochrane Lake Road. Sim-Flo Systems Inc. has prepared a Pre-Design report for the proposed booster station that is submitted under separately. It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure. As a condition of subdivision, the applicant shall submit a detailed water servicing strategy, including further assessment of the servicing, actual water demands for this phase of the development and engineered design drawings. The applicant will need to enter into a Development Agreement with the County for the plant upgrade, construction of the water distribution system, booster station, fire suppression infrastructures and all other water infrastructure required to service the development. As a condition of subdivision, the applicant will be required to submit a Cost Feasibility and Sustainability Analysis estimating the life-cycle costs for the operation, maintenance, repair and replacement of the proposed booster station to the satisfaction of the County. As a condition of subdivision, All Alberta Environment approvals shall be the sole responsibility of the applicant. <p><u>Stormwater Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> The applicant provided a stormwater management memo, prepared by Andrew Scheffer Ltd. dated November 22, 2024. In the interim condition the ultimate wet pond will be used as an evaporation pond(zero discharge). As a condition of subdivision, a stormwater management report and a pond report will be required, the evaporation pond will need to be sized for 1:100-year storm event. If irrigation is proposed from the evaporation, a dedicated irrigable area will be required and an irrigation pump house or similar on the PUL will be required. Irrigation system will need to be provided and maintained by the HOA. As a condition of subdivision, Irrigation management plan needs to be provided and built for the interim condition. As a condition of subdivision, the applicant will be required to enter into an offsite Development Agreement with the County for the irrigation strategy.



AGENCY	COMMENTS
Agriculture & Environment Services	<ul style="list-style-type: none"> • As a condition of subdivision, an operation maintenance agreement for the irrigation system will be required with the County and maintained by the HOA. • As a condition of subdivision, the applicant will be required provide a detailed stormwater management plan (SWMP) and design drawings incorporating outfall requirements for the proposed stormwater management system and all related infrastructure in accordance with the requirements of the Cochrane Lake Master Drainage Plan, the County's Servicing Standards, Alberta Environment regulations and best practices. • As a condition of subdivision, the applicant will be required enter into a Development Agreement with the County for the construction of the proposed stormwater system including the pond, major/minor system and irrigation system and all related infrastructure for Sky Ranch Phase 1. • It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed development (ex. overland drainage courses). As a condition of subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed overland stormwater infrastructure. • As a condition of subdivision, the applicant will be required to provide verification of AEP approvals and registration (EPEA) for the stormwater system
	<p><u>Environmental</u> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> • The applicant provided an Environmental Screening Assessment for Cochrane Lake Hamlet Expansion, prepared by Envirolead Canada, dated August 4, 2022. As per the Environmental Screening Assessment, no rare plants, ecological communities or species of conservation concerns have been recorded on site. No mapped watercourses, wetlands or waterbodies occur within the property boundaries. Also, the subject lands have very low potential to contain historic resources and environmentally significant areas. However, the report recommends an application for Historic Resources Act clearance should be made through the Online Permitting and Clearance system. • As a condition of subdivision, applicant is required to provide a Historical Resources Act Clearance under the Historical Resources Act prior to commencing any construction.

Circulation Period: December 23, 2024 to April 17, 2025.