



Outlook

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PL20240205

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From Adam Michaud [REDACTED]  
Date Wed 1/8/2025 2:13 PM  
To Bernice Leyeza <BLeyeza@rockyview.ca>

Hello Bernice,

I am writing as a concerned resident and landowner in the Cochrane Lake Hamlet to express my strong opposition to the proposed bylaw amendment for increased density as outlined in file numbers 06822005 / 06822006 / 06822007 / 06822011 / 06822007.

Firstly, the proposed zoning change to allow for a significantly higher density, including 223 lots in the Residential, Mid-Density Urban District, will inevitably lead to increased traffic congestion in an area that is not equipped to handle such growth. The existing infrastructure around Cochrane Lake, particularly the intersection of Highway 22 and Cochrane Lake Road, is not designed to manage the additional traffic, especially the heavy construction vehicles that would be frequent during the development phase. This will result in heightened noise levels and increased pollution, impacting the quality of life for current residents.

The introduction of a light-controlled intersection at Highway 22 will exacerbate these issues, as it will force traffic to frequently stop and start, leading to further noise and air pollution. Moreover, the condition of Sherif Road and Cochrane Lake Road, which are already suffering from wear and tear, has not been addressed in the proposal. Improving these roads should be a priority before any new development begins.

Another major concern is the lack of public amenities in the proposed development. There are no parks or public recreation spaces planned, which means new residents will likely trespass on the private trails within Monterra, leading to increased maintenance costs and privacy issues for existing landowners like myself. It is crucial that more land be dedicated to public recreation with a connected trail system that integrates with the surrounding neighborhoods.

The density of this proposal is simply too high for a rural setting like ours. Townhouses and duplexes do not match the character of the surrounding rural landscape and are incompatible with the existing residential uses. The lot sizes should be drastically increased to maintain the rural aesthetic and functionality of the area.

Additionally, there are significant concerns regarding water services. The current water bills in this area are already high, and the proposed development should include a substantial upfront cost for water infrastructure improvements to mitigate the impact on existing residents' costs.

Lastly, the lack of public transportation options for such a high-density development is a critical oversight. Residents will be dependent on personal vehicles, further increasing traffic and pollution.

In conclusion, I urge the Planning Services Department to reconsider this proposal. A comprehensive plan that aligns with the existing character of Cochrane Lake and provides adequate infrastructure, amenities, and services is necessary before any zoning changes are approved. The density should be reduced, and the development should be more in line with the rural community it is part of.

Please consider my concerns and those of other local residents as you deliberate on this matter. I hope that a more suitable plan can be developed for our community.

Sincerely,

Adam Michaud  
11 Montenaro Bay  
Rocky View County



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**Cochrane Lake Hamlet**

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**From** Adrienne Wolf [REDACTED]  
**Date** Wed 1/29/2025 2:24 PM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>

To whom it may concern.

I am writing to voice my strong disapproval of the development project currently underway near my home at 3 Cochrane Lake Place. It is clear that this project is not only deviating from the original plans but is also a direct threat to the quality of life for residents in the area.

The sheer scale of housing being added without the necessary infrastructure improvements is unacceptable. The roads around here are already overcrowded, and the addition of so many new residents without proper planning for expanded roadways, public services, and utilities is both irresponsible and reckless. The current infrastructure cannot handle this burden, and I will not sit idly by while our community is left to suffer the consequences of such poor planning.

Furthermore, it was my understanding that the developer's original plan, as agreed upon with the community, would not involve such an overbuild. The current changes are a blatant disregard for what was promised and an attempt to push through a project that benefits your bottom line without consideration for the existing residents. This is an outrageous violation of trust.

I demand that you immediately address these issues and provide a revised plan that includes proper infrastructure development to accommodate the influx of new residents. If the current direction of this project continues, I will be forced to pursue all available avenues to ensure that our concerns are heard, including engaging local officials and rallying support from other affected residents.

I expect a prompt response outlining how you intend to correct these issues. This community will not stand by quietly while this development destroys what has always been a peaceful, well-maintained area.

Sincerely,  
Adrienne Wolf and Kevin Dick



Outlook

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**RE: Inquiry about development permits - PRDP20248347**

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**From** Jacqueline Targett <JTargett@rockyview.ca>

**Date** Fri 1/24/2025 8:30 AM

**To** [REDACTED]

**Cc** Lisa Gosse <LGosse@rockyview.ca>; PAA\_Development <Development@rockyview.ca>; Bernice Leyeza <BLeyeza@rockyview.ca>

Hi Alison,

I have commented below to your questions, in **gold**. If you have any other questions, please let me know.

Thank-you,  
Jacqueline

**JACQUELINE TARGETT**

Senior Development Officer | Planning

**ROCKY VIEW COUNTY**

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

Phone: 403-520-8161 (office) | 587-435-9203 (work cell)

[jtargett@rockyview.ca](mailto:jtargett@rockyview.ca) | [www.rockyview.ca](http://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.

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**From:** Lisa Gosse <LGosse@rockyview.ca>

**Sent:** Thursday, January 23, 2025 4:12 PM

**To:** Jacqueline Targett <JTargett@rockyview.ca>

**Subject:** FW: Inquiry about development permits

Good afternoon JT,

Can you assist this lady with her questions?



Thank you for your help!

**LISA GOSSE**

*Call Centre Representative- Planning*

**ROCKY VIEW COUNTY**

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

Phone: 403-520-8158

[LGosse@rockyview.ca](mailto:LGosse@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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**From:** Alison Whiting [REDACTED]  
**Sent:** Thursday, January 23, 2025 3:42 PM  
**To:** PAA\_Development <[Development@rockyview.ca](mailto:Development@rockyview.ca)>  
**Subject:** Re: Inquiry about development permits

Hello

I am following up on my email from earlier today, I was able to find the <https://gis.rockyview.ca/planning/> website and see that the area of land I am concerned about does have an open permit (PRDP20248347). I would like some more information:

Until when is this permit open? Until what date are you receiving feedback?

- JT: A development permit for stripping & grading (for phase 1) has been submitted to Administration. The file is current in its agency circulation period, until tomorrow, end of day. I have not completed my assessment to date, as the file remains in a file queue. Assessment will more than likely start over the next few weeks.

Has anyone in the surrounding area been notified?

- JT: As this is a development permit, there is no public/adjacent landowner notification until an official decision has been issued. That being said, any feedback that I receive from now until decision from any adjacent landowners is more than welcome and would be added to the file
- If the application is approved, then a notice will be sent out to the surrounding area, per the County's circulation policy

Was my address 214 Montenegro Place included on any mailed notices for this development permit?

- JT: Yes, your property is included within the circulation radius and you would receive notification upon decision of this application – if an approval. If a refusal, no notification is mailed out unless an appeal to the decision is submitted

If there is a public notice, can you please send me a copy (email preferable) as I cannot locate it on the website?

- JT: There is no public notice at this time. If there is additional information you are interested in obtaining, please let me know.

Will there be a public hearing, and if so, what is the date and time?

- JT: No, there is no public hearing or presentation to Council for this Development Permit. A Development Permit outcome is determined by Administration (as the Development Authority)

I also see this plot of land is noted in Green as well as Blue, does that mean there is an open Planning Application for it? If so, where can I obtain more information on that?

- JT: Yes, there is an active planning application (subdivision for Phase 1). The permit reference is **PL20240205** and is currently in circulation. I've included the planner's contact details, as Bernice is the best individual to discuss any questions regarding the proposed subdivision. Please send Bernice any questions that you may have.

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

**403-520-8182**

[bleyeza@rockyview.ca](mailto:bleyeza@rockyview.ca)

Thank you,

Alison

On Thu, Jan 23, 2025 at 1:46 PM Alison Whiting [REDACTED] wrote:

Hello

I am trying to find out if a development permit has been requested or issued for a subdivision development called Cochrane Lake Hamlet Neighbourhood C. I understand the developer was granted a bylaw amendment on the side easements at the council meeting Jan 21, 2025. The permit request may come or be coming from B&A Studio and/or Canopy Lands.

I am trying to understand the full process between a conceptual plan being approved (Feb 27 2024) and when shovels can actually hit the ground (developer said they are hoping to start construction in 2025). Any information you can provide me on the overall process and if a development has been requested or issued for this subdivision, would be appreciated.

Also, is there an easy way to search for approved development permits, like by key words? I see in the website they are currently listed by approved date, which isn't helpful if you don't know what date something was approved.

Thanks kindly,

Alison



Outlook

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**Re: Inquiry about development permits - PRDP20248347**

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**From** Bernice Leyeza <BLeyeza@rockyview.ca>**Date** Mon 1/27/2025 8:51 AM**To** Alison Whiting [REDACTED]

2 attachments (2 MB)

PL20240205 - Adjacent Maps.pdf; PL20240205 - Adjacent Letter.pdf;

Good morning, Alison:

Only public documents are the following:

- [Approved Cochrane Lake Neighbourhood "C" Plan](#)
- Adjacent Maps (see attached)
- Adjacent Letters (see attached; the deadline for feedback on the letter that will be mailed out would be different from what is in the attached letter)

As mentioned in the previous email, another mailout will be sent this week which includes the attached documents. Let me know if you have further questions.

Thanks,

**Bernice Leyeza****Planner 2 | Planning and Development Services**

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**From:** Alison Whiting [REDACTED]**Sent:** Friday, January 24, 2025 12:21 PM**To:** Bernice Leyeza <BLeyeza@rockyview.ca>**Subject:** Re: Inquiry about development permits - PRDP20248347

Hi Bernice

Are there any public documents I can access on the Phase 1 subdivision application **PL20240205** ?

Also, what is the deadline for feedback?

Thanks,

Alison

On Fri, Jan 24, 2025 at 11:03 AM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

Good morning, Alison:

You should be receiving a mailout for the subdivision application. We sent the mailouts shortly after Canada Post resumed operations. We are aware that some parcels did not receive the mailout package, and we are working to send another package within the next week.

If you have any questions regarding the subdivision, please contact me. For development permit inquiries, please reach out to Jacqueline Targett, who is included in this email.

Have a great weekend!

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Alison Whiting [REDACTED]

**Sent:** Friday, January 24, 2025 10:20 AM

**To:** Jacqueline Targett <[JTargett@rockyview.ca](mailto:JTargett@rockyview.ca)>

**Cc:** Lisa Gosse <[LGosse@rockyview.ca](mailto:LGosse@rockyview.ca)>; PAA\_Development <[Development@rockyview.ca](mailto:Development@rockyview.ca)>; Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>

**Subject:** Re: Inquiry about development permits - PRDP20248347

Hi Jacqueline

Thank you for this information. I am still gathering my thoughts, as I only just learned about the Neighbourhood C development last week. I do have concerns to share but I will send those in a follow up email when I've had a bit more time to prepare an email.

A neighbour showed me a notice they received in early January (about a bylaw amendment) that was never mailed to me. From what I can see, while my house appears in the pink shaded area, my plot is not pink, it's white. So does this mean that while I fall within the notification area I do not actually get mailed a notice? I am just trying to understand. I put a green dot where my house is.

### Watch the public hearing live

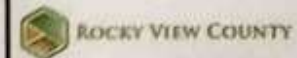
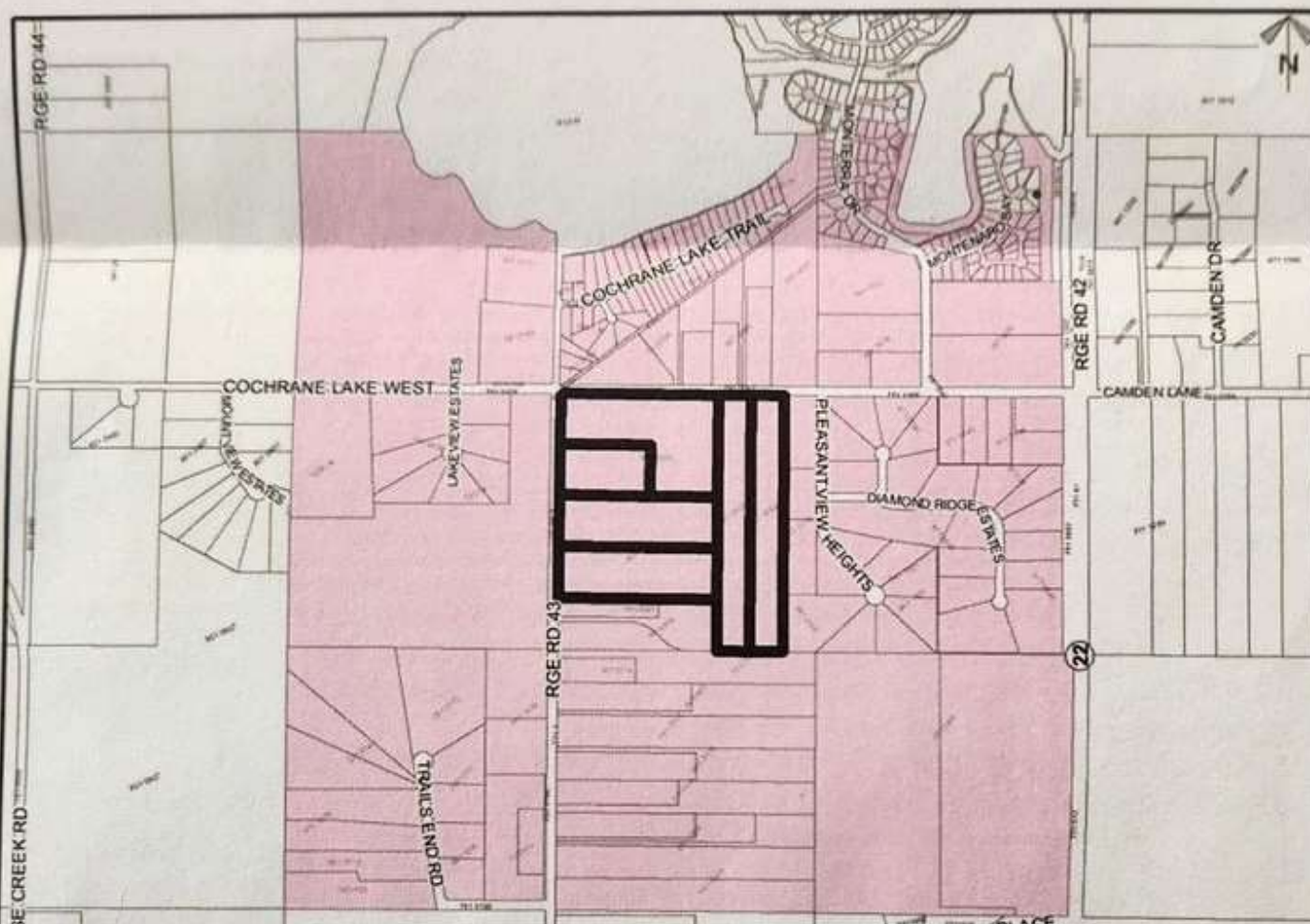
The public hearing and Council's debate will be live streamed at [www.rockyview.ca/meetings-hearings](http://www.rockyview.ca/meetings-hearings) on the date of the public hearing.

### Site map

#### LEGEND

**Bolded:** property

**Shaded:** notification area



#### Landowner Circulation Area

This is where the  
Development  
Proposal would go.

Legend

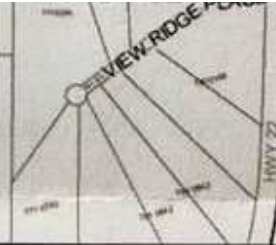
Support





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

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



Not Support



Division: 3

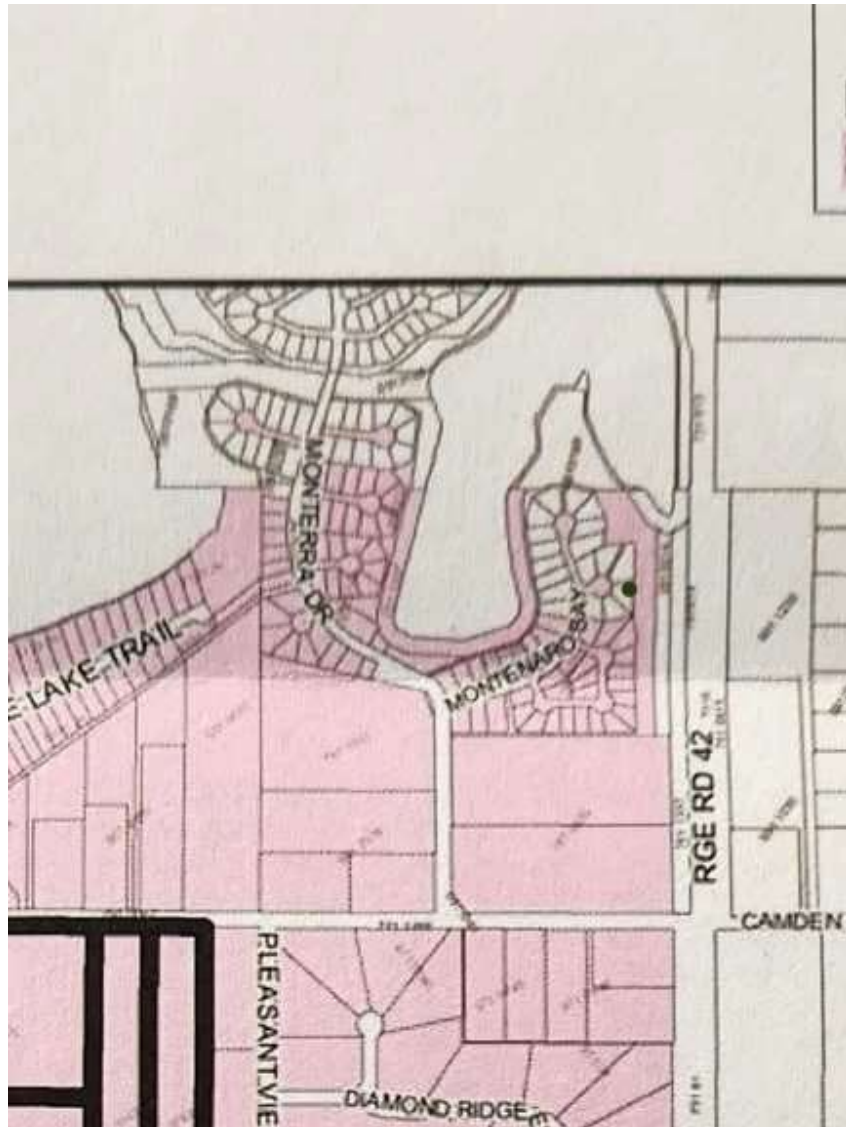
Roll: 06822002, 06822005,  
06822006, 06822007,  
06822011, 06822020

File: PL20240181

Printed: 12/19/2024

Legal: A portion of  
NW-22-26-04-W05M

Personal information contained in submissions is collected under section 33(c) of the *Freedom of Information and Protection of Privacy Act (FOIP Act)* for the purpose of public participation in Rocky View County's decision-making process. Written submissions may be made available to the public prior to or at the public hearing in accordance with section 40(1)(c) of the *FOIP Act*. Names, legal land descriptions, street addresses, and any opinions provided in written submission may be made available to the public and form part of the public record. Phone numbers and email addresses may be redacted prior to making written submissions available to the public. For questions regarding the collection, use or disclosure of this information, please contact a Legislative Officer at 403-230-1401.



Thanks

Alison

On Fri, Jan 24, 2025 at 8:30 AM Jacqueline Targett <[JTargett@rockyview.ca](mailto:JTargett@rockyview.ca)> wrote:

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**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

**403-520-8182**

[bleyeza@rockyview.ca](mailto:bleyeza@rockyview.ca)

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Thanks kindly,

Alison



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**Comments on PL20240205**

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From Alison Whiting [REDACTED]  
Date Sat 1/25/2025 11:42 AM  
To Bernice Leyeza <BLeyeza@rockyview.ca>

Hello

Please accept my comments on File # 06822005 / 06822006 / 06922002 / 06822020 / 06822011 / 06822007 (Application # PL20240205).

I ask that Council table this application for the following reasons.

In the eight-page Subdivision application document on the RVC Website, it states the following:

- 1) RVC is committed to growth in a responsible manner taking into consideration issues like compatibility, aesthetics and equity.
- 2) RVC respects land as a community resource.
- 3) Area school divisions, transportation and adjacent municipalities will be reached out to for comment.
- 4) Administration will visit the site once and a planner twice to look at the area, drainage and the impact to surrounding land owners.
- 5) They can look at or request design alternatives.
- 6) General suitability of the site and again impact on surrounding land owners and communities is looked at.

I argue that RVC is failing to meet commitments 1 and 2 should they approve this application, and it is my understanding that school boards are restricted in their ability to comment on subdivision development applications due to internal policies (commitment 3).

**Density and lack of suitability for the area**

I am concerned as to the density of this neighbourhood, as it is not in keeping with the surrounding area. This is a rural residential area surrounded by farmland. The existing neighbourhoods, including Diamond Ridge Estates, Mountain View Estates and the existing Cochrane Lake Hamlet are primarily multi-acre lots. The other surrounding properties are multi-acre farms. The closest "higher density" neighbourhood is Monterra Estates, with lots ranging from 0.27 to 0.5 acres. The average easement in Monterra is 2.4 to 3 meters, with corner lots requiring more. There are no rowhouses within a 3km radius of this area, and no semi-detached homes within a 2.6km radius. As such, this subdivision plan is not suitable for the area.

When explaining the rationale for this plan, the developer regularly makes comparisons to the City of Calgary and other urban city planning metrics. These comparisons are irrelevant and inappropriate as this is a Residential Rural area, and it demonstrates a lack of understanding or appreciation for the natural beauty in this area.

### **Unsustainable growth**

With regards to sustainable growth:

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

While I understand that this subdivision development is outside of Cochrane, it was specifically picked because a selling feature to potential buyers is the proximity to Cochrane and its services. Adding 254 new houses (2,000 residents when the subdivision is complete) and expecting Cochrane to absorb that population into its schools, urgent care, doctors, dentists, and other essential services puts undue hardship on Cochrane at a time when they are struggling to manage their own growing neighbourhoods.

### **Negative Impact on Schools**

Specifically on the impact to schools:

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

Continuing to add children into schools that are not able to accommodate them leads to larger class sizes, fewer resources per child, high rate of teacher burn-out and higher numbers of teachers leaving the profession. It is also likely to lead to a decline in reading and math test scores at a time when test scores have not yet recovered from the impacts of the pandemic.

While I fully understand it is not the responsibility of RVC to provide more school spaces, and that their only commitment is to reach out to the school board. I would argue that Council has a responsibility to review school board data for themselves and make a determination on the impact a subdivision could have on the school system. While Council does not have the power to fix the lack of school space problem, they can choose to not contribute to the problem by allowing developers to build houses when there are no spaces in schools to absorb population growth.

**Affordable Houses in Rural Area with no Amenities**

Rowhouses and semi-detached homes are usually offered as affordable housing options. This subdivision would have no access to public transit, no access to amenities, no school, and zero walkability score. Is this really the right place to be building affordable housing? Especially when Cochrane is already building so much affordable housing in their own neighbourhoods; neighbourhoods that do have amenities already in place. Sunset, Fireside, Heritage, Heartland, RiverSong all have some combination of convenience stores, fast food places, restaurants, dental offices, doctors offices, pharmacies, childcare centres, and other retail. The developer is offering no benefit to this new subdivision or the surrounding area.

Thank you very much for including these comments to Council when they consider this planning application.

Alison Whiting  
214 Montemar Place



Outlook

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**concerned resident**

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**From** Andrea Ondrey [REDACTED]  
**Date** Thu 1/30/2025 9:07 AM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>

Hello Bernice,

My name is Andrea Ondrey and I am writing to you today to voice my concern over the proposed new development surrounding Cochrane lakes area. I am a resident of Monterra. My family moved to Monterra 3 years ago to get away from the hussle and bussle of Cochrane; to have a retreat from the noise and chaos of our ever growing town. I have been in Cochrane for my entire 41 years of life and it has honestly been heart breaking to me to see how fast Cochrane has grown. All the beautiful farm land surrounding Cochrane has turned into nothing but a developers dream of cookie-cutter houses. Some may say it's great, but Cochrane has completely lost its small town feel, and the peace and tranquility that comes with it.

It is my current understanding that Phase 1 will be SW of Monterra. Quite frankly, this is a terrible idea. Cochrane has already grown out of its infrastructure. Home building needs to be placed on hold until Cochrane can catch up with its roads and intersections. Ever since range road 43 was closed from the south end for the new interchange, the traffic on Cochrane Lake Road has increased significantly. Not to mention the intersection of Cochrane Lake Road and highway 22. More so, the intersection at 22 and 567 is a complete death trap. Not only will this whole development be an eye sore, I'm concerned with the houses being placed in an area that can't support the traffic, not to mention all the noise pollution from the traffic and construction that will commence. We moved here to get away from that. How can all these homes be placed with no amenities? There is no plan for retail or gas station but what concerns me more than anything is the lack of school in Phase 1. As a mom of 3 young children in the public school system, our kids classes are bursting at the seems. 31 students per class is not acceptable already. With the whole 7000 home development plan on all sides of Cochrane Lake, one School is hardly sufficient and screams of poor planning.

What about essential services like fire and EMS? Our health care system is already broken and Cochrane doesn't even have 24/7 urgent care at this time. I am a registered nurse and I know first hand the burden placed on healthcare workers with growing communities that have given minimal or no consideration for essential services. This new development will just increase the huge burden on our essential services.

I hope that this letter is taken into consideration. I can without a doubt, confidently speak on behalf of most if not all residents of Monterra and surrounding acreages that NOBODY wants this!! We want this beautiful land to remain as is and not be overtaken by yet another completely unnecessary new development.

Thank you

Andrea Ondrey



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**RE: concerned resident**

---

**From** Legislative Officers <LegislativeOfficers@rockyview.ca>

**Date** Thu 1/30/2025 10:58 AM

**To** Andrea Ondrey [REDACTED] Division 4, Samanntha Wright <SWright@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Division 3, Crystal Kissel <CKissel@rockyview.ca>; Division 6, Sunny Samra <SSamra@rockyview.ca>; Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Division 5, Greg Boehlke <GBoehlke@rockyview.ca>; Division 7, Al Schule <ASchule@rockyview.ca>; Legislative Services <LegislativeServices@rockyview.ca>

**Cc** Bernice Leyeza <BLeyeza@rockyview.ca>

Good morning,

Your email has been forwarded to the file manager for this project, Bernice Leyeza, who has been cc'd on this email.

Thank you,

**KIRIN WRZOSEK**  
Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-6312

[KWrzosek@rockyview.ca](mailto:KWrzosek@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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Thank you.

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**From:** Andrea Ondrey [REDACTED]  
**Sent:** Thursday, January 30, 2025 10:57 AM

**To:** Division 4, Samanntha Wright <SWright@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Division 3, Crystal Kissel <CKissel@rockyview.ca>; Division 6, Sunny Samra <SSamra@rockyview.ca>; Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Division 5, Greg Boehlke

<GBoehlke@rockyview.ca>; Division 7, Al Schule <ASchule@rockyview.ca>; Legislative Services <LegislativeServices@rockyview.ca>

**Subject:** concerned resident

To Whom it May Concern,

My name is Andrea Ondrey and I am writing to you today to voice my concern over the proposed new development surrounding Cochrane lakes area. I am a resident of Monterra. My family moved to Monterra 3 years ago to get away from the hussle and bussle of Cochrane; to have a retreat from the noise and chaos of our ever growing town. I have been in Cochrane for my entire 41 years of life and it has honestly been heart breaking to me to see how fast Cochrane has grown. All the beautiful farm land surrounding Cochrane has turned into nothing but a developers dream of cookie-cutter houses. Some may say it's great, but Cochrane has completely lost its small town feel, and the peace and tranquility that comes with it.

It is my current understanding that Phase 1 will be SW of Monterra. Quite frankly, this is a terrible idea. Cochrane has already grown out of its infrastructure. Home building needs to be placed on hold until Cochrane can catch up with its roads and intersections. Ever since range road 43 was closed from the south end for the new interchange, the traffic on Cochrane Lake Road has increased significantly. Not to mention the intersection of Cochrane Lake Road and highway 22. More so, the intersection at 22 and 567 is a complete death trap.

Not only will this whole development be an eye sore, I'm concerned with the houses being placed in an area that can't support the traffic, not to mention all the noise pollution from the traffic and construction that will commence. We moved here to get away from that.

How can all these homes be placed with no amenities? There is no plan for retail or gas station but what concerns me more than anything is the lack of school in Phase 1. As a mom of 3 young children in the public school system, our kids classes are bursting at the seems. 31 students per class is not acceptable already. With the whole 7000 home development plan on all sides of Cochrane Lake, one School is hardly sufficient and screams of poor planning.

What about essential services like fire and EMS? Our health care system is already broken and Cochrane doesn't even have 24/7 urgent care at this time. I am a registered nurse and I know first hand the burden placed on healthcare workers with growing communities that have given minimal or no consideration for essential services. This new development will just increase the huge burden on our essential services.

I hope that this letter is taken into consideration. I can without a doubt, confidently speak on behalf of most if not all residents of Monterra and surrounding acreages that NOBODY wants this!! We want this beautiful land to remain as is and not be overtaken by yet another completely unnecessary new development.

Thank you

Andrea Ondrey





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**Re: Cochrane Lake Neighborhood C - OPPOSITION**

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**From** Bernice Leyeza <BLeyeza@rockyview.ca>

**Date** Thu 1/30/2025 9:41 AM

**To** Arthur Verheyde [REDACTED]

Hey Arthur,

We have identified that some individuals within the circulation radius did not receive their packages. As a result, we have initiated a recirculation, which was sent out yesterday. The response deadline has been extended to February 19, 2025.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Arthur Verheyde [REDACTED]

**Sent:** Thursday, January 30, 2025 9:33 AM

**To:** Bernice Leyeza <BLeyeza@rockyview.ca>

**Subject:** Re: Cochrane Lake Neighborhood C - OPPOSITION

The hamlet learned late of the plans. One sign in a fence and a mail strike followed by hand delivered cards that may, or may not have blown away in the wind tunnel that is cochrane lake hamlet.

I manage the Facebook page for the community, and are reminding others to voice their own thoughts.

Late entries may be forthcoming, please allow them to be heard despite the hurdles listed above and the cutoff date for concerns to be submitted.

Thank you

Arthur Verheyde

Arthur Verheyde



Do all the good you can. By all the means you can. In all the places you can. To all the people you can. As long as ever you can.  
- John Wesley

On Jan 30, 2025, at 9:26 AM, Bernice Leyeza <BLeyeza@rockyview.ca> wrote:

Good morning, Arthur:

Thank you for sharing your comments. We are in the circulation phase of the application process and will consider your comments during the review of PL20240205. I will reach out if I have further questions regarding your response.

Your comments will be shared with the applicant, who will have the opportunity to respond.


If you have any questions, please let me know.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Arthur Verheyde   
**Sent:** Wednesday, January 29, 2025 4:48 PM  
**To:** Bernice Leyeza <BLeyeza@rockyview.ca>  
**Subject:** Cochrane Lake Neighborhood C - OPPOSITION

Hello,

My name is Arthur Verheyde.

My family and I live in the hamlet of Cochrane Lake. We have lived at the stop sign kitty corner to the proposed development for 18 years.

I am writing in opposition to the development proposal for the Neighborhood C plan.

Not only is there double the traffic at our little intersection since rr 43 was closed at the south end where it used to meet hiway 22, but God help us if there is an emergency at the gas plant or anywhere down 43 if there is a high density neighborhood right at this intersection as well!

IT'S TOO CROWDED!

It doesn't blend in with what we have now, and is not the highest and best use of that property. An island of homes in that tight little space will choke transportation, become an eyesore for the space we have all come to enjoy - and this isn't a NIBY complaint. Build this type of density in the town. This area was built largely by people like Chester Ferris (look him up) who once owned Horse Creek to 22, Cochrane Lake Rd to Weedon Tr. He built our hamlet with the intent and vision of an alternative to city living. Selling the rest to Monterra years ago continued that thinking. The new developer has yet to prove what the continuation will be on the north side of our lake (south of weedon tr) and west towards HorseCreek.

We have already endured the racing parade of vehicles at times of shift changes to be added to the number of residents in the area. I don't know the numbers, but if you have roughly 2000 residents crammed into "C", how do you expect everyone to line up at the little intersection and make their way to the 22 every morning? And on that note, have you ever tried to merge onto the 22 at Cochrane Lake Rd? If you think the 567 and 22 intersection is a troublesome intersection - hugely prone to accidents by people who don't comprehend the fact that north south traffic is travelling 100 km/h and a merge is very difficult, the cochrane lake road/22 intersection, with the pretty lights.....not helpful at all, but thanks for them, the view of oncoming traffic to the south if you are planning to go to town is so much less. If you plan to merge, the pedal goes to the floor. Then the road rage starts from the people on the 22 who thought you shouldnt be in front of them. This "C" plan does not fit into the road's abilities to move that volume twice daily.

Anyway, I digress, but the points are valid. The traffic is troublesome now. Doubling it is recklessly irresponsible. We think it's a very bad move aesthetically, and from a traffic safety perspective and only serves the sales and property tax bottom line. Build that elsewhere where it has better infrastructure to handle it. Our little intersection cannot.

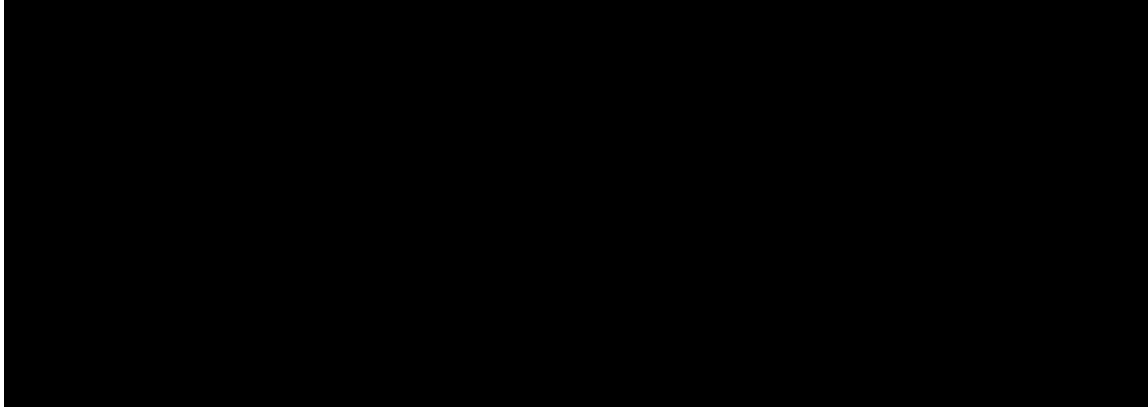
And yes, I AM a Realtor. Not one person living here now likes the idea. And bringing a project like this to the table in this location is not conducive to the existing feel and flow of the area that careful planning in the past has created (except for the bad road design and choking off the bottom portion. What will you do next,? Connect cochrane lake road to Horsecreek?

It's not a good plan.

Thank you.

Arthur Verheyde

CIR Realty



Do all the good you can. By all the means you can. In all the places you can. To all the people you can. As long as ever you can.  
- John Wesley



Outlook

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**Re: Application Number PL20240205**

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**From** Bernice Leyeza <BLeyeza@rockyview.ca>**Date** Tue 1/7/2025 3:09 PM**To** Claire Hilderman [REDACTED]

No worries - let me know if you have further questions.

**Bernice Leyeza****Planner 2 | Planning and Development Services**

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**From:** Claire Hilderman [REDACTED]**Sent:** Tuesday, January 7, 2025 1:23 PM**To:** Bernice Leyeza <BLeyeza@rockyview.ca>**Subject:** Re: Application Number PL20240205

Hi Bernice,

I realized I was quite wordy with my initial email. My husband laughed at my novel... however, we are quite upset with this proposed development and I sure hope more than us have voiced our concerns.

Thank you for your response!

Claire

On Tue, Jan 7, 2025 at 11:38 AM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

Good morning, Claire:

Thank you for sharing your comments. We are in the circulation phase of the application process and will consider your comments during the review of PL20240205. I will reach out if I have further questions regarding your response.

Your comments will be shared with the applicant, who will have the opportunity to respond.

If you have any questions, please let me know.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Claire Hilderman [REDACTED]

**Sent:** Monday, January 6, 2025 12:34 PM

**To:** Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>

**Subject:** Application Number PL20240205

To Whom It May Concern,

We live at 115 Pleasant View Heights and received notice about the planned development of 223 lots on the corner of RR 43 & Cochrane Lake Road.

We STRONGLY OPPOSE this development plan. I see already 2 homes have been removed which I'm assuming is because the wheels are already in motion to begin development. Very upsetting to see. As a direct neighbour and a local real estate agent, this goes against every hope & dream of moving to our acreage. Our 4 acres is a little slice of heaven. We love the open fields, nature & space to breathe after working, kids school & activities. We love the sounds of birds chirping, deer in our yard, horses neighing, cows mooing... We chose to move here to get outside the hustle & bustle - where we drive slower and wave at our neighbours passing by, where we enjoy the night sky and rolling hills & mountain landscape in the distance. This development rips that apart. Not only will it decrease the value of the surrounding properties, traffic will increase, light pollution will glare 24/7, the sounds will destroy the peaceful surroundings and everything we moved out here for will be gone.

Let's keep Cochrane IN Cochrane and stop spreading it out where it's not wanted or needed. 223 lots is ludicrous in amongst acreages. How this is even on the table is crazy to me.

What else can we do to stop this? Or is it too late?

Please advise.

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Outlook

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**Re: Questions regarding Application PL20240205**

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**From** Bernice Leyeza <BLeyeza@rockyview.ca>

**Date** Tue 1/14/2025 9:22 AM

**To** Darcy Sakal [REDACTED]

Good morning, Darcy:

Thank you for sharing your comments with us. This subdivision application is based on the approved [Cochrane Lake Hamlet Plan Neighbourhood 'C' Conceptual Scheme \(CS\)](#), which got approval in February 2024. The CS outlines the vision for this area, including types of residential dwellings (i.e. single-detached, semi-detached, etc..) transportation, servicing plans. Some of the concerns you mentioned are addressed in the approved CS, and I have highlighted them below in **green**.

We are in the circulation phase of the application process and will consider your comments during the review of PL20240205. Your comments will be shared with the applicant, who will have the opportunity to respond.

Please let me know if you have further questions / concerns.

**Bernice Leyeza**  
**Planner 2 | Planning and Development Services**

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**From:** Darcy Sakal [REDACTED]

**Sent:** Monday, January 13, 2025 1:21 PM

**To:** Bernice Leyeza <BLeyeza@rockyview.ca>

**Subject:** Questions regarding Application PL20240205

Bernice,

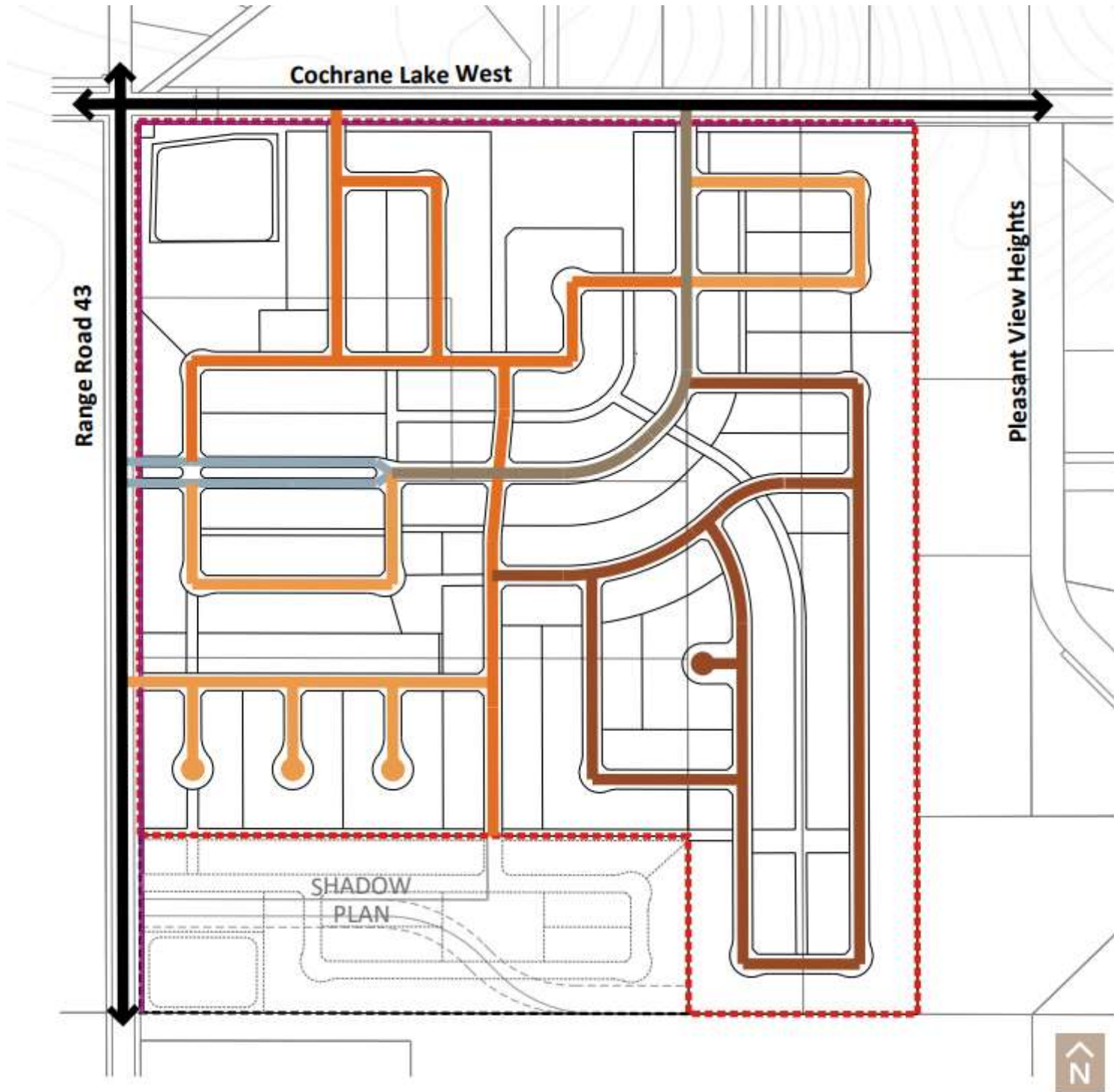
Good afternoon, I just had a few concerns in regards to the proposed development at the corner of Cochrane Lake Road and RR43.

Given the amount of proposed sites. That is an additional 223 homes @ average 2 cars per home. That's an additional 446 vehicles on Cochrane Lake Road. That is a lot of traffic. I know that the county just made the road a little wider. Would it not have been better to make it much wider than it is.

1. Is there a plan to place in lights at the corner of Hwy 22 and Cochrane Lake Road. **As per [Section 3.3.1 Regional Roads](#), signalization and illumination will be installed at the intersection of HWY 22 and Cochrane Lake West Road.**
2. Will there also be lights at the corner of Cochrane Lake road and Sheriff Road, leading into Monterra of the Lakes. Will this occur before houses start being built? **The approved CS only dealt within the subject lands. Sheriff Road is not included within this CS.**

See [Figure 9](#) of the CS:





	Existing Secondary Highway		19.20 m - Residential Collector Road
	15.5 m - Residential, Local Two-Way Road		28.5 m - Residential Collector Road with Median
	16.25 m - Residential, Local Two-Way Road		40.1 m - Residential, Local One-Way Road with Median
	17.5 m - Residential, Local Two-Way Road		

3. Will the water for the community be coming from the plant in Monterra. If so, does the County plan on upgrading the water plant? If so when will this occur. I know we deal with pressure issues time to time in Monterra already. **Potable water servicing will be from Horse Creek Water Distribution System. More information can be found in [Section 3.4.1 Potable Water Service](#).**

4. Why is there a plan for Townhouses so far out of Cochrane? Should they all not be single detached homes with front garages. I believe this takes away for the aspect of country living. Lots should be bigger. Isn't this style of development more suited for areas closer to a city centre. **The residential form and density were proposed during the approval of the Conceptual Scheme. The CS also approved single-detached, semi-detached, and townhouse developments. For more details, refer to [Section 3.1.2 Residential Form, Density, and Anticipated Population](#).**

Thank you

Darcy



Outlook

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**File 06822005/06822006/06822002/06822020/06822011/06822007 Application PL20240205**

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**From** [REDACTED]  
**Date** Tue 1/7/2025 8:05 AM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>

Hello,

In reference to the above noted files and application, I am in **strong opposition**.

This is a semi rural area and the density of this project is not in keeping with the present lifestyle that we adjacent property owners enjoy. I knew this property was to be developed, fair enough, but we were expecting single family homes on large lots so at least it might blend in with present style of homes and lifestyle. The density of this plan will impact all residents in the area with higher level of noise, traffic, light pollution, sight lines and the green space does not seem to offer enough recreational space for the number of residents projected.

Let's keep the Cochrane Lake area semi rural, not bring a Cochrane style of high-density residential housing to the country. Cochrane can provide that, if that is what people want.

Regards  
Dianne Sudlow-Long  
3 Lakeview Estate



Outlook

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**RE: Development Proposal**

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**From** Ernie Norhton [REDACTED]  
**Date** Thu 1/23/2025 8:06 PM  
**To** bleyeza@rickyview.ca <bleyeza@rickyview.ca>

ATT: Bernice Leyeza

On receiving the proposed plan for the development on Cochrane Lake Road, we have some concerns which are as follows:

We had a much nicer and better planned proposal for our 5 acres directly across from this land which was rejected. The reasons were that the county's plan does not include what we foresee. We cannot understand how the county has a plan for our property as it is not theirs and we still live in a democratic country.

The development to the south of us concerns us in many ways. The buildings will be too close. The row houses planned to the west will make the houses on the east feel hemmed in as well as not providing access to the west sun and mountain view. Buildings that close in proximity will be cause for fire concerns. Will there be a fire department in the nearby vicinity and how many routes out are planned as too many "pods" are already in the Cochrane area causing concern of being trapped in any type of emergency. There is already too much traffic and congestion on Cochrane Lake Road especially after RR 43 has been closed to highway 22. As of now, people living in Monterra and on the north side of Cochrane Lake Road ( the lake) are already having a hard time getting on the road some mornings to go to work without another subdivision to contend with. Then the next problem is the difficulty getting onto 22 especially if going north.

Cochrane Lake Road was supposedly upgraded approximately one year ago. It has had 2 layers of new asphalt which makes it about 6 inches higher than before. We now have deeper, rougher, rockier ditches which are less attractive, harder to maintain grass, and less safe. There seems to be no advantage to this ridiculous expense.

Bottom line is that we are not happy with the whole demise of this "country living" and hope you can take some of these things into consideration. The traffic, especially in the morning has already increased substantially and we see some problems stemming from the growth in the future.

We wondered if anyone ever comes to see what the area looks like. On this road there are several places especially on the north side that are very unattractive. The first acreage off of highway 22 has what looks like bags of garbage to the west which has been there for

months and possibly years. A little further west is an old farmsight with dilapidated buildings with a mess. We pay high taxes for driving past this mess daily while the county has a multimillion dollar facility and continues to grow financially from these developments. We hope you will look at the situation and reevaluate what your plans are.

Thank you for considering our concerns.

Ernie and Yvonne Norhton  
42210 Cochrane Lake Road

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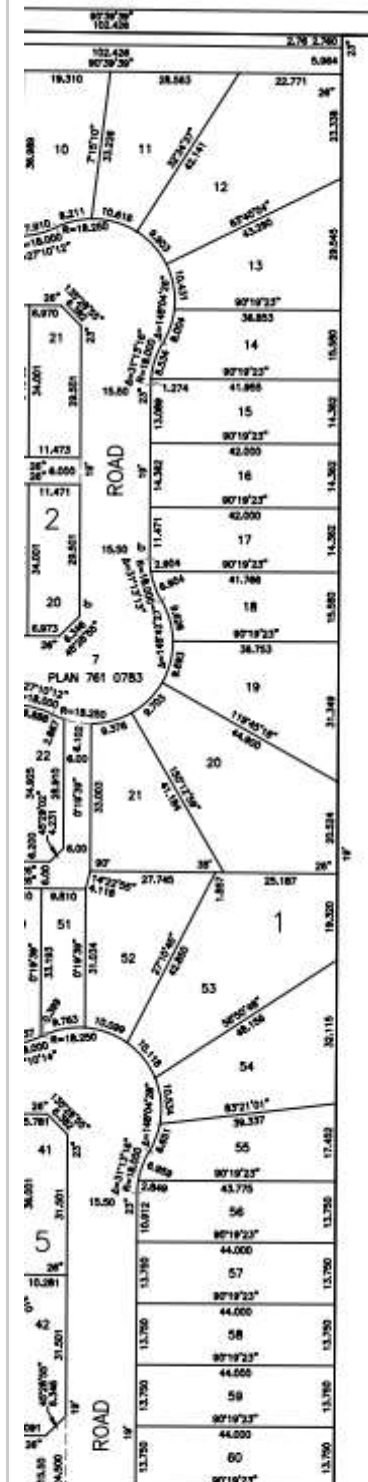
**Re: Application no PL20240205 Cochrane Lake Hamlet c**

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**From** Gwen Jacques [REDACTED]  
**Date** Mon 1/27/2025 4:35 PM  
**To** Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>

Thank you Bernice

On Mon, Jan 27, 2025, 4:30 p.m. Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:  
See attached below.





Thank you Bernice  
Are you able to show the property lines of the eastern edge to clarification of placement of the proposed lots  
Or send an enlargement of the area you have grayed out that we are able to read the numbers please.

Appreciate your time  
Gwen

Good morning, Gwen:

- 26 single-detached dwelling lots within the red border
- 25 single-detached dwelling lots (highlighted in orange)
- 9 semi-detached dwelling lots (highlighted in yellow)

Total lots within the 20ac is 60 lots, therefore the UPA is ~3.0.





The eastern interface area is comprised of the lots bounded by red. See [Figure 14 of the Conceptual Scheme](#) for more information. Hope that answers your questions! Let me know if you have further questions.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Gwen Jacques [REDACTED]

**Sent:** Friday, January 24, 2025 2:54 PM

**To:** Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>

**Subject:** Re: Application no PL20240205 Cochrane Lake Hamlet c

Here is the sheet

See attached

Area information for orange with red border

What is the upa of this area

Can you show the locations of existing eastern edge properties also

Thank you

Gwen

On Fri, Jan 24, 2025, 10:46 a.m. Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

Good morning, Gwen:

I apologize for not being able to answer your phone call on Wednesday - I got the flu and still recovering from it... To answer your questions, see my comments below in **green**.

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Gwen Jacques [REDACTED]  
**Sent:** Thursday, January 23, 2025 9:27 AM  
**To:** Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>  
**Subject:** Application no PL20240205 Cochrane Lake Hamlet c

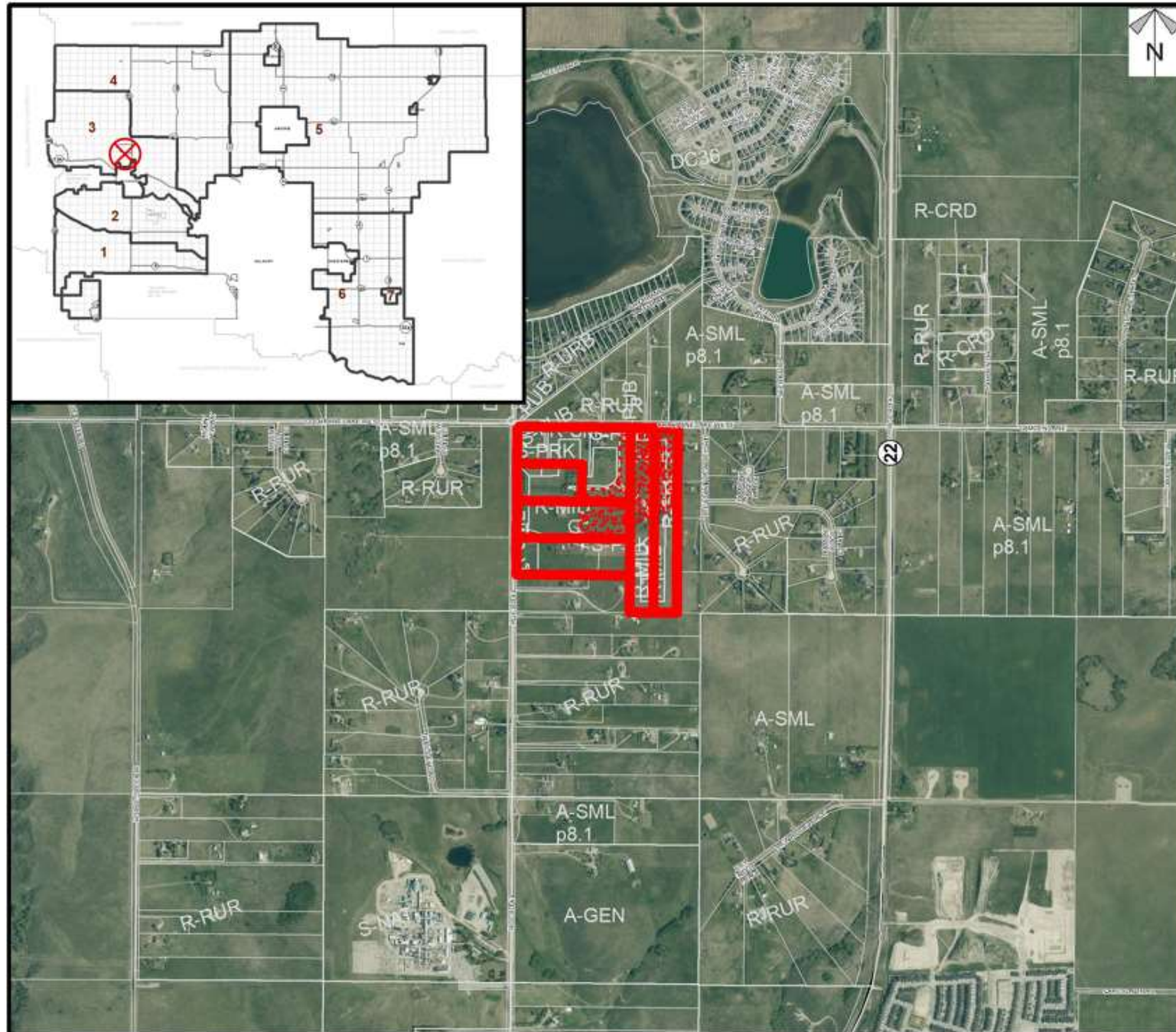
Good morning Bernice  
I left a phone message yesterday Jan 22, 2025 looking for information.

Can you please confirm for us what this application actually is? **This is a subdivision application to create the following:**

- **Residential, Mid-Density Urban (R-MID) District, total of 223 lots:**
  - o 95 lots intended to be a rowhouse, ranging from  $\pm 0.020$  hectares ( $\pm 0.049$  acres) to  $\pm 0.050$  hectares ( $\pm 0.130$  acres)
  - o 78 lots intended to be a semi-detached, ranging from  $\pm 0.029$  hectares ( $\pm 0.072$  acres) to  $\pm 0.069$  hectares ( $\pm 0.171$  acres)
  - o 50 lots intended to be single-detached, ranging from  $\pm 0.031$  hectares ( $\pm 0.077$  acres) to  $\pm 0.051$  hectares ( $\pm 0.127$  acres)
- **Residential, Small Lot Urban (R-SML) District, total of 31 lots ranging from  $\pm 0.060$  hectares ( $\pm 0.148$  acres) to  $\pm 0.120$  hectares ( $\pm 0.297$  acres)**
- **Special, Parks and Recreation (S-PRK) District, total of seven (7) lots ranging from  $\pm 0.037$  hectares ( $\pm 0.091$  acres) to  $\pm 2.882$  hectares ( $\pm 7.123$  acres)**
- **Special, Public Service (S-PUB) District, total of three (3) lots ranging from  $\pm 0.014$  hectares ( $\pm 0.036$  acres) to  $\pm 0.951$  hectares ( $\pm 2.350$  acres).**

Master site plan? **The Cochrane Lake Neighbourhood C Conceptual Scheme has already been approved in 2024. The approved CS can be found [here](#).**  
Subdivision? **Yes.**

Can you please provide an overlay showing the eastern edge houses located outside the plan for placement.





Can you confirm eastern edge lot information please.

Edge lot upa? **The Eastern Edge comprises of 20ac, and based on the overlay tentative plan on the subject edge lot, UPA is ~3.0.**

Policy 3.7.1 and 3.7.2 details not provided.

Where is the defined buffering and edge treatments the proposal was to include? **The Landscaping Plan should specify the locations of buffering and landscaping elements within the subject area. Typically, this information is requested once the subdivision is approved through a Development Agreement, which is a general condition for this type of application. We have requested the Landscaping Plan from the Applicant.**

Is there any TIA requirement for this development stage? **A TIA is completed during the Conceptual Scheme, and the details can be found in Section 3.3. We are still in circulation phase, and awaiting from Agencies' comments if they require updated TIA.**

Thank you, we look forward to hearing from you. This information is required for our response

Gwen Jacques

January 28<sup>th</sup>, 2025

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

Attn: Bernice Leyeza (county contact)  
RVC Council Members

RE: File #06822005/06822006/0682202/06822020/06822011/06822007  
Application # PL20240205  
Division 3

Dear Bernice Leyeza, and Rocky View Council

We are against this subdivision proposal as it is being presented.

I appreciate the opportunity to comment on your Notice of Application dated December 23<sup>rd</sup>, 2024. For several years now, ourselves and our neighbors have been through a lot regarding this proposed development, the lack of clear, open, and transparent communication from the developer and more importantly from RVC Administration has been palatable.

This latest onslaught of notices started in November 2024 dealing with By-Law changes and now, this latest notice dated December 23, 2024, is perhaps the clearest example yet of how poorly this process has been handled and highlights how information has been restricted to limit the amount that is shared with the public to suppress feedback from residents. Stepping back and looking at all this one can only conclude that this is deliberate.

When we first received this notice, we discussed it with other people in the area and realized, not everyone received it. We asked ourselves, what exactly is this? Confused by the steps and process I contacted you requesting more information and clarification to what this application is. I was shocked to read in your reply that this was a **Subdivision Application**. How is it even possible that RVC Administration can send out this notice of application that has three pages with text and pictures and no where on any page or title does it say the word Subdivision! Not once! It is not possible that this is an oversight.

There are several other concerns I mentioned to you in my e-mails.

The print on the drawing as it relates to the lots or lot size is so small it is very difficult to read, and blurry when enlarged. The drawing is misleading as it just shows only the first


phases and as a minimum should be overlayed on the entire proposed development, and location of surrounding homes to ensure the affects are understood by residences and Council. To give you an example on how the information you mailed out is misleading, one of our neighbor's contacted us and said that this notice was great news because now the development is only 264 houses instead of 600 plus houses! It took us a half hour to explain the situation to them and get them to partially understand what was going on.

I have also requested more information on what other items this proposed subdivision application triggers regarding commitments made about transportation (Highway 22 and Cochrane Lake Road traffic lights) and the eastern interface showing the placement of buffering, berming, fencing and landscaping. ie your policy 3.7.1, 3.7.2, and 3.7.3 Cochrane Lake Hamlet Neighborhood C Approved Concept Plan. This does not seem to be in the design. Lots are shown to go directly to the property line on Eastern Edge.

As it pertains to the actual drawing and what we can decipher from it, it appears to have changed from the ASP that was approved earlier with fewer roads and longer runs of row housing. Also, in all previous information it spoke of how density would be lower on all the edges and slowly increase as you move towards the center of the community, this is obviously not the case now as the high-density row housing starts immediately as you enter the community on the north entrance. Now that the "log Cabin" community gathering place has been removed from the property, is there any detail on how this area will be developed? Perhaps the design of the square stormwater pond could be reviewed to make it a more aesthetically pleasing feature of a development; it looks very industrial.

I don't know if at this stage the issue of phasing and staging (order of development) can be readdressed, I am personally still very upset at the concessions that were made for the developer over this. The "Eastern Edge" was to be developed last, as set out in the community meetings when the ASP was proposed. This is such an important issue and was even recognized in your planning document as an important issue and was unfortunately changed. This issue to say the least has caused a great deal of tension around the dinner table.

All and all the application information and what we can figure out is just more disappointment piled on the previous disappointment about how the planning and process has been handled from the beginning. In its entirety what is being presented is black and white entirely different from the original concept and could only be describes as a colossal disappointment that will add no value in any way to our rural community.

Gwen Jacques  
42143 Cochrane Lake Road West  
Rocky View County, Alberta  
T4C-2B4  




Outlook

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**Notice of Application #PL20240205**

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**From** Gwen Jacques [REDACTED]**Date** Tue 1/28/2025 8:21 AM**To** Bernice Leyeza <BLeyeza@rockyview.ca>

1 attachment (54 KB)

Cochrane Lake Hamlet Subdivision Application Jan 28 2025 G.pdf;

Good morning Bernice

Please find attached our letter in opposition to the subdivision proposal.  
Cochrane Lake Hamlet Neighbourhood C.

We do not believe this density or design is a positive thing for our community.

Please respond to confirm you have received this email with our attached letter of opposition.

Regards  
Mitch and Gwen Jacques





Outlook

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**Re: Recall: Re: Notice of Application #PL20240205**

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**From** Bernice Leyeza <BLeyeza@rockyview.ca>

**Date** Tue 1/28/2025 9:00 AM

**To** Gwen Jacques [REDACTED]

Hey Gwen,

It must have been sent prematurely - I am currently drafting a response to your email.

I read the attached letter in your email, and we thank you for sending in your comments. Regarding the circulation, maps and letters will be mailed out this week. Hopefully this recirculation is clearer and more detailed content compared to the initial mailout. Please feel free to reach out if you have any further questions or concerns.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Gwen Jacques [REDACTED]

**Sent:** Tuesday, January 28, 2025 8:52 AM

**To:** Bernice Leyeza <BLeyeza@rockyview.ca>

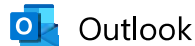
**Subject:** Re: Recall: Re: Notice of Application #PL20240205

Bernice..not sure what this is pertaining to.

Gwen

On Tue, Jan 28, 2025, 8:47 a.m. Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

| [BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca) would like to recall the message, "Re: Notice of Application #PL20240205".



---

**RE: Request to Revisit the Cochrane Lake Hamlet Area Structure Plan and Neighbourhood C Conceptual Plan**

---

**From** Legislative Officers <LegislativeOfficers@rockyview.ca>

**Date** Fri 1/31/2025 9:14 AM

**To** Jennifer Richard [REDACTED] Division 3, Crystal Kissel <CKissel@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Division 4, Samanntha Wright <SWright@rockyview.ca>; Division 6, Sunny Samra <SSamra@rockyview.ca>; Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Division 5, Greg Boehlke <GBoehlke@rockyview.ca>; Division 7, Al Schule <ASchule@rockyview.ca>

**Cc** Legislative Services <LegislativeServices@rockyview.ca>; Bernice Leyeza <BLeyeza@rockyview.ca>

Good morning,

Your email has been forwarded to the file manager for this project, Bernice Leyeza, who has been cc'd on this email.

Thank you,  
Michelle

**MICHELLE MITTON, M.Sc**  
Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-1290 | 403-462-0597  
[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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Thank you.

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**From:** Jennifer Richard [REDACTED]  
**Sent:** January 30, 2025 9:15 PM

**To:** Division 3, Crystal Kissel <CKissel@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Division 4, Samanntha Wright <SWright@rockyview.ca>; Division 6, Sunny Samra <SSamra@rockyview.ca>; Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Division 5, Greg Boehlke <GBoehlke@rockyview.ca>; Division 7, Al Schule <ASchule@rockyview.ca>; Legislative Services <LegislativeServices@rockyview.ca>

**Subject:** Request to Revisit the Cochrane Lake Hamlet Area Structure Plan and Neighbourhood C Conceptual Plan

Dear Reeve Kissel, Deputy Reeve Kochan, and Councillors,

I am writing as a concerned resident of the Cochrane Lake area. I reside at 2 Monterra Link and I have questions regarding the Cochrane Lake Hamlet Neighbourhood C Conceptual Plan. I have a great deal of feedback about this development.

I suggest Rocky View County review the conceptual plan again. Many things have changed since the original plan was introduced. More than a decade has passed which inevitably creates a different environment than that which existed in 2011. These plans need to be opened up for discussion. The effect is too impactful to be pushed through without the engagement of the current residents.

The idea of creating high-density housing communities in a rural area is quite shortsighted. There has been no consideration to having amenities in these communities. This is a rural area, which is not serviced by public transit of any kind, Uber, taxi services, or even delivery in many cases. There are no neighbourhood service stations, convenience stores, or commercial amenities. This is quite appropriate, given the type of housing which currently exists in this area. Anyone who lives in a rural setting understands the need for autonomy. Residents in this area deal with their own snow removal, recycling, composting, and in many cases, other considerations, such as rural fencing upkeep and septic systems, and residence tend to rely on one another, and look out for each other. This is necessary because we have absolutely no law enforcement patrolling our streets; EVER, unless a complaint has been made. Because we are not part of a city or town, we do not have an established, routine patrol in our area. Rockyview County is an immense area to cover and is primarily patrolled by Sheriffs, unless the complaint is lodged and is of a nature that the RCMP must attend. Having lived in the Monterra community for five years, I can count the number of times I have seen an RCMP member or Sheriff patrol my neighbourhood on one hand. Building a new high density neighbourhood next-door to rural neighbourhoods will not spur an increased amount of patrols. Our law enforcement teams are stretched

thin as it is, and there has been no plan to address the growing population with regards to law-enforcement. Already, our neighbourhoods experience a constant barrage of prowlers at night, with intruders scoping out the neighbourhood and property theft is a major concern, especially during the summer months, when teams of people have been witnessed casing and targeting homes in the neighbourhood.

Also wondering where these families would have their children go to school? Cochrane is already short space in their schools and every single school is overcrowded. There are no schools to support a large influx of students in these areas, meaning students would be forced to endure long bus rides to bring them to already overcrowded schools.

It's irresponsible to approve more development without first laying the foundation for amenities, schools, law-enforcement, infrastructure, and services.

There has been a noticeable increase in traffic here in just the last few years, even though the growth has been much slower than in other areas. The intersection of Highway 22 and Cochrane Lake Road is already heavily used, and during busier times, can become unsafe. There was no mention of the increased traffic in the area or the need to upgrade intersections which are already problematic. The smaller, secondary roads in the area would need significant upgrades to manage an influx of heavy, consistent traffic. There are countless blind corners, and because there is a lack of law-enforcement presence in the area, there tends to be a noticeable amount of speeding and behaviour which will become much more problematic with increased volume, unless road upgrades are made, enforcement is heavily increased, signage is improved, and speed limits are revisited.

As the design of the Cochrane Lake Hamlet Area Structure Plan and Neighbourhood C Conceptual Plan shows a road which encircles Cochrane Lake, the traffic will dramatically increase through Monterra. As this subdivision is a rural zoned area, our amenities are maintained by our community, not Rockyview County, or the Town of Cochrane. What considerations have been made to ensure that the

increased traffic does not lead to uninvited usage, and thus , wear and tear on our community-funded and managed facilities?

The residents here are responsible for the cost and management of groundskeeping, parks, playgrounds, and maintenance of pathways and structures in our neighbourhood. It is not ideal for people to assume that this private neighbourhood is accessible for public use which is inevitable, considering the traffic patterns that have been proposed.

Obviously, the traffic impact assessment needs to be revisited, as the developer was unaware at the January 16 information session that Township Road 262 is unpaved. Not only this, but there is very little consideration given to the traffic flow in and out of this new community. It will either create unwanted, heavy traffic through Monterra, or fan out on many smaller secondary roads, which are not adequately designed for, nor would they be safe for a large increase in volume.

In discussing this with fellow residents , I've also been made aware that we are falling behind in fire safety and services. Understandably, the Town of Cochrane fire station cannot respond to the existing Cochrane neighbourhoods within the required 10min response time. Creating a brand new subdivision with thousands of people will put additional strain on these resources. What consideration has been given to increasing our access to fire services? If the answer to this question is "None." , I think this is grounds enough to circle right back to the beginning and start over. Safety is a non-negotiable item.

Along with my family and my neighbors, I ask that Rockyview County bring the Cochrane Lake Hamlet Neighbourhood C Conceptual Plan and the Cochrane Lake Hamlet ASP (approved 2011) back for review and reconsideration. I ask that the area receiving notice of these plans be expanded and that the council hear from residents in the surrounding area that are impacted by these plans.

Sincerely,  
Jennifer Richard

2 Monterra Link  
Cochrane Alberta  
Sent from my iPad



Outlook

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**Latest developers' plan**

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**From** Jill Breeck [REDACTED]  
**Date** Tue 1/28/2025 8:20 PM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>

I would like to say that we are in objection to so many extra houses being added to our area in the latest developer's plan -especially from a view of traffic problems.

Jill Breeck  
Rejean Boutet  
92 Cochrane Lake Trail



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**Re: Application No. : PL20240205 - Cochrane Lake Neighbourhood C**

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**From** Karen Kerkhoff [REDACTED]  
**Date** Thu 1/30/2025 10:37 AM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>

Thank you. I look forward to hearing more about this project.

Get [Outlook for Android](#)

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**From:** Bernice Leyeza <BLeyeza@rockyview.ca>  
**Sent:** Thursday, January 30, 2025 9:33:36 AM  
**To:** Karen Kerkhoff [REDACTED]  
**Subject:** Re: Application No. : PL20240205 - Cochrane Lake Neighbourhood C

Good morning, Karen:

Thank you for sharing your comments. We are in the circulation phase of the application process and will consider your comments during the review of PL20240205. I will reach out if I have further questions regarding your response.

Your comments will be shared with the applicant, who will have the opportunity to respond.

If you have any questions, please let me know.

Thanks,  
**Bernice Leyeza**  
**Planner 2 | Planning and Development Services**

---

**From:** Karen Kerkhoff [REDACTED]  
**Sent:** Thursday, January 30, 2025 3:36 AM



To: Bernice Leyeza <BLeyeza@rockyview.ca>

Subject: Application No. : PL20240205 - Cochrane Lake Neighbourhood C

Hello:

I would like to express my concern with the proposed plans for the nearby Neighbourhood C development detailed in Application Number PL20240205. I feel that the proposed ratio of rowhouse and semi-detached units to single-detached units in Phase 1, is in no way in keeping with the housing density of the surrounding Cochrane Lake area.

In addition, it will be some number of years before RVC and the Cochrane Lake area would be able to provide the required community services such as expanded fire and ambulance capacity, a local grocery store and service station, public transportation for families with less than two vehicles, transportation for youngsters without a driver's license to attend after school functions, recreational activities or a part time job in Cochrane. The Town of Cochrane already has trouble maintaining a smooth-running public transportation system. I doubt they would be eager to extent services to Cochrane Lake without a substantial financial commitment from RVC.

Developers often mention that their proposals are in keeping with the 2009 Cochrane North ASP and the 2011 Cochrane Hamlet ASP. However, there are obvious differences between the developer's current proposal and the actual content of the Cochrane Lake Hamlet Plan.

[Cochrane-Lake-Hamlet-Plan.pdf](#)

For example, on Page 11 of this document, Bullet Points No.3, 4, 8 and 9 state the following:

### 1.6.2 HOW COMMUNITY ISSUES WERE ADDRESSED

- Policies that encourage densities appropriate in the rural character of the County such as limiting multi-family development to town houses, and 2 storey mixed use units and limiting the extent of Centre District development.
- Strategies for appropriate buffers and interface solutions with existing Residential Two (4 acre) lots, as well as with developed portions of Cochrane Lakes Conceptual Scheme (DC36 in Figure 1.0).
- Policies encouraging land uses that help preserve, and improve natural areas.
- Policies aimed at preserving the Lake and natural drainage patterns in the area.

The new proposal for Neighbourhood C does not show any allowance for buffers or interfaces with the existing acreages on the east side of the development.

Both the Cochrane North ASP and Cochrane Lake Hamlet Plan include multiple mentions of support wildlife corridors. In fact, the Cochrane Lake Hamlet document alone has 30 mentions of wildlife. There is no mention of wildlife in the development proposal for PL20240205. Similarly, there are no mentions of land uses to preserve or improve any natural areas. In fact, large diggers and bulldozers have already been removing large numbers of existing mature trees in the proposed park space on the north side of the new site. The new plan also seems to have managed to change the drainage pattern from what was illustrated on the Hamlet plan.

The Cochrane Lake Hamlet Plan also has an entire section beginning on Page 51 laying out RVC's vision for Neighbourhood C. This section includes a statement that says: **"Transition strategies are particularly important on the east side of Neighbourhood C, including large**

**lots, the provision of open space and landscaping.'**

During the Zoom meeting with the developer on January 16, 2025, the only commitment that the developer made was that there would be a fence on the east side between the new development and the established acreages along that side. However, the presenters were not able to describe what said fence would even look like. This caused many of the local taxpayers on the call to question how closely the developer is planning on following any recommendations in the Cochrane Lake Hamlet Plan.



Figure 3.7 This illustrative plan shows how the neighbourhood might build-out following the principles of the Hamlet Plan. Adapted from a schematic plan by Randall Arendt.

The current developer's plan shows a much reduced park area on the north side and even the small tot lots including on the original presentation presented to local residents have now been removed. Cochrane already has a problem with kids having to play basketball and ball hockey on their local street because there are no near by parks or playgrounds. This is dangerous with the hours of late afternoon and early evening darkness in fall and winter. Seems a shame to create neighbourhoods in Cochrane Lake surrounded by open prairie but with no nearby parks for kids to play in.

Below is a list of the Policies meant to guide development of Neighbourhood C:



## “NEIGHBOURHOOD C” POLICIES

### (REFER TO FIGURE 3.7)

- A. Crossroads Centre:** The crossroads of Cochrane Lake Road West and Range Road 43 is ideal for modest mixed use commercial and should be the location for the neighbourhood's allocation of the Centre District.
- B. Neighbourhood Centre:** A square should form the main public space for the neighbourhood centre, due to numerous axial street terminations. This Plan has several opportunities for siting public/institutional buildings.
- C. Avenue:** The existing row of trees should be utilized in the median of an avenue, serving as a gateway into the neighbourhood and a unique neighbourhood address.
- D. Community Park:** Considering topographic constraints and existing trees, a larger community park should be established on the north side of the neighbourhood and could accommodate a recreational facility such as an ice rink.
- E. Seniors Housing:** Two potential locations for a seniors centre are shown. Seniors housing should be integrated into the block structure and can occupy a larger parcel at an important street termination. A nearby cafe corner store at the neighbourhood centre, or in the mixed use area in the north east part of the neighbourhood would function as an important amenity for seniors.
- F. Neighbourhood Parks:** Several greens and squares should be established throughout the neighbourhood serving as more localized green space and for playgrounds.
- G. Pedestrian Passage:** Considering the long blocks formed by streets that wrap around the sites' topography, a pedestrian passage should be provided and shall satisfy the block perimeter requirements.
- H. Grassland Park:** Due to topographic constraints, the southwest corner is ideal for a storm water facility and a natural grassland park.
- I. Community Gardens:** Community Gardens on a square provide a unique interface to the rural R-2 lots to the east.
- J. Eastern Interface:** Since the eastern edge is adjacent to existing R-2 lots, this area should constitute the final development phase for the neighbourhood, and should establish a suitable landscape buffer to the east. Additional open space, trees, fences, berms, rear yard setbacks and Edge District shall be used to transition to existing country residential lots.
- K. Cochrane Lake Interface:** Lots shall face onto or side onto Cochrane Lake Road.

If RVC is not going to uphold the Cochrane Lake Hamlet Plan as it is documented now, then both the 2009 Cochrane North ASP and the 2011 Cochrane Lake Hamlet Plan should be updated. Both are already far behind what is happening with all the new proposed developments that seem to now surround Cochrane Lake. Traffic planning for this entire area will also falling far behind what is required if all these developments go ahead.

Thank you  
Karen Kerkhoff  
Cochrane Lk W



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**RE: Request to Revisit the Cochrane Lake Hamlet Area Structure Plan and Neighbourhood C Conceptual Plan**

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**From** Legislative Officers <LegislativeOfficers@rockyview.ca>

**Date** Thu 1/30/2025 2:59 PM

**To** Katharine Keyes [REDACTED] Division 3, Crystal Kissel <CKissel@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Division 4, Samanntha Wright <SWright@rockyview.ca>; Division 6, Sunny Samra <SSamra@rockyview.ca>; Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Division 5, Greg Boehlke <GBoehlke@rockyview.ca>; Division 7, Al Schule <ASchule@rockyview.ca>; Legislative Services <LegislativeServices@rockyview.ca>

**Cc** Bernice Leyeza <BLeyeza@rockyview.ca>

Good afternoon,

Your email has been forwarded to the file manager for this project, Bernice Leyeza, who has been cc'd on this email.

Thank you,

**KIRIN WRZOSEK**  
Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-6312

[KWrzosek@rockyview.ca](mailto:KWrzosek@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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Thank you.

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**From:** Katharine Keyes [REDACTED]

**Sent:** Thursday, January 30, 2025 2:53 PM

**To:** Division 3, Crystal Kissel <CKissel@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Division 4, Samanntha Wright <SWright@rockyview.ca>; Division 6, Sunny Samra <SSamra@rockyview.ca>; Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Division 5, Greg Boehlke <GBoehlke@rockyview.ca>; Division 7, Al Schule <ASchule@rockyview.ca>; Legislative Services <LegislativeServices@rockyview.ca>

Cc:



**Subject:** Request to Revisit the Cochrane Lake Hamlet Area Structure Plan and Neighbourhood C Conceptual Plan





Outlook

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**Application #PL20240205**

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**From** [REDACTED]  
**Date** Tue 12/31/2024 3:11 PM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>

It blows my mind how the MD destroys areas for development when the roads and infrastructure don't support the planned development. You cut off the south exit on RR43 and pushed everyone to the junction to the north. No traffic lights even planned to access highway 22. No sewer system available as Cochrane's lines to Calgary are already maxed.

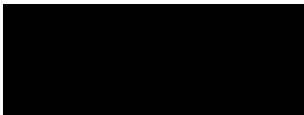
Who is responsible if they damage the water table and our well runs dry. It is far past the time development takes a step back and has a good hard look at where this is going. Just how much is enough. I have lived here all my life and what I see here is a joke. Just irresponsible leadership by the MD. You spent a pile of money widening the road that gained nothing but did screw up my driveway by narrowing it so now my trailer hits the ditch turning in to my place.

An answer as to where this is going would be nice but I have yet to contact or been contacted by anyone with enough balls to say this is a good plan going forward

The assclown that had the zoning changed and subdivided doesn't even live here anymore.

Time to wake up

Kelly Tennant





Outlook

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**Comments: Application PL20240205**

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**From** Swan Family - [REDACTED]  
**Date** Wed 1/15/2025 4:13 PM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>

File Number: 06822005 / 06822006 / 06822002 / 06822020 / 06822011 / 06822007

Application Number: PL20240205

Bernice,

As residents adjacent to the proposed development located southeast of the junction of Cochrane Lake West and Range Road 43 we have concerns with the impact in our area. Specifically:

- Traffic in the area has increased with the closure of the intersection of Range Rd 43 and Highway 22. With this, and the continued growth of Monterra, the intersection of Cochrane Lake West and Highway 22 has become increasingly busy which has made it more dangerous.
- The area currently does not have mid-density urban housing and is not equipped to supporting it. Residents are attracted to the area given the rural lots and low-density housing.

As a result, we are not supportive of this proposed development.

Thank you,

Kevin & Trisha Swan  
111 Montenaro Cres  
Cochrane, AB  
T4C 0A7



Outlook

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**Re: Phase 1 - Neighborhood C Conceptual Plan**

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**From** kyla gibson [REDACTED]**Date** Thu 1/30/2025 9:36 AM**To** Bernice Leyeza <BLeyeza@rockyview.ca>

Morning Bernice,

I appreciate your time and bringing our concerns to the applicant.

And yes please do reach out if you have any further questions.

Kyla Gibson

On Thursday, January 30, 2025, 9:30 AM, Bernice Leyeza <BLeyeza@rockyview.ca> wrote:

Good morning, Kyla:

Thank you for sharing your comments. We are in the circulation phase of the application process and will consider your comments during the review of PL20240205. I will reach out if I have further questions regarding your response.

Your comments will be shared with the applicant, who will have the opportunity to respond.

If you have any questions, please let me know.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** kyla gibson [REDACTED]  
**Sent:** Wednesday, January 29, 2025 9:49 PM  
**To:** Bernice Leyeza <BLeyeza@rockyview.ca>  
**Subject:** Phase 1 - Neighborhood C Conceptual Plan

Hello Bernice,

Please refer to my attached email reagrding my concerns for the proposed development of Phase 1 - Neighborhood C Conceptual Plan.

I appreciate your time,

Kyla Gibson  
2 Monterra Court  
Cochrane, AB T4C 0H1



Outlook

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**Re: Phase 1 - Neighborhood C Conceptual Plan**

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**From** Bernice Leyeza <BLeyeza@rockyview.ca>

**Date** Thu 1/30/2025 1:32 PM

**To** kyla gibson [REDACTED]

Good afternoon, Kyla:

I received your comments earlier and this was sent to my attention as well. Just letting you know that I received both emails.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** kyla gibson [REDACTED]

**Sent:** January 29, 2025 10:13 PM

**To:** Division 3, Crystal Kissel <CKissel@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Division 4, Samanntha Wright <SWright@rockyview.ca>; Division 6, Sunny Samra <SSamra@rockyview.ca>; Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Division 5, Greg Boehlke <GBoehlke@rockyview.ca>; Division 7, Al Schule <ASchule@rockyview.ca>; Legislative Services <LegislativeServices@rockyview.ca>

**Subject:** Phase 1 - Neighborhood C Conceptual Plan

**Subject:** Request to Table Phase 1 - Neighborhood C Conceptual Plan

Dear Council,

I am writing to formally request that the proposed development for Phase 1 of the Neighborhood C Conceptual Plan (Reference: File #06822005/06822006/06922002/06822020/06822011/06822007, Application #PL20240205) be tabled for further review and consideration.

It has come to my attention that the developer has not sufficiently engaged the residents of Monterra, including myself, in a meaningful consultation process regarding this development. I first became aware of the proposal through an online community forum, where information was shared by a limited group of residents. This lack of direct and inclusive communication is deeply concerning and raises questions about the transparency and adequacy of the community engagement process.

I have attached a detailed letter that outlines the reasons for my request and the specific concerns I believe warrant a reevaluation of Phase 1 as well as the broader development plan.

I trust that the Council will give this matter due consideration, and I appreciate your attention to this important issue.

Thank you for your time and understanding.

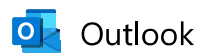
Sincerely,

Kyla Gibson

2 Monterra Court

Cochrane, AB T4C 0H1





Outlook

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**development**

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**From** L Simpson [REDACTED]

**Date** Tue 1/21/2025 10:55 AM

**To** Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachment (185 KB)

simpson response to pl20240205.pdf;

please see attached pdf regarding plan 20240205

regards

L Simpson

Dear Bernice Leyeza,

We are writing to express my concerns regarding the proposed development application number PL20240205 located southeast of the junction of Cochrane Lake West and Range Road 43. We understand the need to accommodate growth, however, this project raises several concerns that could significantly impact the safety, infrastructure of the area.

## 1. Road Safety and Traffic Concerns

The existing rural road infrastructure is not designed to support the increased traffic volume that 252 additional lots would bring. Using traffic engineering estimates, single-family dwellings typically generate about 9–10 vehicle trips per day per unit. For a development of this size, this equates to approximately 2,500 additional vehicle trips per day on Cochrane Lakes Rd. In addition, the impact to the turning lanes off of Highway 22 onto the Cochrane Lakes Rd would need to be investigated.

During peak commuting hours, this would result in approximately **250 vehicles per hour**—a significant increase for a rural road not designed for such high volumes. The narrowness, lack of shoulders, and absence of traffic-calming measures further compound the safety risks for agricultural vehicles, cyclists, and pedestrians. A comprehensive traffic impact assessment and necessary road upgrades are critical before moving forward. This information is based on data from The Institute of Transportation Engineers. <https://www.ite.org/technical/resources/topics/trip-and-parking-generation/resources/>

## 2. Access to Water

The proposed development in the Bow River Basin raises significant concerns about water access and sustainability, given Alberta's stringent water conservation regulations and the County's policies on sustainable development. With the area's aquifers already under pressure and a moratorium on new water licenses in the Basin, there is no clear plan for a sustainable water supply. If the development relies on groundwater, a detailed hydrogeological study must be conducted to assess the long-term viability of water resources without harming existing users.

*Any water management plan must align with provincial policies and address the long-term impacts of increased demand on this already stressed system.*

## 3. Incompatibility with Area Character

The area surrounding this development is predominantly composed of single-family detached homes on larger lots. The introduction of high-density housing in the form of 252 lots would disrupt the rural character that residents value and expect. A reconsideration of lot sizes and housing types is essential to ensure the development aligns with the community's existing character and needs. This is in alignment with the Municipal Development Plan (MDP):



The MDP outlines guiding principles for future development, emphasizing the need to:

- *"Facilitate growth opportunities for agricultural uses in the Municipality by encouraging the development of a wide range of agricultural land uses, uses which service or are related to the agricultural industry, and are compatible with the character of the area."*

### Rocky View County

This policy underscores the County's commitment to maintaining the character of existing communities, particularly in rural and agricultural areas. By approving such a dense development in a rural area, you will be contravening the county's guiding principles.

## **Recommendations**

To address these concerns, We respectfully recommend:

1. Conducting a thorough traffic impact assessment and road improvement plan.
2. Ensuring a sustainable and reliable water supply plan is in place, backed by detailed hydrogeological studies.
3. Revisiting the proposed lot sizes and housing types to better reflect the character of the area and County's planning goals. Maintaining the current development density of the area would more closely align to the Municipal Development Plan.

We trust that the County values public input and will carefully consider these issues before moving forward with this development. Development is not an issue but density and the impact of the density is. Please let me know how I can participate further in discussions or public hearings regarding this matter.

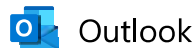
Thank you for your attention to these critical concerns. I look forward to your response.

Sincerely,

L & L Simpson

15 Diamond Ridge Place

Diamond Ridge Estates



Outlook

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## Against the subdivision proposal

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From [REDACTED]  
Date Wed 1/29/2025 10:54 PM  
To Bernice Leyeza <BLeyeza@rockyview.ca>

Good day Bernice,

Reference:

File Number: 06822005 / 06822006 / 06822002 / 06822020 / 06822011 / 06822007  
Application Number: PL20240205  
Division: 3

**The purpose of this email is to inform you that we are against this subdivision proposal as it is being presented in this mail out.**

Everything related with this development proposal has been a challenge for us to understand. The information that we receive is confusing, to say the least. The most irritating issue relates to how this development will impact our home and our rural way of life. Our understanding was that the eastern interface area would be developed last and would be the last phase of this proposed development. The information you have provided that this area will be developed first, we are extremely upset about this.

In the approved ASP by RVC Council dated 2011, on Page 52, Item J. it states **Eastern Interface: Since the eastern edge is adjacent to R-2 lots, this area should constitute the final development phase for the neighborhood and should establish a suitable landscape buffer to the east.** The developer also stated that this was for proximity to utilities, but half of the utilities (sewer) are accessed from the northwest corner, so this is misleading.

If you look at the drawing of this development proposal, you'll see that if the development begins at the corner of RR# 43 and Lake Cochrane Road, we'll be separated from the development by Lake Cochrane Road to the north, a green space, a storm basin, another large green space before the houses begin to rise. To the south, the first stages of development would not impact any houses until the later stages of development.

We urge RVC Planning to re-engage the developer on this crucial issue. If no progress is made between the planning department and the developer, we are requesting the RVC council to review this issue. If not resolved, table this subdivision application until this critically important issue can be resolved.

At no time since the beginning of this process we were consulted, contacted, emailed or approached by the Developer for phasing information or details on plans for the eastern interface and any mitigation plans.

In conclusion, the whole process and the way communication and information have been managed by RVC planning and the Developer has been a major failure.

For your consideration.

Residential owner  
Luc Savoie  
Sylvie Chiasson



Outlook

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**Neighbourhood C and Cochrane Lake ASP**

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**From** Lynn Dove [REDACTED]**Date** Mon 1/27/2025 4:21 PM**To** Division 2, Don Kochan <DKochan@rockyview.ca>; Division 3, Crystal Kissel <CKissel@rockyview.ca>; Division 4, Samantha Wright <SWright@rockyview.ca>; Division 5, Greg Boehlke <GBoehlke@rockyview.ca>; Division 6, Sunny Samra <SSamra@rockyview.ca>; Division 7, Al Schule <ASchule@rockyview.ca>; Bernice Leyeza <BLeyeza@rockyview.ca>; Division 1, Kevin Hanson <KRHanson@rockyview.ca>**Cc** Charles Dove [REDACTED]

Dear Councillors et. al.,

As residents of the Cochrane Lake area for over thirty years, we want to see RVC remain rural!

Proposed Developments (Neighbourhood C, Magna Vista, Horse Creek/Urban Star, Macdonald Lands, Neighborhood A, etc.) are not in alignment with the rural lifestyle which was once synonymous with Rocky View County. <https://protect2.fireeye.com/v1/url?k=31323334-501d2dca-313531c6-454455534531-0d0fb4f72c4c8767&q=1&e=5562cb07-562f-48bf-8126-1095c2607d8f&u=https%3A%2F%2Fwww.rockyview.ca%2F%2Frural-living>

To allow these developments to be approved before first considering the over-taxed essential services and infrastructure to the Town of Cochrane is irresponsible. Cochrane is the fastest growing community in Alberta and continues to grow exponentially. The proposed developments in and around the Cochrane Lake Area will “feed” into Cochrane’s already over-burdened infrastructure. Schools, recreation facilities, police, fire, EMS, traffic and much more simply cannot handle more population growth.

The ASP of Cochrane Lake must be updated, and high-density developments delayed or postponed indefinitely to prioritize a new ASP for the area to discourage future development at the current proposed density.

We look to each of you, particularly our Reeve and Councillors who live in our Cochrane Lake area, to hear us and act on our behalf, to stop further high-density development. We ask each of you to make it your priority to keep Rocky View Rural!

Sincerely,  
Lynn and Charles Dove

Sent from my iPad



Outlook

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**Re: PL20240205 - Adjacent Letter**

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From MacKenzie MacKay [REDACTED]  
Date Sat 1/18/2025 5:40 PM  
To Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>

Received, thank you.

On Fri, Jan 17, 2025 at 2:54 PM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

Hey MacKenzie,

See attached maps.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** MacKenzie MacKay [REDACTED]  
**Sent:** Friday, January 17, 2025 2:51 PM  
**To:** Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>  
**Subject:** Re: PL20240205 - Adjacent Letter

Hi Bernice,

The map isn't attached.

On Fri, Jan 17, 2025 at 2:46 PM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

Good afternoon!

Thank you for informing us that you have not received the letter. It was sent after Canada Post resumed operations, which may have caused the delay. We will still mail you a physical copy of the attached letter.

Since you just received this letter, and the Agencies have until January 30th, 2025 to respond, please send your comments to me by that date. Let me know if you have any questions.

Thanks,

**Bernice Leyeza**

Planner 2 | Planning and Development Services

**Rocky View County**

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

Phone: 403-520-8182

[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)



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Thank You,

MacKenzie A. MacKay

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Thank You,

MacKenzie A. MacKay



Outlook

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**Re: Magna Vista December 2024 Update**

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**From** RVC Resident [REDACTED]  
**Date** Wed 1/29/2025 1:51 PM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>

Great, thanks for the message Bernice, much appreciated.

On Wed, Jan 29, 2025 at 9:42 AM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

Good morning, Mackenzie:

To answer your question below, the deadline for adjacent landowners to comment is extended up to February 19, 2025. It is intended to be mailed out this week and the adjacent landowners within the prescribed radius should be getting the package end of the week or early next week.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Michelle Dollmaier <[MDollmaier@rockyview.ca](mailto:MDollmaier@rockyview.ca)>  
**Sent:** Tuesday, January 28, 2025 2:18 PM  
**To:** Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>  
**Subject:** FW: Magna Vista December 2024 Update

Hi Bernice, can you please respond to MacKenzie about the timeline for the re-notification.

Sincerely,

**Michelle Dollmaier**

**Senior Planner | Planning**

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**From:** RVC Resident [REDACTED]  
**Sent:** Tuesday, January 28, 2025 2:10 PM



**To:** Michelle Dollmaier <[MDollmaier@rockyview.ca](mailto:MDollmaier@rockyview.ca)>

**Subject:** Re: Magna Vista December 2024 Update

Thanks for this Michelle, that's a great spot to understand what it was about. I'll search it out. Just one last thing from our emails here that got missed, is the deadline for comments on the Neighborhood C "lot layout" (Not sure what this phase of things is called as there's no title on the notification?) going to be extended with another notification being sent out?

On Tue, Jan 28, 2025 at 10:28 AM Michelle Dollmaier <[MDollmaier@rockyview.ca](mailto:MDollmaier@rockyview.ca)> wrote:

Hi Mackenzie,

It looks like it was a Council motion at the April 25, 2023 meeting. I would recommend watching the live stream if you wanted to know the intent behind the motion:

[Meetings & Hearings | Rocky View County](#)

Sincerely,

**Michelle Dollmaier**

Senior Planner | Planning

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**From:** RVC Resident [REDACTED]

**Sent:** Monday, January 27, 2025 3:50 PM

**To:** Michelle Dollmaier <[MDollmaier@rockyview.ca](mailto:MDollmaier@rockyview.ca)>

**Subject:** Re: Magna Vista December 2024 Update

What would the rationale be to drive that change? I suppose it would be most helpful to the developers so I'm unsure how it supports existing residents?

On Mon, Jan 27, 2025 at 3:44 PM Michelle Dollmaier <[MDollmaier@rockyview.ca](mailto:MDollmaier@rockyview.ca)> wrote:

The Policy C-327 Circulation and Notification Standards was updated last October. Anything within a hamlet boundary has a circulation notification of 800m, anything outside a hamlet boundary is 1600m. It should be noted that Magna Vista is located outside the Cochrane Lake Hamlet Area and subject to the 1600m radius, where as the Neighbourhood C and A are located within the boundaries and only have the 800m radius.

Hope that helps!

Sincerely,

**Michelle Dollmaier**

Senior Planner | Planning

**From:** RVC Resident [REDACTED]  
**Sent:** Monday, January 27, 2025 3:34 PM  
**To:** Michelle Dollmaier <[MDollmaier@rockyview.ca](mailto:MDollmaier@rockyview.ca)>  
**Subject:** Re: Magna Vista December 2024 Update

Hi Michelle,

Is that 800m radius a recent change? From my notes during one of our conversations last year the circulation area was 1600m? Does that mean the Jan 30 deadline is being extended on Neighborhood C comments?

On Mon, Jan 27, 2025 at 3:25 PM Michelle Dollmaier <[MDollmaier@rockyview.ca](mailto:MDollmaier@rockyview.ca)> wrote:

Hi Mackenzie,

We do have a typical radius of 800m from a parcel; however, I believe the Canada Post strike may have caused an interruption, so we are doing a new mailout for the actual subdivision of the Neighbourhood C next week.

Sincerely,  
**Michelle Dollmaier**  
Senior Planner | Planning

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**From:** RVC Resident [REDACTED]  
**Sent:** Monday, January 27, 2025 9:00 AM  
**To:** Michelle Dollmaier <[MDollmaier@rockyview.ca](mailto:MDollmaier@rockyview.ca)>  
**Subject:** Re: Magna Vista December 2024 Update

Thanks for your quick response Michelle. In regards to the notifications, it has been realized that there is a real inconsistency in who's getting notified for what amongst people in the area. For instance on Neighborhood C, we were notified by Logan Cox in regards to the proposed side yard amendment, yet didn't receive notification from Bernice Leyeza in regards to the creation of the lots. The only way I found out was from another resident and then I had to email Bernice and request the information. On the flip side a resident in closer proximity received the reverse in notifications. Some in Monterra didn't receive any notifications.

Any thoughts on how we ensure everyone is getting notified, there is a real sentiment that things are not right amongst the residents?

Thanks Michelle.

On Mon, Jan 27, 2025 at 8:27 AM Michelle Dollmaier <[MDollmaier@rockyview.ca](mailto:MDollmaier@rockyview.ca)> wrote:

Good afternoon MacKenzie,

The updated Magna Vista CS was just posted this week. It is in the process of going through another review to see if any further revisions are required. Please note we are no longer accepting public feedback as we only circulate for landowner comments with the first circulation and prior to the public hearing.

There is no Council date set, and a notification will be sent to adjacent landowners when there is one with a date and time should you wish to attend.

Sincerely,  
**Michelle Dollmaier**  
Senior Planner | Planning

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**From:** RVC Resident [REDACTED]  
**Sent:** Friday, January 24, 2025 4:07 PM  
**To:** Michelle Dollmaier <[MDollmaier@rockyview.ca](mailto:MDollmaier@rockyview.ca)>  
**Subject:** Magna Vista December 2024 Update

Hi Michelle,

I hope you're doing well so far in the new year! We just found last night after the voicemail I'd left you in the late afternoon that the updated Magna Vista CS had been posted.

Can you tell me when that was posted? Where do things stand currently in the process, is there a date set to go in front of council?

Thanks Michelle.

Mackenzie and (Leah)



Outlook

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## Cochrane Lake Neighborhood C

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From Mark Nelson [REDACTED]

Date Wed 1/29/2025 2:05 PM

To Bernice Leyeza <BLeyeza@rockyview.ca>; Division 3, Crystal Kissel <CKissel@rockyview.ca>

My wife and I live in Cochrane Lake Hamlet, and we are strongly against the proposed development of Neighborhood C into what is a high density town with no services. This town will be built and developed at a cost to current ratepayers, in Cochrane and Rockyview, for roads, infrastructure, parks, recreation, and services.

I would like to express a few of the concerns we have with what seems like a sudden approval of Neighborhood C, at Cochrane Lake. We have only recently received documents of the progress, that might be already be approved

We only recently received a mailing from Rockyview, noting a proposed change in density and a reduction of setback, for Neighborhood C ! I can't understand how anyone could think that high density Row housing, in the Country is in keeping with Estate lots in Monterra, or acreages. Worse yet, now we have increased density (reduced setback) seems to have already been approved. ??

I did take the time to read the Cochrane Lake development plan from 14 years ago, It doesn't seem to me that the proposed development is even similar to the plan in this document. The percentages of edge district, Transition District, Center District and Green space are not in keeping with the current proposal, which is basically high density housing in an acreage community.

A couple years back, we were offered an information session on Cochrane Lake Development. It was explained to those at the meeting that development would not include Townhouses, and that the developer would contribute to open spaces and recreation in the area, as well as roads. The developer was going to invest millions in a Berm around the lake and increase the lake level, as well as walking paths, and park area.

This development has the developer paying for nothing, and leaving costs to be a burden on existing residents, and the adjacent town of Cochrane. I had understood there was a policy of **Growth pays for Growth**.

Perhaps last, but not least, is the advertising being used as the developer looks to sell this parcel of land through JLL Investors for \$25,995,000

The developer claims:

- All planning approvals are in place, so no development risks
- Product mix targeting buyers and renters

- Development cost savings as costs are lower in the County
- Strong market fundamentals (basically buy outside of town is cheaper then in town
- Strategic Location : Basically says use all surrounding recreation for nothing, and use the proximity to town. while living rural as a selling point.

What the County does, is allow Developers to acquire a land parcel, sneak in all the approvals, then, allow the developer to come back for even more density. There is no developer commitment to pay for road expansion, recreation, services, improvements (lake, walking paths, parks).. but rather , it seems as there is an effort to sponge off the town and existing parks and walkways in Monterra. The Developer takes his \$26,000,000 and moves on to another site, leaving the residents and County with all the costs incurred by 2000 more people

Mark & Barb Nelson



Outlook

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**Re: Neighbourhood C Proposal, Cochrane Lake Area Structure Plan & Magna Vista**

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**From** Marlane MacKay - [REDACTED]**Date** Fri 1/31/2025 5:17 AM**To** Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Division 3, Crystal Kissel <CKissel@rockyview.ca>; Division 4, Samanntha Wright <SWright@rockyview.ca>; Division 5, Greg Boehlke <GBoehlke@rockyview.ca>; Division 6, Sunny Samra <SSamra@rockyview.ca>; Division 7, Al Schule <ASchule@rockyview.ca>; Bernice Leyeza <BLeyeza@rockyview.ca>

On Jan 29, 2025, at 1:22 PM, Marlane MacKay [REDACTED] wrote:

Once again we are writing to express our utmost dissatisfaction with the above plans & how the RVC Planning Commission & RVC County are not dealing with the issues that have been brought to their attention by the current landowners & residents who may I say - voted for & pay for the rural and agricultural community we all enjoy today.

It is perfectly clear that our roads, schools, water , wastewater treatment, quiet enjoyment & low crime rate we enjoy are in jeopardy. Please listen to the constituents who elected you & do the right thing. Keep RVC rural & support our farmers & ranchers.

Marlane MacKay  
Allan MacKay



---

**RE: PL20240205 and PL20240181**

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**From** Logan Cox <LCox@rockyview.ca>

**Date** Thu 1/9/2025 10:24 AM

**To** Martin Ingrouille [REDACTED] Bernice Leyeza <BLeyeza@rockyview.ca>

Thank you for your letter, I will include it in the Council report for PL20240181 which is going to Council on January 21.

Bernice will include the letter in the report for PL20240205 when it proceeds to that stage.

Sincerely,

**LOGAN COX, BA**

HE/HIM/HIS

Supervisor (Planning & Development) | Planning

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**From:** Martin Ingrouille [REDACTED]

**Sent:** Thursday, January 9, 2025 9:46 AM

**To:** Logan Cox <LCox@rockyview.ca>; Bernice Leyeza <BLeyeza@rockyview.ca>

**Subject:** PL20240205 and PL20240181

Please find the attached...

224 Montclair Place,  
Cochrane  
Alberta  
T4C 0A8

8<sup>th</sup> January 2025

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

Your File Number: 06822005 / 06822006 / 06822002 / 06822020 / 06822011 / 06822007  
Application Number: PL20240205 and PL20240181  
Division: 3

Via Email: Bernice Leyeza [bleyeza@rockyview.ca](mailto:bleyeza@rockyview.ca) and Logan Cox [lcx@rockyview.ca](mailto:lcx@rockyview.ca)

Dear Sir/Madam,

Thank you for your recent correspondence dated 23rd December regarding the above application, my wife and I have had the opportunity to review the referenced materials and would like to place on record the following comments and concerns.

1. The proposed housing unit density is excessive, and not within the rural agricultural keeping of the area of Monterra and/or the existing Cochrane Lake Hamlet. There are higher density units within the Sunset developments, and further to the south within the environs of the town of Cochrane. Higher densification should not be brought to the more rural areas. Certainly not consistent with 'rural' Rocky View. Whilst there may be a case for a small quantity of high density within the mix, there appears a bias to an increasing amount of densification, which we find unacceptable.
2. We cannot support the revision or waiver of Bylaw C-8604-2025 - PL20240181 as this again drives densification, reducing lot sizes and setbacks.
3. We perceive that the traffic along the 22 and generally within the area is growing and escalating in volume, and is subject to numerous current changes. We could not find any evidence of a traffic management study within the proposed application/plan, either benchmarked, or modeled for the current and proposed changes. We believe that the plan as proposed would not provide adequate safety at the junction with the 22. Again, this risk would be further exacerbated with the density component of the application.
4. The application may be based on using the existing freshwater infrastructure housed within the Monterra development. There is concern that this current infrastructure is both stressed and inadequate in its current condition, with aromatic (smelly water) issues each summer season. Furthermore, the arid nature of Alberta, is unlikely to support the current system, and the containment reservoir within the Monterra development may be hydraulically under sized to support additional developments. The application appears short of a detailed or an engineered water management plan, with any expansion proposals to support the application, clearly this



water system is now the responsibility of Rocky View, and it would be prudent that the system be reviewed, for any expansion impacts (for this and any other applications) etc.. Needing to consider both the supply of fresh water and the treatment and disposal of sewage.

5. Phasing of development and hence construction is not desirable, but probably an inevitability. There should be a plan within the application to recognize and manage any phasing impacts. A traffic management plan should consider this, considering safety and segregation of construction and residential traffic. Furthermore there would need to be a consideration for extraneous events, considering that the Cochrane Lake Road is the principal access point from the highway for the Interpipeine Extraction Plant, that has signifianct maintenance turnaround access needs for both personnel and equipment and safety needs across the proposed phasing of the application. So, both a time based and risk based analysis should be conducted to establish mitigations.
6. Similarly to point #5, a construction phasing plan should also consider the impacts and risks on infrastructure and utilities. Again both time based, and risk based to set-up a plan with adequate mitigations.

In summary it would be difficult for us to support this development application, as in our opinion further considerations and analysis would be needed.

Kind Regards

Mr and Mrs Ingrouille



Outlook

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**RE: Request to Revisit the Cochrane Lake Hamlet Statutory Plan and Neighborhood C Conceptual Plan**

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**From** Legislative Officers <LegislativeOfficers@rockyview.ca>

**Date** Fri 1/31/2025 9:15 AM

**To** Melanie Johnston-Dore [REDACTED]

**Cc** Legislative Services <LegislativeServices@rockyview.ca>; Bernice Leyeza <BLeyeza@rockyview.ca>

Good morning,

Your email has been forwarded to the file manager for this project, Bernice Leyeza, who has been cc'd on this email.

Thank you,  
Michelle

**MICHELLE MITTON**, M.Sc  
Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-1290 | 403-462-0597  
[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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Thank you.

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**From:** Melanie Johnston-Dore [REDACTED]

**Sent:** January 30, 2025 8:39 PM

**To:** Legislative Services <LegislativeServices@rockyview.ca>

**Subject:** Request to Revisit the Cochrane Lake Hamlet Statutory Plan and Neighborhood C Conceptual Plan

I am writing as a concerned resident of the Cochrane Lake area. I reside at 114 Montenegro Cres and I was not appropriately notified about the proposal or consultation period of the Cochrane Lake Hamlet Neighbourhood C Conceptual Plan. Had I been

aware of this opportunity to provide feedback on the impact this subdivision has on me I would have submitted a letter or attended a public hearing in person.

As such I am asking Rocky View County to review the conceptual plan again, and the Cochrane Lake Hamlet Area Structure Plan (ASP) (approved 2011) as a whole. I ask that they bring these plans back for reconsideration, expand the consultation area, and receive feedback from the community about the impact of this development on the surrounding area.

I first learned about the subdivision when the developer hand delivered postcards in my neighbourhood about a virtual information session held January 16, 2025. Since learning more about this subdivision I have concerns about the impact this level of density housing will have on our utilities, fire safety, traffic congestion, traffic safety, and the essential services in the Town of Cochrane including, but not limited to, schools, urgent care, fire services, public amenities and roads.

While the developer seems to be under the illusion that they design Cochrane Lake Hamlet Neighbourhood C Conceptual Plan to be in keeping with the surrounding area, there is absolutely no evidence to support that claim. This area is categorised as rural residential, the adjacent properties are multi-acre farms. Neighbourhoods in the surrounding area include Diamond Ridge Estates, Mountain View Estates and the existing Cochrane Lake Hamlet which are primarily comprised of multi-acre lots. The closest "higher density" neighbourhood is Monterra Estates, with lots ranging from 0.27 to 0.5 acres. The average side easement in Monterra is 2.4 to 3 meters, with corner lots requiring more.

The conceptual plan that was approved requires a minimum density of 6.0 units per acre and allows for side easements of 1.5m. There is no comparable in the area for this level of density. Furthermore, the developer claims this is to provide affordable housing products. However a rural area cannot provide the necessary amenities that are needed to support a lower income threshold neighbourhood. There is no access to public transit and no amenities. The developers do not seem to have a strong grasp of their target market or their needs.

I have additional concerns around the increase in traffic and the impact on traffic safety. Given there are no amenities in the area or access to public transit, most of the 620-640 residences will be 2-car households. This has a potential impact of approximately 1,000 to 1,500 more cars traveling through the hwy 22 and Cochrane Lake West intersection, which is on the crest of a hill and has no traffic calming measures in place. I am deeply concerned about the impact this increase in traffic will have, particularly during business rush hours and school pick up/drop off times. The developer argues that Range Road 43 to Horse Creek Road is another access/egress route for the new subdivision. However I caution against this being a reasonable mitigation strategy. Firstly, the vast majority of people in that subdivision will be traveling to Cochrane or to Calgary for work or for school, so Range Road 43 to Horse Creek Road is not the route they will take for those drives. Secondly, an increase of traffic through the Range Road 42 to Horse Creek Road route is dangerous and inappropriate. Township Road 262, which is what people will need to take, is unpaved, very slick during wet conditions, full of potholes and an active construction route for the Heritage neighbourhood expansion.

I believe the traffic impact assessment needs to be revisited, as the developer seemed to be unaware at the January 16 information session that Township Road 262 is unpaved.

Additionally, I have concerns about fire safety and services. The Town of Cochrane fire station cannot respond to the existing Cochrane neighbourhoods within the required 10min response time. This new subdivision is significantly outside of Cochrane, and thus even further away from the nearest fire station. To add another 620-640 houses (potentially seven thousand houses if we were to look at the Cochrane Lake Hamlet plan as a whole) puts considerable strain on an already strained fire service. Given the easement for the interior lots has now been reduced to 1.5m on either side (bylaw amendment passed at January 21, 2025 council meeting) there will be additional strains on the community water sources as the developer is relying on that as a fire safety mitigation strategy. I have concerns that this now sets a precedent for any future neighbourhood development using the Cochrane Lake Hamlet ASP from 2011.

Finally, I have concerns about the impact this development will have on the Cochrane school system. RVS projects Cochrane school utilisation rates of 112% in 2025, increasing to 140% in 2030 (2024-2027 Capital Plan Rocky View Schools). The town of Cochrane anticipates 800 K-8 students will be without a space to go to school by 2026 (Town of Cochrane website). The situation is dire. There are indisputably not enough school spaces for the growth occurring in Cochrane, and to build more houses in the surrounding area, for which the town will be forced to absorb, is irresponsible. This subdivision will directly contribute to larger class sizes, fewer resources per child, high rate of teacher burn-out and higher numbers of teachers leaving the profession. It is also likely to lead to a decline in reading and math test scores at a time when we cannot afford for those scores to decline any further.

In conclusion, I ask that they bring the Cochrane Lake Hamlet Neighbourhood C Conceptual Plan and the Cochrane Lake Hamlet ASP (approved 2011) back for review and reconsideration. I ask that the area receiving notice of these plans be expanded and that the council hear from residents in the surrounding area that are impacted by these plans.

Melanie Johnston-Dore  
James Dore  
114 Monterano Cres  
Cochrane AB T4C 0A5



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**Re: Request to Revisit the Cochrane Lake Hamlet Area Structure Plan and Neighbourhood C Conceptual Plan**

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**From** Bernice Leyeza <BLeyeza@rockyview.ca>

**Date** Thu 1/30/2025 4:30 PM

**To** Michelle Fleischhacker [REDACTED]

**Cc** [REDACTED] Sam Fleischhacker [REDACTED]

Good afternoon, Michelle and Dean:

Thank you for sharing your comments. We are in the circulation phase of the application process and will consider your comments during the review of PL20240205. I will reach out if I have further questions regarding your response.

Your comments will be shared with the applicant, who will have the opportunity to respond.

If you have any questions, please let me know.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

---

**From:** Legislative Officers <LegislativeOfficers@rockyview.ca>

**Sent:** Thursday, January 30, 2025 10:15 AM

**To:** Michelle Fleischhacker [REDACTED] Division 3, Crystal Kissel <CKissel@rockyview.ca>

**Cc:** [REDACTED]; Sam Fleischhacker [REDACTED] Legislative Officers

<LegislativeOfficers@rockyview.ca>; Bernice Leyeza <BLeyeza@rockyview.ca>

**Subject:** RE: Request to Revisit the Cochrane Lake Hamlet Area Structure Plan and Neighbourhood C Conceptual Plan

Good morning,

Your email has been forwarded to the file manager for this project, Bernice Leyeza, who has been cc'd on this email.

Thank you,

Michelle

**MICHELLE MITTON, M.Sc**  
Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-1290 | 403-462-0597  
[MMitton@rockyview.ca](mailto:MMitton@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

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**From:** Michelle Fleischhacker [REDACTED]  
**Sent:** January 29, 2025 4:37 PM  
**To:** Division 3, Crystal Kissel <CKissel@rockyview.ca>  
**Cc:** [REDACTED] Sam Fleischhacker [REDACTED]  
**Subject:** Request to Revisit the Cochrane Lake Hamlet Area Structure Plan and Neighbourhood C Conceptual Plan  
**Importance:** High

Dear Reeve Kissel, Deputy Reeve Kochan, and Councillors,

We are writing as concerned residents of the Cochrane Lake area. We reside at 35 Montenaro Bay and we were not appropriately notified about the proposal or consultation period of the Cochrane Lake Hamlet Neighbourhood C Conceptual Plan. Had we been aware of this opportunity to provide feedback on the impact this subdivision has on our family we would have submitted a letter or attended a public hearing in person.

As such we are asking Rocky View County to review the conceptual plan again, and the Cochrane Lake Hamlet Area Structure Plan (ASP) (approved 2011) as a whole. We ask that they bring these plans back for reconsideration, expand the consultation area, and receive feedback from the community about the impact of this development on the surrounding area.

We first learned about the subdivision when the developer hand delivered postcards in our neighbourhood about a virtual information session held January 16, 2025. Since learning more about this subdivision we have concerns about the impact this level of density housing will have on our utilities, fire safety, traffic congestion, traffic safety, and the essential services in the Town of Cochrane including, but not limited to, schools, urgent care, fire services, public amenities and roads.

While the developer seems to be under the illusion that they design Cochrane Lake Hamlet Neighbourhood C Conceptual Plan to be in keeping with the surrounding area, there is absolutely no evidence to support that claim. This area is categorized as rural residential, the adjacent properties are multi-acre farms. Neighbourhoods in the surrounding area include Diamond Ridge Estates, Mountain View Estates and the existing Cochrane Lake Hamlet which are primarily comprised of multi-acre lots. The closest "higher density" neighbourhood is Monterra Estates, with lots ranging from 0.27 to 0.5 acres. The average side easement in Monterra is 2.4 to 3 meters, with corner lots requiring more.

The conceptual plan that was approved requires a minimum density of 6.0 units per acre and allows for side easements of 1.5m. There is no comparable in the area for this level of density. Furthermore, the developer claims this is to provide affordable housing products. However a rural area cannot provide the necessary amenities that are needed to support a lower income threshold neighbourhood. There is no access to public transit and no amenities. The developers do not seem to have a strong grasp of their target market or their needs.


We have additional concerns around the increase in traffic and the impact on traffic safety. Given there are no amenities in the area or access to public transit, most of the 620-640 residences will be 2-car households. This has a potential impact of approximately 1,000 to 1,500 more cars traveling through the hwy 22 and Cochrane Lake West intersection, which is on the crest of a hill and has no traffic calming measures in place. We are deeply concerned about the impact this increase in traffic will have, particularly during business rush hours and school pick up/drop off times. The developer argues that Range Road 43 to Horse Creek Road is another access/egress route for the new subdivision. However, we caution against this being a reasonable mitigation strategy. Firstly, the vast majority of people in that subdivision will be traveling to Cochrane or to Calgary for work or for school, so Range Road 43 to Horse Creek Road is not the route they will take for those drives. Secondly, an increase of traffic through the Range Road 42 to Horse Creek Road route is dangerous and inappropriate. Township Road 262, which is what people will need to take, is unpaved, very slick during wet conditions, full of potholes and an active construction route for the Heritage neighbourhood expansion.

We believe the traffic impact assessment needs to be revisited, as the developer seemed to be unaware at the January 16th information session that Township Road 262 is unpaved.

Additionally, we have concerns about fire safety and services. The Town of Cochrane fire station cannot respond to the existing Cochrane neighbourhoods within the required 10min response time. This new subdivision is significantly outside of Cochrane, and thus even further away from the nearest fire station. To add another 620-640 houses (potentially seven thousand houses if we were to look at the Cochrane Lake Hamlet plan as a whole) puts considerable strain on an already strained fire service. Given the easement for the interior lots has now been reduced to 1.5m on either side (bylaw amendment passed at January 21, 2025 council meeting) there will be additional strains on the community water sources as the developer is relying on that as a fire safety mitigation strategy. We have concerns that this now sets a precedent for any future neighbourhood development using the Cochrane Lake Hamlet ASP from 2011.

Finally, we have concerns about the impact this development will have on the Cochrane school system. RVS projects Cochrane school utilisation rates of 112% in 2025, increasing to 140% in 2030 (2024-2027 Capital Plan Rocky View Schools). The town of Cochrane anticipates 800 K-8 students will be without a space to go to school by 2026 (Town of Cochrane website). The situation is dire. There are indisputably not enough school spaces for the growth occurring in Cochrane, and to build more houses in the surrounding area, for which the town will be forced to absorb, is irresponsible. This subdivision will directly contribute to larger class sizes, fewer resources per child, higher rates of teacher burn-out and higher numbers of teachers leaving the profession. It is also likely to lead to a decline in reading and math test scores at a time when we cannot afford for those scores to decline any further.

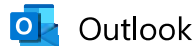
In conclusion, we ask that they bring the Cochrane Lake Hamlet Neighbourhood C Conceptual Plan and the Cochrane Lake Hamlet ASP (approved 2011) back for review and reconsideration. We ask that the area receiving notice of these plans be expanded and that the council hear from residents in the surrounding area that are impacted by these plans.

Michelle and Dean Fleischhacker  
35 Montenegro Bay  
Cochrane, AB T4C 0A5  


Michelle Fleischhacker, DID, AKBD  





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**Re: Request to Revisit the Cochrane Lake Hamlet Area Structure Plan and Neighbourhood C Conceptual Plan**

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From Bernice Leyeza <BLeyeza@rockyview.ca>

Date Fri 1/24/2025 10:50 AM

To [REDACTED]

Good morning, Natalie and Ryan:

Thank you for sending your comments. The subdivision circulation was sent after Canada Post resumed operations, which may have caused the delay. We will mail a physical copy of the application package.

The mailouts will include a new date for the adjacent landowners to submit their comments.

Let me know if you have further questions. Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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From: [REDACTED]

Sent: Thursday, January 23, 2025 2:13 PM

To: Division 3, Crystal Kissel <CKissel@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Division 4, Samanntha Wright <SWright@rockyview.ca>; Division 6, Sunny Samra <SSamra@rockyview.ca>; Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Division 5, Greg Boehlke <GBoehlke@rockyview.ca>; Division 7, Al Schule <ASchule@rockyview.ca>; Legislative Services <LegislativeServices@rockyview.ca>; Michelle Dollmaier <MDollmaier@rockyview.ca>

Subject: Request to Revisit the Cochrane Lake Hamlet Area Structure Plan and Neighbourhood C Conceptual Plan

Dear Crystal Kissel, Deputy Reeve Kochan, and Councillors

I am writing as a concerned resident of the Cochrane Lake area. I reside at 130 Montenaro Cres, Cochrane in the community of Monterra and I was not appropriately notified about the proposal or consultation period of the Cochrane Lake Hamlet Neighbourhood C Conceptual Plan. Had I been aware of this opportunity to provide feedback on the impact this subdivision has on me I would have submitted a letter or attended a public hearing in person.

As such I am asking Rocky View County to review the conceptual plan again, and the Cochrane Lake Hamlet Area Structure Plan (ASP) (approved 2011) as a whole. I ask that they bring these plans back for reconsideration, expand the consultation area, and receive feedback from the community about the impact of this development on the surrounding area.

I first learned about the subdivision when the developer hand delivered postcards in my neighbourhood about a virtual information session held January 16, 2025. Since learning more about this subdivision I have concerns about the impact this level of density housing will have on our utilities, fire safety, traffic congestion, traffic safety, and the essential services in the Town of Cochrane including, but not limited to, schools, urgent care, fire services, public amenities and roads.

While the developer seems to be under the illusion that they design Cochrane Lake Hamlet Neighbourhood C Conceptual Plan to be in keeping with the surrounding area, there is absolutely no evidence to support that claim. This area is categorised as rural residential, the adjacent properties are multi-acre farms. Neighbourhoods in the surrounding area include Diamond Ridge Estates, Mountain View Estates and the existing Cochrane Lake Hamlet which are primarily comprised of multi-acre lots. The closest "higher density" neighbourhood is Monterra Estates, with lots ranging from 0.27 to 0.5 acres. The average side easement in Monterra is 2.4 to 3 meters, with corner lots requiring more.

The conceptual plan that was approved requires a minimum density of 6.0 units per acre and allows for side easements of 1.5m. There is no comparable in the area for this level of density. Furthermore, the developer claims this is to provide affordable housing products. However a rural area cannot provide the necessary amenities that are needed to support a lower income threshold neighbourhood. There is no access to public transit and no amenities. The developers do not seem to have a strong grasp of their target market or their needs. I have additional concerns around the increase in traffic and the impact on traffic safety. Given there are no amenities in the area or access to public transit, most of the 620-640 residences will be 2-car households. This has a potential impact of approximately 1,000 to 1,500 more cars traveling through the hwy 22 and Cochrane Lake West intersection, which is on the crest of a hill and has no traffic calming measures in place. I am deeply concerned about the impact this increase in traffic will have, particularly during business rush hours and school pick up/drop off times. The developer argues that Range Road 43 to Horse Creek Road is another access/egress route for the new subdivision. However I caution against this being a reasonable mitigation strategy. Firstly, the vast majority of people in that subdivision will be traveling to Cochrane or to Calgary for work or for school, so Range Road 43 to Horse Creek Road is not the route they will take for those drives. Secondly, an increase of traffic through the Range Road 42 to Horse Creek Road route is dangerous and inappropriate. Township Road 262, which is what people will need to take, is unpaved, very slick during wet conditions, full of potholes and an active construction route for the Heritage neighbourhood expansion.

I believe the traffic impact assessment needs to be revisited, as the developer seemed to be unaware at the January 16 information session that Township Road 262 is unpaved.

Additionally, I have concerns about fire safety and services. The Town of Cochrane fire station cannot respond to the existing Cochrane neighbourhoods within the required 10min response time. This new subdivision is significantly outside of Cochrane, and thus even further away from the nearest fire station. To add another 620-640 houses (potentially seven thousand houses if we were to look at the Cochrane Lake Hamlet plan as a whole) puts considerable strain on an already strained fire service. Given the easement for the interior lots has now been reduced to 1.5m on either side (bylaw amendment passed at January 21, 2025 council meeting) there will be additional strains on the community water sources as the developer is relying on that as a fire safety mitigation strategy. I have concerns that this now sets a precedent for any future neighbourhood development using the Cochrane Lake Hamlet ASP from 2011.

Finally, I have concerns about the impact this development will have on the Cochrane school system. RVS projects Cochrane school utilisation rates of 112% in 2025, increasing to 140% in 2030 (2024-2027 Capital Plan Rocky View Schools). The town of Cochrane anticipates 800 K-8 students will be without a space to go to school by 2026 (Town of Cochrane website). The situation is dire. There are indisputably not enough school spaces for the growth occurring in Cochrane, and to build more houses in the surrounding area, for which

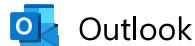
the town will be forced to absorb, is irresponsible. This subdivision will directly contribute to larger class sizes, fewer resources per child, high rate of teacher burn-out and higher numbers of teachers leaving the profession. It is also likely to lead to a decline in reading and math test scores at a time when we cannot afford for those scores to decline any further.

In conclusion, I ask that they bring the Cochrane Lake Hamlet Neighbourhood C Conceptual Plan and the Cochrane Lake Hamlet ASP (approved 2011) back for review and reconsideration. I ask that the area receiving notice of these plans be expanded and that the council hear from residents in the surrounding area that are impacted by these plans.

I do appreciate you taking the time to read the concerns and implore you to take the time to reevaluate this community, proposal, changes and the effects it will have on not only those directly around this area but the town of Cochrane as a whole. I do whole heartedly believe the developer did not act in good faith and is trying to slip things under the radar when it was not addressed properly and now a slight of wording to change the proposal and add in more 'affordable' housing. This should not be even considered in a rural community and unfortunately this gives a bad taste and leads to the development putting in more houses which in turn generates more money in their pocket instead of in the community.

Natalie and Ryan McKay

130 Montenaro Cres  
Cochrane, Ab  
T4C0A5



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**Fwd: File # 06822005/06822006/06822002/06822020/06822011/06822007 Application # PL20240205**

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**From** Natalie Germann [REDACTED]

**Date** Tue 1/28/2025 7:38 PM

**To** Bernice Leyeza <BLeyeza@rockyview.ca>

Begin forwarded message:

**From:** Natalie Germann [REDACTED]

**Subject:** File # 06822005/06822006/06822002/06822020/06822011/06822007 Application # PL20240205

**Date:** January 28, 2025 at 7:34:43 PM MST

**To:** [bleyeza@rockview.ca](mailto:bleyeza@rockview.ca)

**Cc:** [K RHanson@rockyview.ca](mailto:K RHanson@rockyview.ca), [DKochan@rockyview.ca](mailto:DKochan@rockyview.ca), [CKissel@rockyview.ca](mailto:CKissel@rockyview.ca), [SWright@rockyview.ca](mailto:SWright@rockyview.ca),  
[GBoehlke@rockyview.ca](mailto:GBoehlke@rockyview.ca), [SSamra@rockyview.ca](mailto:SSamra@rockyview.ca), [ASchule@rockyview.ca](mailto:ASchule@rockyview.ca)

Dear Rocky View County Council,

We are writing to formally object to the proposed setback amendment for the Neighbourhood C development.

Reducing setbacks poses several serious concerns. Closer buildings increase fire risks, allowing flames to spread more easily between structures. Limited green space leads to higher stormwater runoff, raising the risk of flooding and placing additional strain on stormwater management systems. The loss of natural areas also fragments ecosystems, contributing to habitat loss for birds, insects, and other wildlife.

These proposed changes are not in alignment with the principles of rural living that Rocky View County is known for, as outlined on the county's official website ([Rocky View County Rural Living](#)). The only responsible course of action is to defer approval of any further development in this area until the Cochrane Lake Area Structure Plan (ASP) is updated to reflect current realities.

Since the Cochrane Lake ASP was approved in 2011, Cochrane's population has grown by 107%, as confirmed by census data. This rapid, unsustainable expansion has severely strained essential services, including schools, fire protection, healthcare, and other critical infrastructure. Yet, the existing ASP does not account for these significant changes, leaving decisions based on outdated planning that no longer meets the needs of the community.

While Neighbourhood C falls outside Cochrane's municipal boundaries, it is strategically positioned to attract buyers due to its proximity to Cochrane and its services. However, adding 254 new homes—equivalent to approximately 2,000 additional residents—would place an even greater burden on Cochrane's already overextended infrastructure. Schools, urgent care facilities, and medical services are struggling to meet the demands of current residents, making it unfeasible to absorb additional population growth from neighboring developments.

Furthermore, the area lacks adequate fire services and other essential support systems, raising serious concerns about the safety and sustainability of a development of this size and density. Until these fundamental issues are addressed through a comprehensive review of the Cochrane Lake ASP, proceeding with this development would be both irresponsible and inappropriate.

We formally request that Rocky View County Council halt any further approvals related to Neighbourhood C until the Cochrane Lake ASP has been thoroughly reviewed and updated. We expect Council to make responsible decisions that prioritize the long-term well-being of both current and future residents. At present, it appears that Council is being pressured to approve developments based on outdated guidance, which undermines the integrity of the decision-making process.

Thank you for your attention to these critical matters. We trust that you will consider these concerns carefully as you deliberate on the future of Neighbourhood C and related developments.

**Sincerely,**

Natalie Germann  
Sheldon Karbonik  
88 Pleasant View Heights



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**RE: development letter**

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**From** Legislative Officers <LegislativeOfficers@rockyview.ca>

**Date** Thu 1/30/2025 2:59 PM

**To** Peter Witt [REDACTED] Division 3, Crystal Kissel <CKissel@rockyview.ca>; dkochan@rockview.ca <dkochan@rockview.ca>; Division 4, Samanntha Wright <SWright@rockyview.ca>; Division 6, Sunny Samra <SSamra@rockyview.ca>; Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Division 5, Greg Boehlke <GBoehlke@rockyview.ca>; Division 7, Al Schule <ASchule@rockyview.ca>; Legislative Services <LegislativeServices@rockyview.ca>

**Cc** Bernice Leyeza <BLeyeza@rockyview.ca>

Good afternoon,

Your email has been forwarded to the file manager for this project, Bernice Leyeza, who has been cc'd on this email.

Thank you,

**KIRIN WRZOSEK**  
Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-6312

[KWrzosek@rockyview.ca](mailto:KWrzosek@rockyview.ca) | [www.rockyview.ca](http://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.

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**From:** Peter Witt [REDACTED]

**Sent:** Thursday, January 30, 2025 1:15 PM

**To:** Division 3, Crystal Kissel <CKissel@rockyview.ca>; dkochan@rockview.ca; Division 4, Samanntha Wright <SWright@rockyview.ca>; Division 6, Sunny Samra <SSamra@rockyview.ca>; Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Division 5, Greg Boehlke <GBoehlke@rockyview.ca>; Division 7, Al

Schule <ASchule@rockyview.ca>; Legislative Services <LegislativeServices@rockyview.ca>

**Subject:** Fwd: development letter

January 30, 2025

**RE: Request to Revisit the Cochrane Lake Hamlet Area Structure Plan and Neighbourhood C Conceptual Plan**

Dear Reeve Kissel, Deputy Reeve Kochan, and Councillors:

I am writing as a concerned resident of the Cochrane Lake area. I reside at 543 Montclair Place, and I was not appropriately notified about the proposal or consultation period of the Cochrane Lake Hamlet Neighbourhood C Conceptual Plan. Had I been aware of this opportunity to provide feedback on the impact this subdivision has on me I would have submitted a letter or attended a public hearing in person. I ask: how could a proposal, so impactful to its surrounding area, get so far along to this stage of implementation without the knowledge of someone like me who lives less than two kilometres away?

For this reason, I am respectfully asking Rocky View County to review the conceptual plan again, and the Cochrane Lake Hamlet Area Structure Plan (ASP) (approved 2011) as a whole. I ask that they bring these plans back for reconsideration, expand the consultation area, and receive feedback from the community about the impact of this development on the surrounding area.

I first learned about the subdivision when the developer hand delivered postcards in my neighbourhood about a virtual information session held January 16, 2025. Since learning more about this subdivision I have concerns about the impact this level of density housing will have on our utilities, fire safety, traffic congestion, traffic safety, and the essential services in the Town of Cochrane including, but not limited to, schools, urgent care, fire services, public amenities and roads.

While the developer seems to be under the illusion that they design Cochrane Lake Hamlet Neighbourhood C Conceptual Plan to be in keeping with the surrounding area, there is absolutely no evidence to support that claim. This area is categorised as rural residential, the adjacent properties are multi-acre farms. Neighbourhoods in the surrounding area include Diamond Ridge Estates, Mountain View Estates and the existing Cochrane Lake Hamlet which are primarily comprised of multi-acre lots. The closest "higher density" neighbourhood is Monterra Estates, with lots ranging from 0.27 to 0.5 acres. The average side easement in Monterra is 2.4 to 3 meters, with corner lots requiring more.

The conceptual plan that was approved requires a minimum density of 6.0 units per acre and allows for side easements of 1.5m. There is no comparable in the area for this level of density. Furthermore, the developer claims this is to provide affordable housing products. However a rural area cannot provide the necessary amenities that are needed to support a lower income threshold neighbourhood. There is no access to public transit and no amenities. The developers do not seem to have a strong grasp of their target market or their needs.

I have additional concerns around the increase in traffic and the impact on traffic safety. Given there are no amenities in the area or access to public transit, most of the 620-640 residences will be 2-car households. This has a potential impact of approximately 1,000 to 1,500 more cars traveling through the Highway 22 and Cochrane Lake West intersection, which is on the crest of a hill and has no traffic calming measures in place. I am deeply concerned about the impact this increase in traffic will have, particularly during business rush hours and school pick up/drop off times. The developer argues that Range Road 43 to Horse Creek Road is another access/egress route for the new subdivision. However I caution against this being a reasonable mitigation strategy.

Firstly, the vast majority of people in that subdivision will be traveling to Cochrane or to Calgary for work or for school, so Range Road 43 to Horse Creek Road is not the route they will take for those drives. Secondly, an increase of traffic through the Range Road 42 to Horse Creek Road route is dangerous and inappropriate. Township Road 262, which is what people will need to take,



is unpaved, very slick during wet conditions, full of potholes and an active construction route for the Heritage neighbourhood expansion.

I believe the traffic impact assessment needs to be revisited, as the developer seemed to be unaware at the January 16 information session that Township Road 262 is unpaved.

Additionally, I have concerns about fire safety and services. The Town of Cochrane fire station cannot respond to the existing Cochrane neighbourhoods within the required 10min response time. This new subdivision is significantly outside of the municipal limits of Cochrane, and thus even further away from the nearest fire station. The nearest Rockyview County fire station is situated at the south end of Lochend Road, which is almost twenty kilometres away. To add another 620-640 houses (potentially seven thousand houses if we were to look at the Cochrane Lake Hamlet plan as a whole) puts considerable strain on an already strained fire service. Given the easement for the interior lots has now been reduced to 1.5m on either side (bylaw amendment passed at January 21, 2025 council meeting) there will be additional strains on the community water sources as the developer is relying on that as a fire safety mitigation strategy. I have concerns that this now sets a precedent for any future neighbourhood development using the Cochrane Lake Hamlet ASP from 2011.

Finally, I have concerns about the impact this development will have on the Cochrane school system. RVS projects Cochrane school utilisation rates of 112% in 2025, increasing to 140% in 2030 (2024-2027 Capital Plan Rocky View Schools). The town of Cochrane anticipates 800 K-8 students will be without a space to go to school by 2026 (Town of Cochrane website). The situation is dire. There are indisputably not enough school spaces for the growth occurring in Cochrane, and to build more houses in the surrounding area, for which the town will be forced to absorb, is irresponsible. This subdivision will directly contribute to larger class sizes, fewer resources per child, high rate of teacher burn-out and higher numbers of teachers leaving the profession. It is also likely to lead to a decline in reading and math test scores at a time when we cannot afford for those scores to decline any further.

In conclusion, I ask that they bring the Cochrane Lake Hamlet Neighbourhood C Conceptual Plan and the Cochrane Lake Hamlet ASP (approved 2011) back for review and reconsideration. I ask that the area receiving notice of these plans be expanded and that the council hear from residents in the surrounding area that are impacted by these plans.

We moved to Monterra ten years ago primarily to adopt the charming, semi-rural lifestyle it offered. This development proposal, as it stands now, would negate the reasons on which we based our decision to live here. Progress can't stopped, but it should be planned so that it is compatible with the surroundings in which it takes place.

Peter Witt  
543 Montclair Place  
Rockyview County



Outlook

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Reference: File # 06822005 / 06822006 / 06922002 / 06822020 / 06822011 / 06822007 (Application # PL20240205)

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From Philip Blake [REDACTED]

Date Wed 1/29/2025 8:04 PM

To Bernice Leyeza <BLeyeza@rockyview.ca>

Dear Bernice,

Please accept my comments as a resident of the Monterra community in Rocky view on File # 06822005 / 06822006 / 06922002 / 06822020 / 06822011 / 06822007 (Application # PL20240205).

I ask that Council table this application for the following reasons:

I first learned about the subdivision when the developer hand delivered postcards in my neighbourhood about a virtual information session held January 16, 2025. Since learning more about this subdivision I have concerns about the impact this level of density housing will have on our utilities, fire safety, crime, traffic congestion, traffic safety, and the essential services in the Town of Cochrane including, but not limited to, schools, urgent care, fire services, public amenities and roads.

While the developer indicates that they designed Cochrane Lake Hamlet Neighbourhood C Conceptual Plan to be in keeping with the surrounding area, there is absolutely no evidence to support that claim. This area is categorized as rural residential, the adjacent properties are multi-acre farms. Neighbourhoods in the surrounding area include Diamond Ridge Estates, Mountain View Estates and the existing Cochrane Lake Hamlet which are primarily comprised of multi-acre lots. The closest "higher density" neighbourhood is Monterra Estates, with lots ranging from 0.27 to 0.5 acres. The average side easement in Monterra is 2.4 to 3 meters, with corner lots requiring more.

The conceptual plan that was approved requires a minimum density of 6.0 units per acre and allows for side easements of 1.5m. There is no comparable in the area for this level of density. Furthermore, the developer claims this is to provide affordable housing products. However a rural area cannot provide the necessary amenities that are needed to support a lower income threshold neighbourhood. There is no access to public transit and no amenities. The developers do not seem to have a strong grasp of their target market or their needs.

Furthermore, building a mid- to high- density subdivision on the doorstep of Cochrane will put undue burden on that town to absorb additional growth at a time when they do not have the capacity to do so. Cochrane has grown 107% since 2011 when the

Cochrane Hamlet Lake ASP was approved, and they have surpassed every single growth projection as outlined in their Growth Management Strategy. Cochrane's 2023 population was 36,373 as per census data, which indicates they are 7 years ahead of their projected growth. Building 630 new houses outside of Cochrane but expecting them to provide essential services such as schools, urgent care, doctors, dentists, and FCSS resources is burdensome and suggests a lack of consideration for sustainable growth. A factor that RVC claims to be committed to, as per the RVC website.

Specific to schools, I have concerns about the impact this development will have on the Cochrane school system. RVS projects Cochrane school utilisation rates of 112% in 2025, increasing to 140% in 2030 (2024-2027 Capital Plan Rocky View Schools). The town of Cochrane anticipates 800 K-8 students will be without a space to go to school by 2026 (Town of Cochrane website). The situation is dire. There are indisputably not enough school spaces for the growth occurring in Cochrane, and to build more houses in the surrounding area, for which the town will be forced to absorb, is irresponsible. This subdivision will directly contribute to larger class sizes, fewer resources per child, high rate of teacher burn-out and higher numbers of teachers leaving the profession. It is also likely to lead to a decline in reading and math test scores at a time when we cannot afford for those scores to decline any further.

I have additional concerns around the increase in traffic and the impact on traffic safety. Given there are no amenities in the area or access to public transit, most of the 620-640 residences will be 2-car households. This has a potential impact of approximately 1,000 to 1,500 more cars traveling through the hwy 22 and Cochrane Lake West intersection, which is on the crest of a hill and has no traffic calming measures in place. I am deeply concerned about the impact this increase in traffic will have, particularly during business rush hours and school pick up/drop off times. The developer argues that Range Road 43 to Horse Creek Road is another access/egress route for the new subdivision. However I caution against this being a reasonable mitigation strategy. Firstly, the vast majority of people in that subdivision will be traveling to Cochrane or to Calgary for work or for school, so Range Road 43 to Horse Creek Road is not the route they will take for those drives. Secondly, an increase of traffic through the Range Road 42 to Horse Creek Road route is dangerous and inappropriate. Township Road 262, which is what people will need to take, is unpaved, very slick during wet conditions, full of potholes and an active construction route for the Heritage neighbourhood expansion.

I believe the traffic impact assessment needs to be revisited, as the developer seemed to be unaware at the January 16 information session that Township Road 262 is unpaved.

Additionally, I have concerns about fire safety and services. The Town of Cochrane fire station cannot respond to the existing Cochrane neighbourhoods within the required 10min response time. This new subdivision is significantly outside of Cochrane, and thus even further away from the nearest fire station. To add another 620-640 houses (potentially seven thousand houses if we were to look at the Cochrane Lake Hamlet plan as a whole) puts considerable strain on an already strained fire service. Given the easement for the interior lots has now been reduced to 1.5m on either side (bylaw amendment passed at January 21, 2025 council meeting) there will be additional strains on the community water sources as the developer is relying on that as a fire safety mitigation strategy. I have concerns that this now sets a precedent for any future neighbourhood development using the Cochrane Lake Hamlet ASP from 2011.

As such I am asking Rocky View County to table the Phase 1 planning application until such time that the Cochrane Lake Hamlet Area Structure Plan (ASP) (approved 2011) can be reviewed as a whole. I ask that they bring these plans back for reconsideration, expand the consultation area, and receive feedback from the community about the impact of this development on the surrounding area.

Regards,  
Philip Blake  
628 Montclair Place  
Rocky View County



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**RE: Application PL20240205**

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**From** Shannon Cormier - [REDACTED]  
**Date** Sun 1/26/2025 3:16 PM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>

RE: File # 06822005/ 06822006/ 06922002/ 06822020/ 06822011/. 06822007

Hello Ms. Leyeza:

I am writing regarding the proposed new development near Cochrane Lakes, as my family and I reside in neighbouring Monterra. Until recently, we were unaware of the scale and scope of this development. While I understand that growth in this beautiful area is inevitable, I have serious reservations about whether the current infrastructure can support the increased population and demand that this development would bring at this time.

First and foremost, I am deeply concerned about the ability of the existing water supply to accommodate the significant population increase implied by this higher-density housing proposal. Has there been a comprehensive evaluation of whether the water system can handle such rapid growth, particularly in light of recent water system failures in Calgary and other surrounding areas? Given the increasing pressures on water resources, this is an issue that demands thorough attention.

Another key concern is the waste water and sewage management systems. Have these been adequately planned for, and are they capable of handling the strain of a large, sudden influx of residents? Given recent events and disasters tied to inadequate waste systems in neighboring communities, this is a pressing issue that must be addressed prior to any further approvals.

I am also particularly concerned about the traffic impacts this development would have. The necessary roadwork on Highway 22 has already had a significant effect on the area, and additional housing before the roadways can handle the increased traffic would not be prudent. The current road infrastructure is already insufficient in many ways, and adding high-density housing without addressing the traffic bottleneck could create significant problems for both new and existing residents. This is an issue that should have been planned for in advance, not addressed as an afterthought.

It is my understanding that this development was approved over a decade ago. Given how much has changed in the area over that time, I believe that many of the assumptions used to justify the project are no longer based on relevant or accurate information. A reevaluation of this development plan is essential to ensure it reflects the realities of our growing community.

Finally, as an educator, I must highlight the strain that rapid population growth could place on our local schools. Our schools are already overcrowded, and adding more families without ensuring sufficient capacity for students would exacerbate the pressures on our education system. This would negatively impact our children's learning environment and the quality of education they receive.

Given the gravity of these concerns, I respectfully propose that this development be paused for further review and revision. The current infrastructure issues, including water supply, sewage systems, traffic, and educational capacity, must be addressed before any further progress is made. Additionally, I kindly request that residents in the area, who will be most affected by this development, be kept informed of any developments moving forward.

Thank you for your time and consideration. I look forward to productive discussion on how we can ensure the responsible development of our community.

Sincerely,

Shannon Cormier



Outlook

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PL20240205

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From Stephanie Penney [REDACTED]  
Date Wed 1/8/2025 2:44 PM  
To Bernice Leyeza <BLeyeza@rockyview.ca>

Hello Bernice,

I am writing as a concerned resident and landowner in the Cochrane Lake Hamlet to express my strong opposition to the proposed bylaw amendment for increased density as outlined in file numbers 06822005 / 06822006 / 06822007 / 06822011 / 06822007.

Firstly, the proposed zoning change to allow for a significantly higher density, including 223 lots in the Residential, Mid-Density Urban District, will inevitably lead to increased traffic congestion in an area that is not equipped to handle such growth. The existing infrastructure around Cochrane Lake, particularly the intersection of Highway 22 and Cochrane Lake Road, is not designed to manage the additional traffic, especially the heavy construction vehicles that would be frequent during the development phase. This will result in heightened noise levels and increased pollution, impacting the quality of life for current residents.

The introduction of a light-controlled intersection at Highway 22 will exacerbate these issues, as it will force traffic to frequently stop and start, leading to further noise and air pollution. Moreover, the condition of Sherif Road and Cochrane Lake Road, which are already suffering from wear and tear, has not been addressed in the proposal. Improving these roads should be a priority before any new development begins.

Another major concern is the lack of public amenities in the proposed development. There are no parks or public recreation spaces planned, which means new residents will likely trespass on the private trails within Monterra, leading to increased maintenance costs and privacy issues for existing landowners like myself. It is crucial that more land be dedicated to public recreation with a connected trail system that integrates with the surrounding neighborhoods.

The density of this proposal is simply too high for a rural setting like ours. Townhouses and duplexes do not match the character of the surrounding rural landscape and are incompatible with the existing residential uses. The lot sizes should be drastically increased to maintain the rural aesthetic and functionality of the area.

Additionally, there are significant concerns regarding water services. The current water bills in this area are already high, and the proposed development should include a substantial upfront cost for water infrastructure improvements to mitigate the impact on existing residents' costs.

Lastly, the lack of public transportation options for such a high-density development is a critical oversight. Residents will be dependent on personal vehicles, further increasing traffic and pollution.

In conclusion, I urge the Planning Services Department to reconsider this proposal. A comprehensive plan that aligns with the existing character of Cochrane Lake and provides adequate infrastructure, amenities, and services is necessary before any zoning changes are approved. The density should be reduced, and the development should be more in line with the rural community it is part of.

Please consider my concerns and those of other local residents as you deliberate on this matter. I hope that a more suitable plan can be developed for our community.

Sincerely,

Stephanie Penney  
11 montenaro Bay  
Rocky View County





Outlook

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**Expression of Concern**

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**From** Terry Mochar [REDACTED]  
**Date** Tue 1/28/2025 11:26 AM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>  
**Cc** Division 3, Crystal Kissel <CKissel@rockyview.ca>

RE: File number(s) 06822005/006/002/020/011/007

I am writing over concerns related to the proposed high density development being planned in the above file numbers and its alignment with both Rocky View County's rural living "principles" as well as a ten year old Area Structure Plan (ASP) for our area. I am formally requesting RVC table any further applications pending a review of the Cochrane Lake ASP. As our elected officials, I would expect the RVC Council to continue to make responsible decisions based on updated and current structural plans that that reflect a high standard of rural living within Rocky View Cunty.

Sincerely,

Terry Mochar  
97 Pleasant View Heights, RVC



Outlook

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**Re: Concerns for Applications number PL20240205**

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**From** Bernice Leyeza <BLeyeza@rockyview.ca>

**Date** Wed 1/8/2025 8:30 AM

**To** Trent Tarleton [REDACTED]

Good morning, Trent:

Thank you for sharing your comments with us. This subdivision application is based on the approved [Cochrane Lake Hamlet Plan Neighbourhood 'C' Conceptual Scheme \(CS\)](#), which got approval in February 2024. The CS outlines the vision for this area, including transportation and servicing plans. Some of the concerns you mentioned are addressed in the approved CS, and I have highlighted them below in **green**.

We are in the circulation phase of the application process and will consider your comments during the review of PL20240205. Your comments will be shared with the applicant, who will have the opportunity to respond.

Please let me know if you have further questions / concerns that were not addressed in the CS.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Trent Tarleton [REDACTED]

**Sent:** Tuesday, January 7, 2025 1:13 PM

**To:** Bernice Leyeza <BLeyeza@rockyview.ca>

**Subject:** Concerns for Applications number PL20240205

Dear Ms. Leyeza,

We are writing to express our serious concerns about the proposed development application, PL20240205, located southeast of the intersection of Cochrane Lake West and Range Road 43. While we recognize the need for responsible growth, this project raises significant issues that could jeopardize the safety, infrastructure, and rural character of the area.

## **1. Traffic and Road Safety**

The current road infrastructure is not suited to accommodate the increased traffic generated by the proposed 252 lots. Based on traffic engineering data, single-family homes typically contribute 9–10 vehicle trips per day per unit, leading to an estimated 2,500 additional trips on Cochrane Lakes Road daily.

During peak commuting hours, this could result in approximately 250 vehicles per hour—a considerable strain on a rural road system. The narrow roads, lack of shoulders, and the absence of traffic-calming measures would create hazardous conditions for drivers, cyclists, and pedestrians alike. Addressing these risks requires a detailed traffic impact assessment and significant road upgrades prior to any further planning.

**At the time of CS approval, a Transportation Impact Assessment (TIA) was conducted and concluded that the existing local and regional road network can accommodate the increased traffic associated with this development. Signalization and illumination improvements to HWY 22 and Cochrane Lake West Road will be required at the subdivision stage. For more information, please refer to [Section 3.3 Transportation](#).**

## 2. Limited Water Resources

The Bow River Basin's water limitations make this development highly problematic. With local aquifers already under significant stress and new water licenses unavailable, the sustainability of the project's water needs is highly questionable.

If groundwater is to be used, a comprehensive hydrogeological study must confirm that resources can support the development without adversely affecting existing users. Any water management plan must comply with Alberta's strict water conservation policies and the County's sustainability goals. Proceeding without such measures would be irresponsible.

**The Plan area will be serviced with potable water from the County's Horse Creek Water Distribution System, with a connection at the intersection of Sheriff Road and Montenaro Bay. Due to the elevation of much of the Plan area, a pressure booster station will be required to meet the County Servicing Standards. This booster station will be situated on a Public Utility Lot (PUL) within the northeastern portion of the Plan area. More information about water servicing can be found in [Section 3.4.1 Potable Water Service](#).**

## 3. Impact on Rural Character

The area surrounding the proposed development is defined by single-family homes on large lots, typically 4 acres or more, preserving the rural and agricultural nature of the community. Introducing 252 high-density lots would be a drastic departure from this character, undermining the expectations and values of current residents.

The County's Municipal Development Plan (MDP) underscores the importance of preserving the character of rural and agricultural areas: "Facilitate growth opportunities for agricultural uses in the Municipality by encouraging the development of a wide range of agricultural land uses, uses which service or are related to the agricultural industry, and are compatible with the character of the area."

Approving this high-density development would disregard these principles and negatively impact the community's identity.

## Recommendations

To address these concerns, we strongly urge the County to:

1. Conduct a detailed traffic impact study and implement the necessary road improvements to support any potential growth.
2. Develop a sustainable water supply plan backed by thorough hydrogeological research.
3. Revise the proposed lot sizes and housing types to ensure compatibility with the area's rural character and the County's long-term planning goals.

Maintaining the current lower-density development in the area would better align with the Municipal Development Plan and community expectations.

We trust that the County will consider these issues carefully and prioritize the needs of current residents. Growth should enhance communities, not compromise their safety, sustainability, or character. Please let us know how we can participate further in discussions or hearings regarding this proposal.

Thank you for your attention to this important matter.

Sincerely,

Trent and Heather Tarleton

11 Diamond Ridge Place



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**PL20240205 - Meeting Minutes of previous Conceptual Scheme/Redes**

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From Bernice Leyeza <BLeyeza@rockyview.ca>

Date Mon 2/24/2025 2:36 PM

To Ken Baker [REDACTED]

Hey Ken,

As per our phone conversation, please see the links for the following applications:

1. Conceptual Scheme and Land Use application (PL20220071, 70)
  - a. Public Hearing on October 31, 2023: [Meeting Minutes](#) / [Video](#)
  - b. Council Meeting on:
    - i. January 9, 2024 [Meeting Minutes](#) / [Video](#)
    - ii. February 27, 2024 [Meeting Minutes](#) / [Video](#)
2. Land Use Bylaw Redesignation (Side yard setback Reduction; PL20240181) [Meeting Minutes](#) / [Video](#)

Let me know if you have further questions!

Thanks,

**Bernice Leyeza**

Planner 2 | Planning and Development Services

**Rocky View County**

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

Phone: 403-520-8182

[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)





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**Fwd: Rockyview County Application for Mid-Density Housing**

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**From** lee treit [REDACTED]  
**Date** Mon 1/13/2025 12:15 PM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>

 1 attachment (2 MB)  
Rockyview County Mid-Density Housing Application.pdf;

Attn: Planning Service Department  
File 06822005 / 06822006 / 06822002 / 06822020 / 06822011 / 06822007

Application - PL20240205

We reside at 115 Monclair place on Cochrane Lakes. we in no way support this development proposal. My son is already attending school in cochrane with a severely overcrowded classroom as it is. The system cannot support these types of developments. No one moved out to cochrane lakes to take in the views of a bunch of row houses to begin with. My son's education is already suffering from overcrowding.

This needs to stop. enough is enough.

Lee and Heather TREIT.

----- Forwarded message -----

**From:** **Astoria Asset Management** [REDACTED]  
**Date:** Mon, Jan 13, 2025 at 11:15 AM  
**Subject:** Rockyview County Application for Mid-Density Housing  
**To:** [REDACTED]

Good Morning,  
Please see the attached notice from Rockyview County regarding an application for mid-density housing on Cochrane Lakes Road. Your deadline to comment is January 30th.  
Thank You

Cochrane lakes, Cochrane, AB T4B 0W1

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[REDACTED]

**ROCKY VIEW COUNTY****RECEIVED****JAN 02 2025****ASTORIA ASSET  
MANAGEMENT LTD.**262075 Rocky View Point  
Rocky View County, AB, T4A 0X2403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

Monday, December 23, 2024

**Condominium Corp No 0513169**  
**C/O Astoria Asset Management**  
**202, 150 Edwards Way NW**  
**Airdrie, AB T4B 4B9****File Number:**

06822005 / 06822006 /

06822002 / 06822020 /

06822011 / 06822007

**Application Number:**

PL20240205

**Division:**

3

**TO THE LANDOWNER**

Take notice that an application(s) has been received by the Planning Services Department of Rocky View County.

**Where is the land?**

Located southeast of the junction of Cochrane Lake West and Range Road 43.

**What is the applicant proposing?**

To create the following:

- Residential, Mid-Density Urban (R-MID) District, total of **223** lots:
  - o 95 lots intended to be a rowhouse, ranging from  $\pm 0.020$  hectares ( $\pm 0.049$  acres) to  $\pm 0.050$  hectares ( $\pm 0.130$  acres)
  - o 78 lots intended to be a semi-detached, ranging from  $\pm 0.029$  hectares ( $\pm 0.072$  acres) to  $\pm 0.069$  hectares ( $\pm 0.171$  acres)
  - o 50 lots intended to be single-detached, ranging from  $\pm 0.031$  hectares ( $\pm 0.077$  acres) to  $\pm 0.051$  hectares ( $\pm 0.127$  acres)
- Residential, Small Lot Urban (R-SML) District, total of **31** lots ranging from  $\pm 0.060$  hectares ( $\pm 0.148$  acres) to  $\pm 0.120$  hectares ( $\pm 0.297$  acres)
- Special, Parks and Recreation (S-PRK) District, total of **seven (7)** lots ranging from  $\pm 0.037$  hectares ( $\pm 0.091$  acres) to  $\pm 2.882$  hectares ( $\pm 7.123$  acres)
- Special, Public Service (S-PUB) District, total of **three (3)** lots ranging from  $\pm 0.014$  hectares ( $\pm 0.036$  acres) to  $\pm 0.951$  hectares ( $\pm 2.350$  acres).

Please see the map attached to this notice for more information.

**How do I comment?**

As your property is adjacent to, or in the immediate vicinity of the land subject to the application, we are notifying you in the event that you may wish to provide comments. If you have any comments, please reference the file number and application number and send your comments to the attention of the Planning Services Department, Rocky View County - 262075 Rocky View Point, Rocky View County, AB, T4A 0X2

**PLEASE REPLY PRIOR TO:****Thursday, January 30, 2025****County Contact:** Bernice Leyeza**E-mail:** bleyeza@rockyview.ca**Phone:** 403.520.8182**Other application details and notes:**

**Applicant(s):** Scheffer Andrew Ltd. (Aime Stewart)  
**Owner(s):** Schickedanz North Ltd., Schickedanz, William & Manfred; Green, Graham  
**Size:**  $\pm 40.03$  hectares ( $\pm 98.92$  acres)  
**Legal:** Lot 1 & 2, Plan 971 0956; Lot 3, Plan 801 0745; Lot 6, Plan 781 0147; Lot 7, Plan 761 0783 in NW-22-26-04-W05M

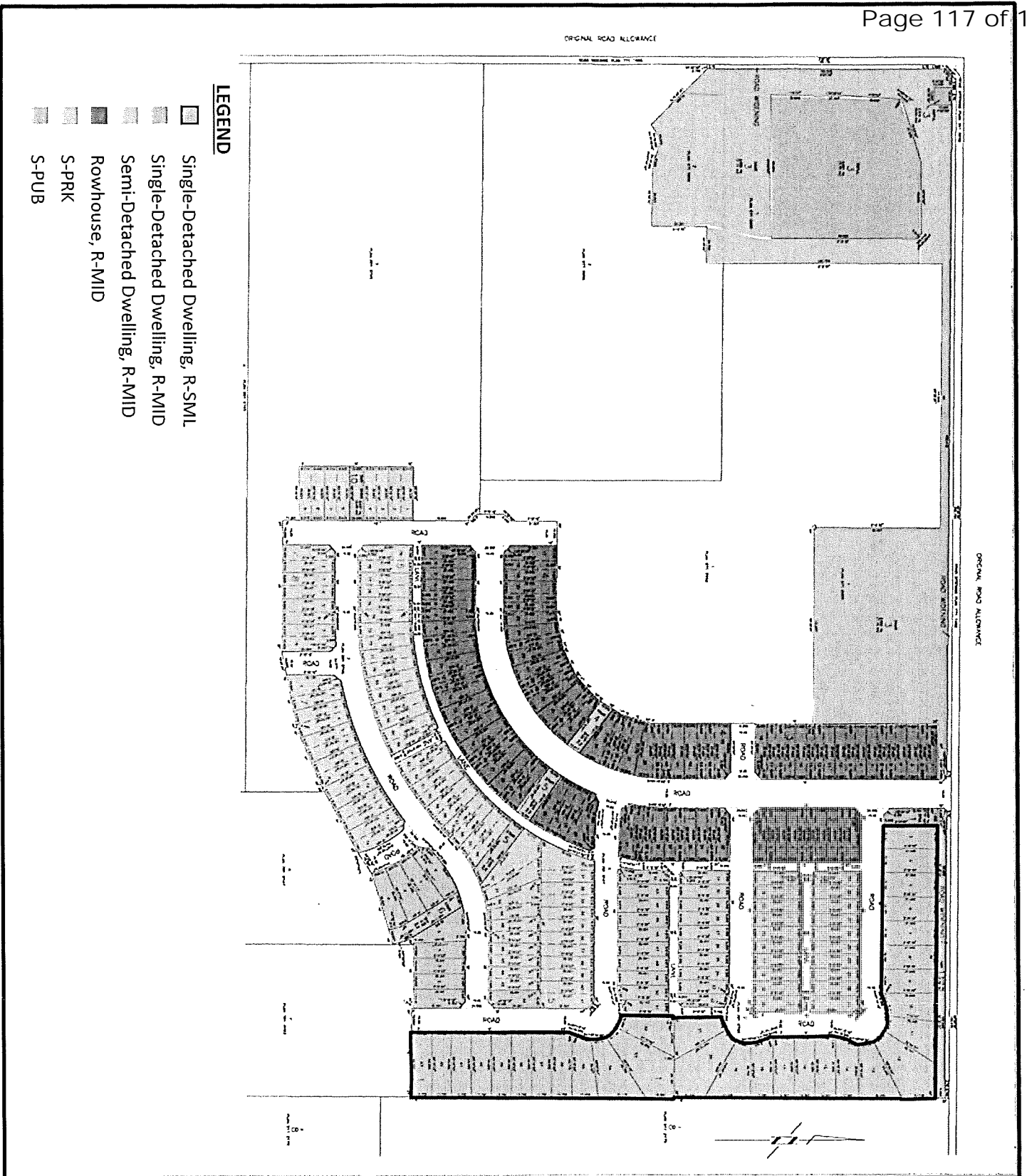
**Notes:**

1. Any comments on an area structure plan, conceptual scheme, master site development plan or redesignation application should address whether the proposed use(s) is compatible with the other existing uses in your neighbourhood. Any comments on a subdivision application should address technical matters only, such as parcel size, access, provision of water, disposal of sewage, etc.
2. Please be advised that any written submissions submitted in response to this notification is considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled council meeting, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Please note that your response is considered consent to the distribution of your submission.









ROCKY VIEW COUNTY

## Development Proposal

- *Residential, Mid-Density Urban (R-MID) District, total of 223 lots:*
  - 95 lots intended to be a rowhouse, ranging from  $\pm 0.020$  hectares ( $\pm 0.049$  acres) to  $\pm 0.050$  hectares ( $\pm 0.130$  acres)
  - 78 lots intended to be a semi-detached, ranging from  $\pm 0.029$  hectares ( $\pm 0.072$  acres) to  $\pm 0.069$  hectares ( $\pm 0.171$  acres)
  - 50 lots intended to be single-detached, ranging from  $\pm 0.031$  hectares ( $\pm 0.077$  acres) to  $\pm 0.051$  hectares ( $\pm 0.127$  acres)
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### Division: 3

Roll: 06822002, 06822007,

06822005, 06822020,

06822006, 06822011

File: PL20240205

Printed: 12/3/2024

Legal: A portion of

NW-22-26-04-W05M



Outlook

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**File number 06822005 / 06822006/ 06822002 / 06822020/ 06822011/06822007 PL20240205**

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**From** Stewart Bain [REDACTED]**Date** Tue 2/4/2025 2:34 PM**To** Bernice Leyeza <BLeyeza@rockyview.ca>

Hello

I have been to the open house put on by the developer and when I asked about how Cochrane lake Rd was going to handle the additional traffic. I was told that it was the MD's responsibility. The intersection of Cochran Lake Rd and HWY 22 has already seen a significant increase in traffic since RR 43 was closed at the South end. It took 20 plus years for the Province to address the 1A / 22 intersection. How long will it take to address this issue? I would like see the plan to manage another 400 people trying to exit onto highway 22 in the morning. I suggest the MD concentrate on finishing the Montara development before expanding into more residential neighbourhoods.



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**Re: Objections to PL20240205**

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**From** Bernice Leyeza <BLeyeza@rockyview.ca>

**Date** Thu 2/6/2025 1:08 PM

**To** Leslie McMichael [REDACTED]

Good afternoon, Leslie:

It's good to hear that the recirculation was received on a timely manner, thank you for letting me know. Please see my comments below in green. Please see the approved Conceptual Scheme here where it outlines several technical components for the subject area (i.e. Site Servicing, Transportation, types of dwellings, etc).

Your comments will be shared with the applicant, who will have the opportunity to respond. Let me know if you have further questions/comments.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Leslie McMichael [REDACTED]

**Sent:** Wednesday, February 5, 2025 7:53 AM

**To:** Bernice Leyeza <BLeyeza@rockyview.ca>

**Subject:** Objections to PL20240205

Good Morning Bernice,

Thank you so much for re-sending the proposal. The residents of Monterra were largely unaware of this proposed development.

Our family would like to express that this new development by the Hamlet should be paused for further review for the following reasons:

1. The added traffic of that many new residents would require traffic lights at Hwy 22, was that considered in the plan? **A Traffic Impact Assessment was included in the Conceptual Scheme application, as documented in Section 3.3 and Figure 9 of the approved conceptual scheme.**
2. The added crime that would come with such a large amount of low income housing would underscore the need for Monterra to become a gated community. We would need approval from RVC to do this since RVC owns our road.
3. Cochrane schools are already bursting at the seams, what was the plan with the influx of so many children? What would be their catchment? Have the schools been consulted about this and is there public funding for the schools to handle this increase? **The School was included in the Agency's**

**circulation. Any comments received will be shared with the Applicant. These comments will also be part of the package when it is scheduled for the Council's decision.**

4. With low income housing, a number of these people wouldn't have vehicles. What was the plan for them to get to town? Bus system? There would have to be stores as well for people that have to mostly walk for their daily needs. Is there a retail plan for this community? It doesn't look like it.

5. Monterra is currently building phase 2 (and still has phases 3 and 4 to complete), our development should be completed before any other large scale developments commence in the area.

Overall, we feel that this is happening too fast, and more time and serious consideration needs to be taken before this project is under way. It's such a large development so far away from town- it just seems ill conceived.

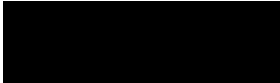
Many thanks in Advance,

Steve & Leslie McMichael

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All the Best,

Leslie McMichael, PhD





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Re: File Number: 06822005, Application number: PL20240205

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From Bernice Leyeza <BLeyeza@rockyview.ca>

Date Fri 2/7/2025 10:35 AM

To Tom Burke [REDACTED]

Good morning, Tom:

Thank you for sharing your comments. See my comments below in **green**. We are in the circulation phase of the application process and will consider your comments during the review of PL20240205. I will reach out if I have further questions regarding your response.

Your comments will be shared with the applicant, who will have the opportunity to respond.

If you have any questions, please let me know.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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From: Tom Burke [REDACTED]

Sent: Thursday, February 6, 2025 12:55 PM

To: Bernice Leyeza <BLeyeza@rockyview.ca>

Subject: File Number: 06822005, Application number: PL20240205

Bernice:

Thank you for your time.

We currently live in the Cochrane lake Hamlet on Cochrane Lake Trail. Two concerns that several of the current residents have are:

-Will there be any expansion of the communications lines to our hamlet? TV, Internet, Cable? Or is there a contact that I can reach out to? we currently have NONE. It would be a nice compensation bringing this option to our area. **Typically, communication lines are implemented during the subdivision stage if companies wish to extend their services to the area. These lines are generally confined within the boundaries of the subject area.**

-Also will there be any requirements for "Dark Sky Certified" or Light pollution. Honestly speaking, we do understand that there will be population growth, but we do enjoy seeing the northern lights and would like to ensure that the new neighborhoods that are developed will include some restrictions on street lighting and such. **As per [section 3.2.3](#), dark sky lighting will be implemented in the architectural controls.**

Tom



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**comments on development application PL20240205**

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**From** [REDACTED]  
**Date** Thu 2/6/2025 4:51 PM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>  
**Cc** Division 3, Crystal Kissel <CKissel@rockyview.ca>

Hello Bernice Leyeza: I would like to provide input to the above development application:

1. Row housing and semi-detached homes (high density) are successful in urban areas but are inappropriate for a rural location such as this. Thus I believe the density plan for this development should be significantly reduced for a number of reasons:
  - a. High density is appropriate where public amenities and services are in relatively close proximity (walking distance). This will not be case at this location, certainly not for many, many years.
  - b. Availability of public transit. Many residents in this community will likely still be of working age, meaning many will work in Calgary. Public transit, even if it is made available between this development and Cochrane adds a significant layer of complexity to commuting into Calgary for work by bus. I.e. those using public transit would need to bus into Cochrane in time to catch a bus into Calgary, an undesirable option for potential buyers.
  - c. Parking and vehicle density. Row housing works in an urban environment because a portion of residents have no vehicle, or maybe only one. This rural location dictates that virtually every residence will need a at least one (and many two) vehicles. The streets in this development as planned cannot handle the vehicle density it dictates, resulting in highly congested streets and thus will be unsafe for kids and unpleasant to navigate in a car, a bicycle... or delivery driver...
  - d. Given the high cost of housing and vehicle fuel, the purchasing demographic for this this type of community are likely more cost conscious and thus I suggest many potential buyers would forego buying in this location due to the increased driving and thus fuel and vehicle maintenance costs it requires (over living right in town).
  - e. For the above reasons I believe if this development proceeds as planned it will become highly undesirable very quickly due to the vehicle congestion and transportation logistics alone.
2. The integration of pathways (for walking and cycling) between this development, the town of Cochrane plus all the other existing and planned neighborhoods in the area. I have provided input to other developments in the past and have attached the emails below. My comments remain the same for this development and request the comments below are added to record for this development as well.
3. Traffic congestion, like many current area residents, I am very concerned about the impact the increased traffic volume this development will have on the area, in particular when added to the other planned area developments. There is only one paved access road between Cochrane and this development (hwy 22). Traffic congestion at the hwy 22/ Cochrane Lake road will increase the number of accidents and given the speeds, many of them will be serious. This will also add to the already serious safety issues the intersection of hwy 22 and 567. Both of these intersections must be upgraded to improve safety. The roadways should be properly developed and built BEFORE the community are built versus the other way around.

- a. To create an alternate paved access into Cochrane Twp 262 between RR43 and RR44A should be paved (again, before this plan is developed). I understand this piece of road is within the jurisdiction of the town of Cochrane and is planned for paving at some point in the future (likely many years out), but RVC should work with the town of Cochrane to accelerate the paving of this road in conjunction with ANY further land development in RVC north of Cochrane.
4. The increased development in this area will drive much higher recreational use of the Cochrane Lake itself. To avoid destroying the bird nesting habitat that currently exists around Cochrane Lake, the plan to develop a pathway and more importantly higher water purity via a circulation system from the Bow River and back via Monterra water reservoir and Horse Creek should be in place prior to any further community development in the region.

Thank you for your consideration.

Regards,

Stan Vander Helm

8 Monterra Cove

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**From:** Stan VanderHelm [REDACTED]

**Sent:** March 4, 2024 12:55 PM

**To:** MDollmaier@rockyview.ca; mnolan@rockyview.ca; CKissel@rockyview.ca

**Cc:** [REDACTED]

**Subject:** comments on development application PL20220144 and PL20230124 (06834001)

Hello Michelle and Maureen – I would like to provide the same input to the above two applications for your consideration please:

I have provided input on other such developments in the vicinity of Cochrane Lakes and my input on this development is the same. There is a significant amount of development coming from numerous developers and land owners in the Cochrane Lakes area including north to Weedon Trail and east along Camden Lane. All of these individual developments cannot be looked at in isolation and must be looked at for their combined effect not just on roadways but on pathway networks. With this there needs to be an INTEGRATED trails/pathway plan for the Cochrane Lakes area that is applied to all of the individual developments as they arise and each development to their part to contribute to the overall plan... IE. each one must include and contribute to an integrated pathway network for the region.

With climate change, carbon footprint reduction, etc... it is important to provide alternate modes of transportation for people living in these communities. With the growth and interest in e-bicycles it is easy to see more people using such bikes to commute and run errands in the town of Cochrane in the coming years. There MUST however be pathway connectivity into the town of Cochrane that allows people to feel safe. The vast majority of people will not cycle into Cochrane if the only option is to use the highway as it is unsafe.

I have cycle commuted (to work) from Monterra into Cochrane for 10 years and must use highway 22 to do so... and I am certain the average person, especially those with children will not use the highway as the road shoulders for most of the distance are essentially non existent. And as an aside, I am disappointed to see that Alberta Transportation has not made any provisions for cyclists in the new interchange. Cochrane is significant destination for recreational cyclists from around Calgary and the new interchange is a disincentive to wanting to head in this direction.

I do have an infrastructure background and am more than willing to contribute to any planning or input to pathway plans between Cochrane north and the town itself.

Thank you for your time.

Regards,

Stan Vander Helm

8 Monterra Cove

PS – below is the input I provided on a previous development plan for Cochrane Lakes area

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**From:** Stan VanderHelm [REDACTED]  
**Sent:** Friday, June 24, 2022 9:49 PM  
**To:** 'Jkaur@rockyview.ca' <[Jkaur@rockyview.ca](mailto:Jkaur@rockyview.ca)>  
**Cc:** 'Division 3, Crystal Kissel' <[CKissel@rockyview.ca](mailto:CKissel@rockyview.ca)>  
**Subject:** comments on development application PL20220071

Hello Jasmine – I'd like to make a few comments on the above application:

- This is another development among a number of others in the Cochrane lakes area, which is fine. But my concern is that there is no integration from either a road access standpoint or more importantly, pathway, interconnectivity between all these various developments and the town of Cochrane itself. Our world and society priorities are changing and new developments like this need to reflect that from a climate change, carbon footprint, cost of living, etc standpoint. With the continuing development and use of E-bicycles, more and more people are using them. Looking into the future... even 5 or 10 years, it's easy to imagine e-bikes becoming far more commonplace. By making some small changes to these new developments, we have an opportunity to make some significant improvements to how area residents recreate and commute. Most major urban centres, Calgary as well, have shown improving cycling infrastructure has major benefits to the overall community. RVC should be applying this same approach to more rural communities.
- As for this particular development, it has 5 new roadway intersections which I believe should be reduced (to two). This will minimize traffic accident potentials.

Thank you for your consideration.

Stan Vander Helm  
8 Monterra Cove  
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