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**Re: PL20240205**

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

**Date** Fri 2/7/2025 9:21 AM

**To** Stephanie Penney [REDACTED]

Good morning, Stephanie:

Correct - all comments received during the original circulation and will be receiving in the re-circulation will be included in the package for Council decision. These comments will also be shared with the applicant after circulation has ended.

Thanks,

Bernice

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Stephanie Penney [REDACTED]

**Sent:** Thursday, February 6, 2025 7:10 PM

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

**Cc:** 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>

**Subject:** Re: PL20240205

Hi Bernice,

With the deadline extended for comments on this project, I wanted to make sure the email below with our concerns was still included.

Please let me know if you have any questions.

Thank you,

Stephanie

On Jan 9, 2025, at 1:20 PM, Bernice Leyeza <BLeyeza@rockyview.ca> wrote:

Good afternoon, Stephanie:

Good afternoon, Adam:

Thank you for sending your comments. Please be advised that this application is a subdivision proposal based on the approved [Cochrane Lake Hamlet Plan Neighbourhood 'C'](#) Conceptual Scheme. This application is currently in circulation phase and Administration is also currently reviewing the subdivision application if it aligns with the approved.

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:** Stephanie Penney [REDACTED]  
**Sent:** Wednesday, January 8, 2025 2:44 PM  
**To:** Bernice Leyeza <BLeyeza@rockyview.ca>  
**Subject:** PL20240205

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



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

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**From** Nicole Crichlow [REDACTED]  
**Date** Thu 2/6/2025 7:19 PM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>

Good Evening Bernice,

Thank you for the response. This also went to my junk mail so I apologize as well for the delay. I do appreciate the consideration

Regards,  
Nicole

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**From:** Bernice Leyeza <BLeyeza@rockyview.ca>  
**Sent:** Monday, February 3, 2025 9:01:14 AM  
**To:** Nicole Crichlow [REDACTED]  
**Subject:** Re: Reference: File # 06822005 / 06822006 / 06922002 / 06822020 / 06822011 / 06822007 (Application # PL20240205).

Good morning, Nicole:

Apologies for sending you a reply almost a week later. I noticed that this was sent to my junk folder. Anyway, 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:** Nicole Crichlow [REDACTED]  
**Sent:** Wednesday, January 29, 2025 10:15 AM  
**To:** Bernice Leyeza <BLeyeza@rockyview.ca>  
**Subject:** Reference: File # 06822005 / 06822006 / 06922002 / 06822020 / 06822011 / 06822007 (Application # PL20240205).

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 seems to be under the illusion 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 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.

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,  
Nicole Crichlow  
628 Montclair Place, Cochrane

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**Re: Application # PL 20240225**

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**From** Mark Pawson [REDACTED]**Date** Sun 2/9/2025 2:49 PM**To** Bernice Leyeza <BLeyeza@rockyview.ca>

To Planning Services Department

This application is quite honestly offensive. Offensive because for the past year I have dutifully responded the same to this and other applications over one simple fact- Safe Road Access- and the MD of Rockyview ignores this. There is only one access road for all of us living in the Cochrane Lake Area to leave or arrive from the North, South or East. And the western route is pitiful and cannot be used by commercial trucks. Hence 90% of the traffic coming in and out of the area is forced through Hwy 22 and Cochrane Lake West Road. That intersection has dangerous sight lines for anyone looking north for oncoming traffic. Allowing up to 223 to 446 more vehicles to funnel through this intersection is shortsighted and stupid. There will be serious accidents at that intersection. I have already experienced my share of impatient drivers along this route both coming from and going to Cochrane. In addition, this development will lower my property value, increase noise, and light pollution in the area. Row housing in a rural environment is a clear tax grab by the MD because your past big acreage developments bring in no revenue. It also smacks of more profit for the developers who could care less about the adjoining neighbors. And whatever happened to preservation and conservation of agricultural lands for grazing? At this rate Cochrane Lake will be annexed by the Town of Cochrane as the MD seems to be allowing development to increase between the town and immediate surrounding areas of the future Hwy 22/ Hwy 1A intersection. This is not rural living anymore.

Mark Pawson  
19 Cochrane Lake Place  
Cochrane, Alberta, T4C2A8



Outlook

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**Re: WE OPPOSE THE 223 LOT DEVELOPMENT**

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

**Date** Mon 2/10/2025 4:30 PM

**To** Claire Hilderman [REDACTED]

Good afternoon, Claire:

It's good to hear that the recirculation was received on a timely manner, thank you for letting me know. As mentioned in my previous email, your comments will be shared with the applicant, who will have the opportunity to respond. This will also be shared with Council as part of the report package when a Council meeting is scheduled for the decision of this application.

Let me know if you have further questions/comments.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Claire Hilderman [REDACTED]

**Sent:** Monday, February 10, 2025 9:51 AM

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

**Subject:** WE OPPOSE THE 223 LOT DEVELOPMENT

Hi Bernice,

I know I've emailed already, but we got another letter in the mail. WE OPPOSE THE 233 LOT DEVELOPMENT. We are concerned with increased traffic (there is ONE WAY in and ONE WAY out. "Gas Plant Road" to the back of Heritage is a nightmare already and with Heritage growing the way it is, the new rec facility planned.... where is this traffic getting in & out? Cochrane Lake Road can NOT handle the traffic either! Who approved this? Let's talk about where these kids are going to school? Cochrane is bursting at the seams! I have 3 kids in 3 different schools in Cochrane and classroom size is outrageous. How about Emergency services in the area? It's already hours for an ambulance. We are ACREAGES in the area. and Monterra are ESTATE HOMES. Bringing in this ridiculous plan for townhomes and semi detached wrecks the idea of our special area. If this area was 2-4 acre parcels, I think we could get behind this plan. But 233 - absolutely NOT.

Thanks,

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Claire Hilderman





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**Regarding Opposition Change Bylaw C-8604-2025 – Application #: PL20240205 & New Subdivision App. Files (06822002 / 06822005 /06822006 / 06822007 /06822011 / 06822020)**

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**From** Ken Baker [REDACTED]

**Date** Mon 2/10/2025 10:35 AM

**To** Division 3, Crystal Kissel <CKissel@rockyview.ca>; Bernice Leyeza <BLeyeza@rockyview.ca>; Logan Cox <LCox@rockyview.ca>; Belen Scott <BScott@rockyview.ca>

 1 attachment (76 KB)

OppositiontochangebylawC-8604-2025 PL20240181 250207 Ken Baker short.pdf;

Good Morning Bernice,

Please confirm receipt of this email and that it will be distributed to Crystal Kissel and all other Councilors.

Regards,

Ken Baker

11 Cochrane Lake Place  
Cochrane, AB  
T4C 2A8



February 07<sup>th</sup>, 2025

To: Councillor Crystal Kissel Reve, Rock View County via Email [Ckissel@rockyview.ca](mailto:Ckissel@rockyview.ca) et al.

[cc](#) Editor Cochrane Eagle, RV Weekly, AB Premier, Minister of Infrastructure, Public Safety, & Education.

**Regarding Opposition Change Bylaw C-8604-2025 – Application #: PL20240205 & New Subdivision App. Files (06822002 / 06822005 / 06822006 / 06822007 / 06822011 / 06822020)**

Good Day Ms. Kissel et al,

I am a resident of RVC impacted by this proposal & vigorously **OPPOSE** the change in Bylaw and what now appears to be a proposal for a NEW **Subdivision Proposal** as it is clearly designed to negatively impact existing residents in the near & long-term and increase tax payer numbers and taxes payable to the RVC.

What is this application for? A reduction of setback distances, or a Subdivision Proposal? Please clarify! How it one proposal morphs into something completely different? Please explain?

Please confirm why the intent of the RVC Council Application cannot be confirmed?? How is this transparent??

This Subdivision Proposal dramatically increases density to existing poorly conceived, planned and developed Cochrane Lake neighbourhoods, which of course, there are many. This new Subdivision Proposal is **INCOMPATIBLE** with existing communities on numerous conditions including: access, current road transportation system, water & wastewater systems, schools, emergency service infrastructure & the Cochrane Emergency Care Facility. How is it possible the Councillor's can support an already **INCOMPATIBLE** proposed development, whatever it is that is being proposed?

**The 14-year-old Cochrane Lake Structure Plan (2011), REQUIRES RE-OPENING and update. Who and what is standing in the way of this update at RVC?? In the last public meeting at least two councillors including the Reve asked this question?? How it possible the RVC Council can ignore this question again x 2?**

Increased densities are **not compatible** without update and implementation of regional planning to provide integrated infrastructure planning between urban/rural residents of Cochrane & RVC.

The rationale of the RVC is clear, increase density and property tax to RVC while ignoring concerns of RVC taxpayers, planning and infrastructure development of safe infrastructure or the will of the current resident taxpayers.

The process which the RVC has utilized for Public Consultation Process (PCP) emphasizes how the RVC and Council has design/implemented PCPs to produce the **illusion/delusion of public consultation with no meaningful transparency or community engagement**. The Town of Cochrane was not even notified!!

This letter is also being sent to the Premier, Ministers of Municipal Affairs, Public Engagement, Transportation, Public Safety and Emergency Services & the current and pending Leader of the NDP, the Cochrane Eagle & Rocky View Weekly. Maybe, the GoA will read, and act to mitigate the incompetence of the RVC Council and Administration?? After all, an election is pending in fall 2025. Residents of RVC need to clean house and start again with Councillors committed to taxpayers, not focused on diversifying the tax base proposed by developers.

Regards,

Ken Baker

11 Cochrane Lake Place, Cochrane AB T4C 2A8



Outlook

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**Application PL20240205\_Cochrane Lake Neighbourhood C**

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**From** Paul Prout [REDACTED]**Date** Mon 2/10/2025 2:50 PM**To** Bernice Leyeza <BLeyeza@rockyview.ca>

Hello Bernice.

As a Cochrane Lake Hamlet resident, I received notification regarding this development and would like to register my opposition to the proposed plan. My primary concern is the urban style density where over 75% of the dwellings will be row or semi-detached. I feel this is in contradiction to the rural lifestyle afforded by the current land use designation and the population increase will negatively impact my way of life. I also have questions regarding water/waste water treatment and road upgrades to accommodate the increase in traffic.

Sincerely,

Paul Prout

44 Cochrane Lake Trail, T4C 2A8





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**Re: Issues with Application number PL20240205**

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

**Date** Mon 2/10/2025 5:02 PM

**To** Jeremy Preston [REDACTED]

Thanks for letting me know - this should be the link: [CS-Cochrane-Lake-Hamlet-Plan-Neighbourhood-C.pdf](#)

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Jeremy Preston [REDACTED]

**Sent:** Monday, February 10, 2025 4:43 PM

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

**Subject:** RE: Issues with Application number PL20240205

Sorry the viewed here, there is no link 😊

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

**Sent:** Monday, February 10, 2025 4:30 PM

**To:** Jeremy Preston [REDACTED]

**Subject:** Re: Issues with Application number PL20240205

**CAUTION:** This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Jeremy:

Thank you for sharing your comments. Last year, the redesignation and conceptual scheme for this area were approved by Council. The approved Conceptual Scheme, which includes a summary of the technical findings, can be viewed here.

Due to opposition to this application, Council will act as the Subdivision Authority, as per our Subdivision Authority Bylaw. If applicants or adjacent landowners wish to speak at the Council meeting when this subdivision is scheduled, they have to send a request to do so by emailing [LegislativeOfficers@rockyview.ca](mailto:LegislativeOfficers@rockyview.ca). Please note that there is no guarantee of being granted time to speak, as Council must first make a motion on the request. All letters received during the circulation process will be included in the report package provided to Council and 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:** Jeremy Preston [REDACTED]  
**Sent:** Monday, February 10, 2025 9:36 AM  
**To:** Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>  
**Subject:** Issues with Application number PL20240205

Hello Bernice,

My name is Jeremy Preston, 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 insane mismanagement and reckless spending of Calgary, and we found this in Monterra. We have been very happy with the fact that Rockyview County does not have the out of control spending and blatant disregard of our tax money.

The proposed development (Phase 1) planned SW of Monterra is in my opinion far too under planned especially being only phase 1. Currently there would be only one main road leading to this new community, the same and only road leading to ours. This road would not be suitable for the additional traffic. Additionally, where will this new community get its services? We already pay very high water and gas rates, they can not get these from Cochrane they are so far past their water table limits they have been forced to buy from other communities, not to mention it has been proven that they have 0 reserves in the event of an emergency. If this new community was similar to Monterra and a quarter of its planned size I don't think there would be an issue, but you are looking to add potentially a 1000 new users to the system, a system that is already strained. Please remember that Monterra is still growing and will add to this strain, although not as much as a high density development will.

I would like to ask if there is an upcoming forum to discuss these issues and I would like to know where I can find all related documents for the environmental study, service planning, road expansion and planning, etc. With out this information approving a new community would be foolish and a waste of everyone's time.

Thank you,

Jeremy Preston



Outlook

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**Opposition to Application Number PL20240205 (Division 3)**

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**From** cam 1 [REDACTED]**Date** Wed 2/12/2025 11:44 AM**To** Bernice Leyeza <BLeyeza@rockyview.ca>

1 attachment (51 KB)

Opposition Letter to Latest Subdivision Proposal South of Cochrane Lake PL20240205.pdf;

I am writing to oppose the recent development proposal South of Cochrane Lake PL20240205.

Please find attached.

Sincerely, Cam MacDonald

February 11<sup>th</sup>, 2025

To: Rocky View County

Attention: Ms. Bernice Leyeza, [bleyeza@rockyview.ca](mailto:bleyeza@rockyview.ca)

**Regarding Opposition to Application Number PL20240205 (Division 3)**

**File numbers 06822005, 06822006, 06822002, 06822020, 06822011, 06822007**

Ms. Leyeza,

I grew up in RVC and have been a resident for over 30 years and am writing to express my concern and opposition to the development Southeast of the junction of Cochrane Lake West and Range Road 43.

If you have driven this area, you will notice that there is already an abundance of new family homes built, specifically but not limited to Monterra and Range Rd. 43. Each of these homes has a requirement for water, sewer and electricity plus the increase in traffic is mind boggling. Especially now there is only 1 single road for access and egress and all traffic (residential, commercial, construction etc) from Horse Creek Road (Range Road 44A) to Hwy 22 and from Township Road 262 (which is not paved and cannot be considered a viable access/egress route) and as there isn't a road to mark as a delineation point, includes several existing communities that feed into Cochrane Lake West. In my opinion, in the event of an emergency, this is a single point of failure, is dangerous and is NOT acceptable.

Area infrastructure in my opinion has already been outgrown and simply cannot support an additional increase in population, especially to the extent that this development is proposing.

Water is the key to life and every year the Town of Cochrane mandates not only times, but days that residents are allowed to water and monitors (aka bills for) the amount of water families use. This proposal to add an additional 264 LOTS (which equates to *how many* people, pets and their vehicles!) into a rural setting (which on paper has now been reclassified as Urban!?) is not only ridiculous but irresponsible. This needs to be revisited and scaled back to what the area can sustain.

To allow this type of density increase is **Totally Irresponsible** and **must not** be approved!

Respectfully

Cam MacDonald

15 Cochrane Lake Place



Outlook

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**Re: Notification Standards**

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

**Date** Thu 2/13/2025 10:04 AM

**To** mitchjacques <[REDACTED]>

Hey Mitch,

The highlighted text pertains to Subdivision and Development Appeal Board (SDAB) hearings for appeals. Since this is a subdivision application, not an appeal, it does not apply.

Hope this helps,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** mitchjacques <[REDACTED]>

**Sent:** Thursday, February 13, 2025 9:34 AM

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

**Subject:** Re: Notification Standards

Bernice,

Thank you for your reply. Still not 100% clear as per attached.

Hard to believe an application of this size and impact does not need to have a posted notice, does not really align with the Policy Statement but keeps up with the theme of reducing public input especially for people that will be impacted but are outside the circulation area.

Thanks for your time,

Mitch

Sent from my Galaxy

----- Original message -----

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

**Date:** 2025-02-13 9:07 a.m. (GMT-07:00)

**To:** MITCH JACQUES <[REDACTED]>

**Cc:** Logan Cox <LCox@rockyview.ca>

**Subject:** Re: Notification Standards

Good morning, Mitch:

Thank you for your comments. We apologize for the confusion surrounding the public notification process for applications PL20240181 and PL20240205.

To clarify, our [Circulation and Policy Standards \(C-327\)](#), Section 13, requires only a Public Notice Sign for land use bylaw amendments (like PL20240181). The related subdivision application (PL20240205) does not require a separate sign.

The overlapping notifications were due to the near-simultaneous processing of both applications. The December subdivision notification, sent after postal service disruptions, encountered delivery issues, prompting a recirculation in early February. We are working to improve our notification processes to prevent similar issues in the future.

We hope this explanation is helpful. Let me know if you have further questions on the applications

### Public Notice Sign Requirements

- 13 An applicant installs and maintains the display of a public notice sign for the following types of planning applications:
  - (1) to amend a statutory plan;
  - (2) to adopt or amend a local plan; and
  - (3) to amend the *Land Use Bylaw*, with the exception of redesignation to an Agricultural, General District as defined by the *Land Use Bylaw*.
- 14 At the beginning of the sign maintenance period, an applicant provides the County with:
  - (1) a statutory declaration stating that the public notice sign was placed on the subject lands in the format provided by the County and in accordance with this policy; and
  - (2) a photograph of the sign placed on the subject lands.
- 15 Where required by this policy, the public notice sign is maintained for the signage maintenance period.
  - (1) The signage maintenance period begins five business days after the planning application is sent to landowners in the identified circulation area.
  - (2) If a public notice sign is damaged or vandalized during the signage maintenance period, the applicant is responsible for replacing and repairing the sign.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** MITCH JACQUES [REDACTED]

**Sent:** Thursday, February 13, 2025 6:09 AM

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

**Cc:** Logan Cox <LCox@rockyview.ca>; Division 3, Crystal Kissel <CKissel@rockyview.ca>

**Subject:** Notification Standards

Bernice,

Good Morning,

Please see attached letter and picture concerning a notification issue with this current subdivision application PL20240205.

Have a nice day,

Mitch Jacques

February 14<sup>th</sup>, 2025

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

Attn: Bernice Leyeza  
cc: Mr. Logan Cox  
cc: Councillor Crystal Kissel

Re: Circulation and Notification Standards  
Division 3, Application PL20240205

Dear Bernice,

As you are aware there are and have been many concerns related to the process of circulation and notification dating back to at least 2022 as it relates to this proposed development. Amongst residents in the area a lot of information has been shared about circulation and notification area's changing, folks getting circulated for one application and not another, some folks in the current circulation area not getting circulated at all and the incomplete or misleading information in the circulations. I can appreciate that it is a complicated process, but it has gotten to the point that it is getting difficult to believe that this is not intentional. I have read articles in the Cochrane Eagle and been circulated in local resident's emails describing what appears to be an intentional program of limiting the public consultation process and skipping some steps of the required notification standards. You can write this all off as hearsay but unfortunately there are just too many situations that have taken place to not be concerned a couple which we have experienced ourselves.

The latest situation relates to "Public Notice Sign Requirements" and lack there of. During this most recent circulation that we will call the Subdivision Application that was originally dated Monday December 23, 2024 there were no "Public Notice Sign's posted or installed on the subject land. During the entire period from the mailing on December 23, 2024, until the reply to closing date of January 30, 2025, no "Public Notice Signs" were installed. Then for several confusing reasons (lack of information, misleading information, missed residents and Canada Post) this application was Re-Circulated again with a date of Wednesday January 29, 2025, with a reply to date of Wednesday, February 19, 2025. Once again during this latest period no "Public Notification Signs" have been posted or installed on the subject land. Currently the signs installed or posted on the land relate to the questionable Bylaw Text Amendment that took place from November 1, 2024 (mailed notice) until January 21, 2025 (public Hearing).



According to Rocky View County "Circulation and Notification Standards" Council Policy C-327 that establishes standards for public notice signs at Rocky View County you must post or install information signs for this Subdivision Application starting five business days after the planning application is sent to landowners and must remain in place and be maintained for twenty-one days.

According to your own Policy Statement, "The County commits to ensuring equitable circulation and notification process that inform affected landowners and provide the opportunity for landowners to participate in the development of the county." It goes on to further state "The County commits to transparency and providing a high standard of customer service." Unfortunately, with everything that has transpired over the last few years with this proposed development (circulation issues, notification issues, mis-leading or missing information issues) the County has let itself down and more importantly the residents down as it relates to transparency and providing a high level of customer service.

I think a lot of work needs to take place to resolve the overall issues and regain some trust, but I am requesting that this current issue be resolved as soon as possible with the posting of signs as required on the property and an extension of the response period for twenty-one days after the signs have been installed. It would also probably be a good idea to send a letter to the landowners in the circulation area acknowledging this situation and informing them that the response period will be extended.

Going back to the creation of the Cochrane Lake Hamlet ASP in 2011, that process up until this latest subdivision application there has been a lot of question raised about how this specific proposed development has been managed. Residents are frustrated and mad and looking for answers. I hope one day there will be some transparency on how this entire process has been handled.

Sincerely,

Mitch & Gwen Jacques  
Residents on Cochrane Lake Road

[REDACTED]



# **PUBLIC NOTICE**

## **Development Application**

### **PROPOSAL**

PROPOSED LAND USE BYLAW TEXT  
AMENDMENT FOR REDUCTION IN SETBACKS  
TO 1.5 METRES ON  
BOTH SIDES OF A PARCEL FOR PRINCIPAL  
BUILDINGS, EXCLUDING CORNER LOTS  
WITHIN THE NEIGHBOURHOOD C  
CONCEPTUAL SCHEME.

THE CURRENT SIDE YARD SETBACKS ARE  
3.0 METRES ON ONE SIDE, AND 1.5 METRES  
ON THE OTHER.

#### **File Number:**

PL20240181

To learn more,  
note the file number and contact:

**Planning Services**

**403-230-1401**

**[development@rockyview.ca](mailto:development@rockyview.ca)**



**ROCKY VIEW COUNTY**





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**Re: Letter of Opposition to latest CL Subdivision Proposal**

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

**Date** Wed 2/19/2025 2:39 PM

**To** Ken Baker [REDACTED]

Good afternoon, Ken:

Thank you for your comments. Your comments, along with all others received during the circulation period, will be compiled and provided to the applicant for review and response. This documentation will form part of the report presented to Council for their consideration. We are awaiting technical documents from the applicant before scheduling a Council date. Please don't hesitate to contact me with any questions.

Best,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Ken Baker [REDACTED]

**Sent:** Monday, February 17, 2025 10:39 PM

**To:** Bernice Leyeza <BLeyeza@rockyview.ca>; Division 3, Crystal Kissel <CKissel@rockyview.ca>; Office of the Premier <Premier@gov.ab.ca>; minister.municipalaffairs@gov.ab.ca <minister.municipalaffairs@gov.ab.ca>; cpe@gov.ab.ca <cpe@gov.ab.ca>; benji.smith@gov.ab.ca <benji.smith@gov.ab.ca>; pses.minister@gov.ab.ca <pses.minister@gov.ab.ca>; Nenshi@albertandp.ca <Nenshi@albertandp.ca>

**Subject:** Letter of Opposition to latest CL Subdivision Proposal

Good Evening Bernice and Crystal,

I hope you're enjoying this cold Family Day Weekend and Weather, Family is everything!

Attached is another letter (# 3, I think) from me and numerous other RVC residents, opposing this latest Subdivision conflagration, poorly developed and delivered SD Plan. You know this!

Thank you to the RVC enforcement for forcing the SD relocation of the moved/demolished and unoccupied buildings, as these are such a safety hazard to all residents!! Why RVC Enforcement needs to be engaged, is a whole other discussion and why it takes so long to get a response is a whole other issue.

The RVC Council has repeatedly acknowledged the short-coming of this subdivision proposal! Please, please, please, put this poorly delivered and planned subdivision on HOLD, RE-OPEN the Cochrane Lake Area Structure Plan!! As you know, the CLASP is more than a decade out of date, with everyone, including the RVC Counsel overwhelmed by its inadequacies. You have the power to re-align this debacle, you just need to collectively decide to act. I know the current RVC Counsel decision will struggle with this, but for most taxpayers, this is a very simple planning decision!! Put it on hold, reassess the CLASP, get through the next election, move on with a new mandate and re-engage the

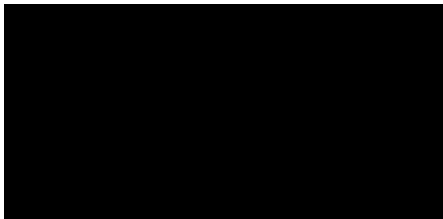
RVC landowner/taxpayer with a real world PUBLIC ENGAGEMENT process and move on! I can't speak for the taxpayer, but I know this is all we want and you, the RVC, knows this! A rationale to do anything else, emphasizes that change at the RVC Counsel is needed ASAP! I'm not sure that is best for the RVC taxpayer & developers, we need to work together for the success of all! This will require a major modification by the RVC and GoA.

You will likely receive all sorts of responses from concerned RVC citizens of D3 regarding this Area C debacle! This is MUST DO STUFF! Please read and not ignore, regardless of the division. As you know this is happening in most RVC divisions, YOU MUST listen to the input from all existing taxpayers!! They are what the RVC requires to function and grow. All RVC Counselors know this, or should. Please, please, please listen with open ears, not closed minds!! We can do better, you know this!

Regards,

--

Ken Baker  
11 Cochrane Lake Place  
Cochrane, AB  
T4C 2A8



Ken Baker

1 Cochrane Lake Place

Cochrane, AB

T4C 2A 8

February 17<sup>th</sup>, 2025

To Bernice Leyeze and Counselor District 3 and Reeve of RVC Crystal Kissel

[bleyeze@rockyview.ca](mailto:bleyeze@rockyview.ca) & [Ckissel@rockyview.ca](mailto:Ckissel@rockyview.ca)

**Regarding Opposition to Application Number: PL20240205**

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

**Will the Responsible RVC Counselor & Reeve and other Counselors Step Up to Represent the Taxpayers of the Division 3 and other RVC Divisions?**

Good afternoon Ms. Leyeza & Reeve C Kissel RVC Counsel,

As a resident of Rock View County (RVC) I and many other residents of RVC vigorously oppose this change in Bylaw/Subdivision as it will clearly impact existing residents in the near future with dramatically increased densities and existing poorly conceived, planned and developed road, water, wastewater, school and emergency service infrastructure.

The Reeve of RVC and Counselor of Division 3, our RVC Representative, needs to unanimously vote down this Subdivision Proposal and re-open the Cochrane Lake Area Structure Plan for a MAJOR re-assessment for local tax-payers and proposed developers!

These types of poorly planned **SUBDIVISIONS** are not suitable without implementation of regional planning to provide integrated infrastructure planning between urban development and the Town of Cochrane (TOC) and RVC. This proposed Bylaw/Subdivision change applies to a single quarter section, but notification of this change was sent to residents of 8 other quarter sections clearly indicating that RVC will subsequently extend this Bylaw to impact hundreds if not thousands of residents. None of the existing residents have requested this change to broaden its impact.

The rationale of the RVC is quite clear, which is to increase density and property tax while ignoring planning and infrastructure development to adequately provide safe infrastructure for residents and school age children. The current infrastructure in and around Cochrane is dangerous with temporary roads not able to cope with light, heavy and industrial traffic with endless band aid transportation downgrades (theoretical upgrades) which don't address the problem, just move it down the road where the problem is even worse.

The fact that RVC is dealing with three proposed increases in density or newly announced subdivision proposals within the RVC, all of which use the same process to produce the Illusion of Public Consultation not transparency and community involvement the RVC claims to support. This repeatedly demonstrates the RVC is not genuine with its commitment to the public consultation processes. This communication distribution was a debacle of RVC administration and has repeatedly missed residents within the notification area. My partner received the latest notification, I did not. How is this possible?

It is clear that the RVC is not committed to the existing residents of RVC or Public Consultation and that this situation requires direct involvement from other departments of the Government of Alberta to bring attention to this RVC process and public commitment to produce meaningful change. This letter is also being sent to the

Premier, Minister of Municipal Affairs, Ministry of Public Engagement, Minister of Transportation, Ministry of Public Safety and Emergency Services and the current and pending Leader of the NDP as well as the Cochrane Eagle and Rocky View Weekly.

Regards,

Ken Baker

11 Cochrane Lake Place

Cochrane, AB T4C 2A8

Cc

RVC Councillor & Reve, Ms. Crystal Kissel Via [CKissel@rockyciew.ca](mailto:CKissel@rockyciew.ca)

Premier of Alberta, Ms. Danielle Smith Via [Premier@gov.ab.ca](mailto:Premier@gov.ab.ca)

Minister of Municipal Affairs, Mr. Rick McIver Via [minister.municipalaffairs@gov.ab.ca](mailto:minister.municipalaffairs@gov.ab.ca)

Minister of Communication and Public Engagement, Mr. Nate Horner Via [CPE@gov.ab.ca](mailto:CPE@gov.ab.ca)

Minister of Infrastructure, Mr. Pete Guthrie via [Benji.smith@gov.ab.ca](mailto:Benji.smith@gov.ab.ca)

Minister of Public Safety and Emergency Services, Mr. Mike Ellis via [psesminister@gov.ab.ca](mailto:psesminister@gov.ab.ca)

Leader of the Alberta Opposition, Mr. Nahed Nenshi via <http://nenshi.ca>

Cochrane Eagle via [www.cochraneeagle.ca](http://www.cochraneeagle.ca)

Rocky View Weekly via [rockyviewweekly.com](http://rockyviewweekly.com)



Outlook

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**Opposition to application number PL20240205**

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**From** Barry MacDonald - [REDACTED]**Date** Mon 2/17/2025 2:35 PM**To** Bernice Leyeza <BLeyeza@rockyview.ca>

1 attachment (38 KB)

Barry Opposition letter.docx;

Please find attached my opposition letter to the aforementioned application.

February 15<sup>th</sup>, 2025

To Ms. Bernice Leyeza

Rocky View County

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

**Regarding Opposition to Application Number PL20240205 ( Division 3)**

**File numbers 06822005, 06822006, 06822002, 06822020, 06822011, 06822007**

Ms. Leyeza,

As a resident of Rock View County (RVC) I and many other residents of RVC vigorously oppose the density of that proposed development located Southeast of the junction of Cochrane Lake West and Range Road 43.

This proposed development in no way reflects the description of Rural life as indicated on the Rocky View County's own website as quoted below

**"Rural living is rich and rewarding, yet it is important that new residents know that rural life in Rocky View County is very different from life in the city.**

**Agriculture greatly shapes the economic, cultural and social fabric of the County. You have chosen to live in a rural setting among ranch and farm families. You can expect to share many of the benefits and challenges they enjoy, like open space and tranquility, wildlife sightings, variable weather and road conditions."**

Having lived here in the original Hamlet of Cochrane Lake for over 30 years I have seen many changes including the development of Monterra on Cochrane Lakes which in itself, is a stretch when envisioning rural life.

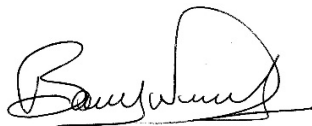
The area around Cochrane Lake already has significant development under way, yet there has been virtually no upgrade to local infrastructure to accommodate this existing growth.

- No Schools
- No local Fire services
- No EMS
- Reduced transportation access
- Limited Water and Sewer services

All of these services are provided by the Town of Cochrane where School capacity is currently at or above 100% while new schools take 2 to 4 years to plan and build once finally approved.

To allow this type of density increase is **Totally Irresponsible** and **must not** be approved!

Respectfully



Barry MacDonald

15 Cochrane Lake Place





Outlook

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**Attention - Planning Services Dept - Application #PL20240205**

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**From** drocks@telus.net [REDACTED]  
**Date** Tue 2/18/2025 11:34 AM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>

File #06822005 / 06822006 / 06822002 / 06822020 / 06822011 / 06822007

Thank you for your update on the proposal referenced above.

After reviewing the material provided there is a general misalignment with the current area development given the high density housing proposed. The area has been developed with acreages and larger lots and we were attracted to the area because of that lower density and country living. We made a conscious decision not to live in the Town of Cochrane where that density exists and is typical in an urban setting. A knock on effect of that higher density will be increased traffic adding to driving risk in key areas such as the Hwy 22 and Cochrane Lakes Road intersection.

We appreciate the desires of the developer and we also understand that Cochrane has become a very popular area to live in. With the expansion of the town of Cochrane via growing neighbourhoods like Fireside, South Bow and Sunset (only a few minutes away), there are many options to access higher density developments.

That said we do not support the addition of 223 lots as per the proposal.

Dan and Kelly Berry  
59 Montenegro Bay  
Cochrane AB



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**FW: Application # PL20240205**

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**From** [REDACTED]**Date** Tue 2/18/2025 2:53 PM**To** Bernice Leyeza <BLeyeza@rockyview.ca>

Good Afternoon Bernice,

Ken & Chris Weese  
263106 Range Road #43  
Cochrane, AB  
T4C 2B1

February 18<sup>th</sup>, 2025  
To Bernice Leyeza

**Regarding Opposition to Application Number: PL20240205****File Number:** 06822005 / 06822006 / 06822002 / 06822020 / 06822011 / 06822007**Division:** 3

Good afternoon Ms. Leyeza,

As a resident of Rock View County (RVC) I and many other residents of RVC vigorously oppose this change in Bylaw as it will clearly impact existing residents in the near future with dramatically increased density and existing poorly conceived, planned and developed road, water, wastewater, school and emergency service infrastructure. These types of increased densities are not suitable without implementation of regional planning to provide integrated infrastructure planning between urban development and the Town of Cochrane (TOC) and RVC. This proposed Bylaw change applies to a single quarter section, but notification of this change was sent to resident of 8 other quarter sections clearly indicating that RVC will subsequently extend this Bylaw to impact hundreds if not thousands of residents. None of the existing residents have requested this change. The rationale of the RVC is quite clear, which is to increase density and property tax while ignoring planning and infrastructure development to adequately provide safe infrastructure. The current infrastructure in and around Cochrane is dangerous with temporary roads not able to cope with light, heavy and industrial traffic with endless band aid transportation downgrades (theoretical upgrades) which don't address the problem, just move it down the road where the problem is even worse.

The existing transportation system/network, surrounding this proposed development, is more than two decades old with little to any meaningful improvement of the local transportation infrastructure but with closure of several local key transportation routes. Several of the communities within the RVC and Cochrane now have only one route for access and egress for thousands of residents. This has produced extraordinary unsafe congestion and is actively degrading public safety for the existing residents let alone the addition of high-density developments. These postage stamp developments without a commitment to integrated regional planning produce this outcome with the Administration, Council and Reve failing to represent the existing residents or address the chronic problem, hazard and risk to all. We have already seen multiple serious motor vehicle accidents (MVA) with serious life-threatening injuries to the public. In just the past few months the public has witnessed MVA's requiring the closure of highways to facilitate helicopter evacuation (STARS) of seriously injured people. It is just a matter of time for additional fatalities if there haven't already been numerous fatalities.

The process which the RVC has utilized for public consultation, in this particular change of Bylaw, emphasize how the Administration/Council demonstrates the RVC and Council has developed and implemented a public consultation process which is designed to produce the illusion of public consultation with RVC not committed to transparency or community engagement. The RVC Council has developed an exceptional skillful process to produce this outcome. This notice of public hearing date December 23<sup>rd</sup> 2024 with written engagement closing January 8<sup>th</sup> 2025, facilitating about 8 meaning days for public consultation with the RVC and administration (13 days prior to the public hearing.) The synchronization of this Public Hearing and communication process for residents taking place over the Christmas New Years holiday is not a coincidence and demonstrates the

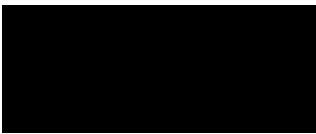
commitment of the RVC to limit public engagement to the smallest window possible to successfully minimize community engagement. This a mockery to public engagement within RVC.

Mr. Logan Cox (RVC File Manager) confirmed that the same Bylaw amendment has been proposed in at least two other locations including Langdon and Balzac within the RVC clearly indicating this Public Consultation process is implemented by the RVC Administration and Council to reduce the opportunity for existing residents to be involved in a Public Consultation Process. The fact that RVC is dealing with three proposed increases in density within the RVC, all of which use the same process to produce the Illusion of Public Consultation not transparency and community involvement the RVC claims to support. This repeatedly demonstrates the RVC is not genuine with its commitment to the public consultation processes. The fact that this process was also aligned to capitalize on a month long National Postal Strike emphasis the lack of the RVC commitment to Public Consultation and transparency. This communication distribution was a debacle of RVC administration and has repeatedly missed residents within the notification area. My partner received the latest notification, I did not. How is this possible?

It is clear that the RVC is not committed to the existing residents of RVC or Public Consultation and that this situation requires direct involvement from other departments of the Government of Alberta to bring attention to this RVC process and public commitment to produce meaningful change. This letter is also being sent to the Premier, Minister of Municipal Affairs, Ministry of Public Engagement, Minister of Transportation, Ministry of Public Safety and Emergency Services and the current and pending Leader of the NDP as well as the Cochrane Eagle and Rocky View Weekly.

Regards,  
Ken & Chris Weese

Ken Weese





Outlook

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**Fwd: Opposition to Application Number PL20240205 (1)**

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**From** Jane Lancaster [REDACTED]**Date** Tue 2/18/2025 3:02 PM**To** Bernice Leyeza <BLeyeza@rockyview.ca>

1 attachment (640 KB)

Opposition to Application Number PL20240205 JLancaster.pdf;

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

**From:** **Jane Lancaster** [REDACTED]**Date:** Tue, Feb 18, 2025 at 2:48 PM**Subject:** Opposition to Application Number PL20240205 (1)**To:** <[bleyeze@rockyview.ca](mailto:bleyeze@rockyview.ca)>, <[CKissel@rockyciew.ca](mailto:CKissel@rockyciew.ca)>, <[psesminister@gov.ab.ca](mailto:psesminister@gov.ab.ca)>

Jane Lancaster  
11 Cochrane Lake Place  
Cochrane, AB, T4C 2A8  
February 18th, 2025

To Bernice Leyeze

cc:

RVC Counselor &amp; Reeve, Ms. Crystal Kissel

Minister of Infrastructure, Mr. Pete Guthrie

Minister of Public Safety and Emergency Services, Mr. Mike Ellis

Regarding Opposition to Application Number: PL20240205

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

Division: 3

,Please find a letter attached expressing my opposition to Application Number: PL20240205

Summary:

This bylaw should not be passed.

As a resident of Rock View County (RVC), I vigorously oppose this change in Bylaw to increase density, as it will clearly impact existing residents, with dramatically increased density piled on top of poorly conceived, planned and developed road, water, wastewater, school and emergency service infrastructure. These types of increased densities are not suitable without implementation of regional planning to provide integrated infrastructure between the rural urban interface, suburban development, the Town of Cochrane, and RVC.

The Area Structure Plan needs to be reopened and updated.

Sincerely,  
Jane Lancaster

Jane Lancaster  
11 Cochrane Lake Place  
Cochrane, AB, T4C 2A8  
February 18<sup>th</sup>, 2025

To Bernice Leyeze [bleyeze@rockyview.ca](mailto:bleyeze@rockyview.ca)

**Regarding Opposition to Application Number: PL20240205**

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

**Division: 3**

Hello Ms. Leyeze,

As a resident of Rock View County (RVC), I vigorously oppose this change in Bylaw to increase density, as it will clearly impact existing residents, with dramatically increased density piled on top of poorly conceived, planned and developed road, water, wastewater, school and emergency service infrastructure. These types of increased densities are not suitable without implementation of regional planning to provide integrated infrastructure between the rural urban interface, suburban development, the Town of Cochrane, and RVC.

This proposed Bylaw change applies to a single quarter section, but notification of this change was sent to residents of 8 other quarter sections, clearly indicating that RVC will subsequently extend this Bylaw to impact hundreds if not thousands of residents. None of the existing residents have requested this change, which will increase density while ignoring planning and infrastructure development to adequately serve its citizens and provide safe and sufficient infrastructure.

The current infrastructure in and around Cochrane is dangerous with highways, intersections and temporary roads not able to cope with light, heavy, industrial and construction traffic. Two major access and egress roads have been permanently closed north of Cochrane. There have been multiple serious motor vehicle accidents on Highway 22, with old intersections not designed for current traffic volumes at the intersection of Highway 567, and at Cochrane Lake Trail, creating serious hazards when roads are busy. Highway safety and capacity needs to be part of infrastructure planning before adding population density to already hazardous roads.

These postage stamp developments without a commitment to integrated regional planning produce this outcome with the Administration, Council and Reeve failing to represent the existing residents or address the chronic problems, hazard, and risk to all. The process which the RVC has utilized for public consultation regarding this change of Bylaw, is disingenuous, producing the illusion of consultation, with RVC not committed to transparency or meaningful community engagement. This bylaw should not be passed.

The Area Structure Plan needs to be re-opened and updated.

Sincerely,

Jane Lancaster



Cc

RVC Councillor & Reve, Ms. Crystal Kissel Via [CKissel@rockyciew.ca](mailto:CKissel@rockyciew.ca)

Minister of Infrastructure, Mr. Pete Guthrie via [Benji.smith@gov.ab.ca](mailto:Benji.smith@gov.ab.ca)

Minister of Public Safety and Emergency Services, Mr. Mike Ellis via [psesminister@gov.ab.ca](mailto:psesminister@gov.ab.ca)



Outlook

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**Opposition to Application Number PL20240205 (Division 3)**

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**From** Deb MacDonald [REDACTED]**Date** Tue 2/18/2025 6:19 PM**To** Bernice Leyeza <BLeyeza@rockyview.ca>

1 attachment (27 KB)

I oppose the recent development proposal South of Cochrane Lake PL20240205..docx;

Dear Ms. Leyeza

I am writing to oppose the recent development proposal South of Cochrane Lake PL20240205.

Please find attached.

Sincerely,

Deb MacDonald

February 18<sup>th</sup>, 2025

To Ms. Bernice Leyeza

Rocky View County

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

**Regarding Opposition to Application Number PL20240205 (Division 3)**

**File numbers 06822005, 06822006, 06822002, 06822020, 06822011, 06822007**

Dear Ms. Leyeza,

I have been a resident of Rockyview County for over 30 years and am writing to express my concern and opposition to the development Southeast of the junction of Cochrane Lake West and Range Road 43. The proposal appears to be a “Town” above the actual Town of Cochrane, but the proposal is lacking everything that makes up a Town people are proud to call home and looks more like yet another, bedroom community.

This proposed development should not be considered because:

1. Incompatible with existing uses:

- This IS a RURAL area. When was it changed to a Mid Density URBAN and how did that happen without impacted neighbours being notified? There should be a process in place to at least make us aware that someone is asking for a change in usage.
- This area is currently made up of approximately 120 homes (excluding Monterra and Range Road 43). This development is proposing to add 264 “lots” which is an increase of **136%** over what is already existing. By the looks of it, this is probably just the start; if this is rubber stamped and allowed to proceed, they will be building more and more as the precedent will have been set.

2. Access and Egress

- This area currently has 1 road for all traffic. This traffic is not only for residences along Cochrane Lake trail, Monterra (which will have an estimated 875 units), Pleasant View, Diamond Ridge, the old Hamlet of Cochrane Lake, Lakeview Estates, Mountview Estates and Mountview Bay, but The Interpipeline Gas Plant and the Canadian Baptist Seminary College plus an RV Storage facility.
- The Area Structure Plan was completed/approved in 2011. At that time the Town of Cochrane had a population of 17,580<sup>1</sup> AND there were 2 major roads in and out (Cochrane Lake West and Range Road 43); now the population of Cochrane is over 37,000 but our access and egress has been downgraded to only one road because of the new HWY 1A and 22 interchange.
- Also of interest, that the Rockyview County population in 2011 was 36,461<sup>2</sup> and is now 46,350.

3. Water provisioning

- I’m assuming that water will be diverted from the Bow as many small communities are dependent on this water supply. Interesting that Cochrane has had to enforce water restrictions for many years now, yet somehow, developers are allowed to increasingly gain access to what one must think is an infinite supply. How many is enough, and when does it become no longer sustainable?

4. Disposal of sewage

- It is doubtful that the existing infrastructure will support this additional growth as it was not designed to support the development of the proposed site

<sup>1</sup> <https://www.cochrane.ca/news/cochrane-census-demonstrates-continued-strong-growth>

<sup>2</sup> <https://www12.statcan.gc.ca/census-recensement/2011/as-sa/fogs-spg/Facts-csd-eng.cfm?LANG=Eng&GK=CSD&GC=4806014>



## 5. Emergency vehicle access and response times

- There appears to be a disconnect between District of Rockyview and the developers promises. In the summer of 2023, there was a fire on the Northwest side of Cochrane Lake West and Cochrane Lake Trail which threatened the old Hamlet of Cochrane Lake. It took over 45 minutes for a firetruck to arrive (FROM Springbank...NOT Cochrane!)? They even sent a pumper truck. Guess what! This area is RURAL and doesn't have a fire hydrant. It is absurdly irresponsible (and should be illegal) for a development to proceed thereby placing the lives of the existing and future residents in danger. Should we need to evacuate, how safe is it with a single lane paved road (not even a true highway) with ditches agricultural fencing preventing people a safe egress.
- When will a fire department be built in this town above the town to protect its taxpaying residents?
- When and if a fire station is built, are there enough people to support it? Currently that is NOT the case in Cochrane. They have a fire station, but not enough manpower to support the facility, which is why a team had to be dispatched from Springbank.
- Winds here are ferocious and can whip a few embers into a dangerous grass fire in no time.

## 6. Decreasing the setback creates an even more dangerous living condition → wind + fire x proximity, as per above is a formula a responsible committee would never agree to.

## 7. Current amenities and no future amenities even promised

- Cochrane has an urgent care that is already taxed to the max with wait times that are truly unacceptable. The thought of an additional 264 lots added to an already overburdened care system is irresponsible and not responsible planning.
- Same with the school system. Is there even a thought for a school? The original Hamlet plan had set land aside, but the developer was made aware that it was not sufficient space for a school. Developers should not be allowed to create neighbourhoods without supporting the people it wants to attract.
- Rockyview needs to stop thinking about the increase in tax dollars and start enforcing a minimum criterion to developers so this district remains special, sustainable and accountable to our future Albertans.

I need to add that communication(s) regarding this have been very poor. We understand the disruption a postal strike brings, especially at Christmas Time, yet the developer moved forward and (somehow) Rockyview accommodated sending an original message out on December 23, 2024... during a mail strike! That in and of itself is ridiculous. I never did get that communication, perhaps some did, but seriously!? I have no idea when the rezoning was supposedly approved as our household/Hamlet never received a notification and if we had, I'm sure the Hamlet would have been talking about it and letting their thoughts be known.

Area infrastructure in my opinion is already outgrown and simply cannot support an additional increase in population, especially to the extent that this development is proposing.

To allow this type of density increase is **Completely Irresponsible, is unsustainable and must not** be approved!

Respectfully



Deb MacDonald  
15 Cochrane Lake Place



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**development dispute in Cochrane Lake**

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From Wolf, Adrienne A. [REDACTED]

Date Tue 2/18/2025 3:47 PM

To Bernice Leyeza <BLeyeza@rockyview.ca>

Cc CKissel@rockyciew.ca <CKissel@rockyciew.ca>; Premier@gov.ab.ca <Premier@gov.ab.ca>; minister.municipalaffairs@gov.ab.ca <minister.municipalaffairs@gov.ab.ca>; CPE@gov.ab.ca <CPE@gov.ab.ca>; CPE@gov.ab.ca <CPE@gov.ab.ca>; via <psesminister@gov.ab.ca>

Adrienne Wolf

3 Cochrane Lake Place

Cochrane, AB

T4C 2A 8

February 18th, 2025

To Bernice Leyeza

**Regarding Opposition to Application Number: PL20240205**

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

**Division: 3**

Good afternoon Ms. Leyeza,

As a resident of Rock View County (RVC) I and many other residents of RVC vigorously oppose this change in Bylaw as it will clearly impact existing residents in the near future with dramatically increased density and existing poorly conceived, planned and developed road, water, wastewater, school and emergency service infrastructure. These types of increased densities are not suitable without implementation of regional planning to provide integrated infrastructure planning between urban development and the Town of Cochrane (TOC) and RVC. This proposed Bylaw change applies to a single quarter section, but notification of this change was sent to resident of 8 other quarter sections clearly indicating that RVC will subsequently extend this Bylaw to impact hundreds if not thousands of residents. None of the existing residents have requested this change. The rationale of the RVC is quite clear, which is to increase density and property tax while ignoring planning and infrastructure development to adequately provide safe infrastructure. The current infrastructure in and around Cochrane is dangerous with temporary roads not able to cope with light, heavy and industrial traffic with endless band aid transportation downgrades (theoretical upgrades) which don't address the problem, just move it down the road where the problem is even worse.

The existing transportation system/network, surrounding this proposed development, is more than two decades old with little to any meaningful improvement of the local transportation infrastructure but with closure of several local key transportation routes. Several of the communities within the RVC and Cochrane now have only one route for access and egress for thousands of residents. This has produced extraordinary unsafe congestion and is actively degrading public safety for the existing residents let alone the addition of high-density developments. These postage stamp developments without a commitment to integrated regional planning produce this outcome with the Administration, Council and Reve failing to represent the existing residents or address the chronic problem, hazard and risk to all. We have already seen multiple serious motor vehicle accidents (MVA) with serious life-threatening injuries to the public. In just the past few months the public has witnessed MVA's requiring the closure of highways to facilitate helicopter evacuation (STARS) of seriously injured people. It is just a matter of time for additional fatalities if there haven't already been numerous fatalities.

The process which the RVC has utilized for public consultation, in this particular change of Bylaw, emphasize how the Administration/Council demonstrates the RVC and Council has developed and implemented a public consultation process which is designed to produce the illusion of public consultation with RVC not committed to

transparency or community engagement. The RVC Council has developed an exceptional skillful process to produce this outcome. This notice of public hearing date December 23<sup>rd</sup> 2024 with written engagement closing January 8<sup>th</sup> 2025, facilitating about 8 meaning days for public consultation with the RVC and administration (13 days prior to the public hearing.) The synchronization of this Public Hearing and communication process for residents taking place over the Christmas New Years holiday is not a coincidence and demonstrates the commitment of the RVC to limit public engagement to the smallest window possible to successfully minimize community engagement. This a mockery to public engagement within RVC.

Mr. Logan Cox (RVC File Manager) confirmed that the same Bylaw amendment has been proposed in at least two other locations including Langdon and Balzac within the RVC clearly indicating this Public Consultation process is implemented by the RVC Administration and Council to reduce the opportunity for existing residents to be involved in a Public Consultation Process. The fact that RVC is dealing with three proposed increases in density within the RVC, all of which use the same process to produce the Illusion of Public Consultation not transparency and community involvement the RVC claims to support. This repeatedly demonstrates the RVC is not genuine with its commitment to the public consultation processes. The fact that this process was also aligned to capitalize on a month long National Postal Strike emphasis the lack of the RVC commitment to Public Consultation and transparency. This communication distribution was a debacle of RVC administration and has repeatedly missed residents within the notification area. My partner received the latest notification, I did not. How is this possible?

It is clear that the RVC is not committed to the existing residents of RVC or Public Consultation and that this situation requires direct involvement from other departments of the Government of Alberta to bring attention to this RVC process and public commitment to produce meaningful change. This letter is also being sent to the Premier, Minister of Municipal Affairs, Ministry of Public Engagement, Minister of Transportation, Ministry of Public Safety and Emergency Services and the current and pending Leader of the NDP as well as the Cochrane Eagle and Rocky View Weekly.

Regards,

Adrienne Wolf

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NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.



Outlook

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**Application # PL20240205**

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**From** Pete Cameron [REDACTED]**Date** Wed 2/19/2025 8:57 PM**To** Bernice Leyeza <BLeyeza@rockyview.ca>

Hello Bernice,

I am emailing you to voice my concerns regarding the development SE of my property that is proposing to create 223 lots. My concerns are the increased traffic on Cochrane Lake Road as it will be the only access for all of these property owners. I live on Cochrane Lake road and the traffic has already increased since the closing of the previous access to the south. Vehicles are always speeding down this road, and I have young children this concerns me know what will happen when 223 lots are added increasing daily traffic by ~300-500 vehicles. What are the county's plans to keep the community safe?

Thanks,

**Peter Cameron** P.Tech. (Eng.)  




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**Re: Re File # 06822005 (006, 002, 020, 011, 007) Application # PL20240205 S of Cochrane Lake**

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

**Date** Fri 2/21/2025 8:00 AM

**To** [REDACTED]

 1 attachment (2 MB)

Adjacent Maps.pdf;

Good morning, John:

Thank you for your comments. Your comments, along with all others received during the circulation period, will be compiled and provided to the applicant for review and response. This documentation will form part of the report presented to Council for their consideration.

The requested map package is attached. Please see my comments below in **green**.

Please don't hesitate to contact me with any questions.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** [REDACTED]

**Sent:** Wednesday, February 19, 2025 9:01 PM

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

**Subject:** Re File # 06822005 (006, 002, 020, 011, 007) Application # PL20240205 S of Cochrane Lake

Good day,

I am writing to voice strong opposition to the proposed plans for development SE of Cochrane Lake West and Range Rd 43.

Specifically the opposition is with the ultra high density nature of the development. The Row housing and ultra tiny lots are a terrible contrast to the dwellings in the area. This appears to be a community planned for a Calgary suburb, NOT the open spaces of Cochrane Lake.

What is that large blue block labelled Special, public service? That could be a county district maintenance facility or a shopping plaza... Quite vague, but very important for residents to understand.

**The blue block that is located the northwest portion of the subject area is intended for a storm water facility. See more information on [Section 3.5 and Figure 12 of the Conceptual Scheme](#).**

Overall, I along with a majority of residents in the area view this unfavourably, and request extra reviews, meetings, correspondence and input to avoid proceeding irresponsibly with this plan. Just far too many issues yet unresolved

There have been many points brought up in previous communications regarding this density, and it being problematic to traffic, water supply, light pollution, fire control, noise and wildlife displacement. I've attached my previous email with these concerns to supplement this correspondence. Another critical point is how the ground water will be impacted. MANY of the area residents are reliant on water wells. Any risks or threats to existing water supplies are serious issues that need to be addressed.

May I please have a link (or please send) a pdf file of these development maps? We should all have access to the details. The paper mail version is far too small to read the fine print / labels.

A note about public engagement. The county and /or developers have many times held local meetings in weedon hall to give all locals a convenient way to be presented with visual, as well as personal representation for these types of plans. I would certainly like to see these open houses again.

I appreciate the opportunity to voice my opinion as a decades long resident of this area.

John Stevenson





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**RE: File #06822002/06/07/11/20 Appl #PL20240181**

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

**Date** Fri 11/22/2024 9:20 AM

**To** [REDACTED]

Good Morning,

Thank you for your email below, it will form part of the public record. A redacted version will be shared with the applicant prior to them determining how they wish to proceed with their application. Should they wish to proceed to a decision of Council, your response will form part of the public submissions within the Council report. Council will review the report and all resident submissions received prior to rendering a decision on the application.

Sincerely,

**LOGAN COX, BA**

HE/HIM/HIS

Supervisor (Planning & Development) | Planning

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**From** [REDACTED]

**Sent:** Friday, November 22, 2024 8:49 AM

**To:** Logan Cox <LCox@rockyview.ca>

**Cc:** Logan Cox <LCox@rockyview.ca>

**Subject:** RE: File #06822002/06/07/11/20 Appl #PL20240181

Good day,

This writing is in response to the proposed amendment to the lands SE of Cochrane Lake west and Range Road 43.

The proposal to reduce the setbacks to 1.5m is ludicrous and irresponsible. Putting dwellings so close that you could literally step from one rooftop to another is a stark contrast to what homeowners in the area cherish about it and have built lives around for generations. We appreciate the quiet, the dark skies, space and peacefulness of our neighborhood, which is also home to deer, moose, coyotes, fox and multiple waterfowl species.

Water supply, sewer lines, traffic, and lighting are issues as well. Are developers going to fund Highway 22/Cochrane Lake west improvements to handle the doubling or tripling of traffic volume?, or do we taxpayers get to pay for that? Are water permits in place or is that "not a problem" water is certainly a problem.

Is there a fire code consideration for having houses less than 10 feet apart from each other when the nearest fire hall is more than 10 kms away in Cochrane? The winds are frequently high due to our elevation. A house fire has a high potential for quickly spreading with that building plan. I see this proposal as reckless fire hazard and this needs to be answered for.

To consider this amendment, which serves only to maximize developer investment returns by cramming as many dwellings as possible into an otherwise beautiful space, is an irresponsible and irreversible decision which also sets precedent for further overcrowding and degradation of the area.

I hope weight will be given to the opinions and wishes of homeowners in the area who have been custodians to the lands for decades, and not just the developers looking to cash in on it and move on.

The majority of landowners /homeowners in the area are in opposition to the high density developments here, and we strongly oppose this amendment to make it even more so.

I would appreciate some feedback on this matter, thank you for the opportunity to voice my (our) concerns.

John Stevenson







## Location & Context

- 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)
- 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).

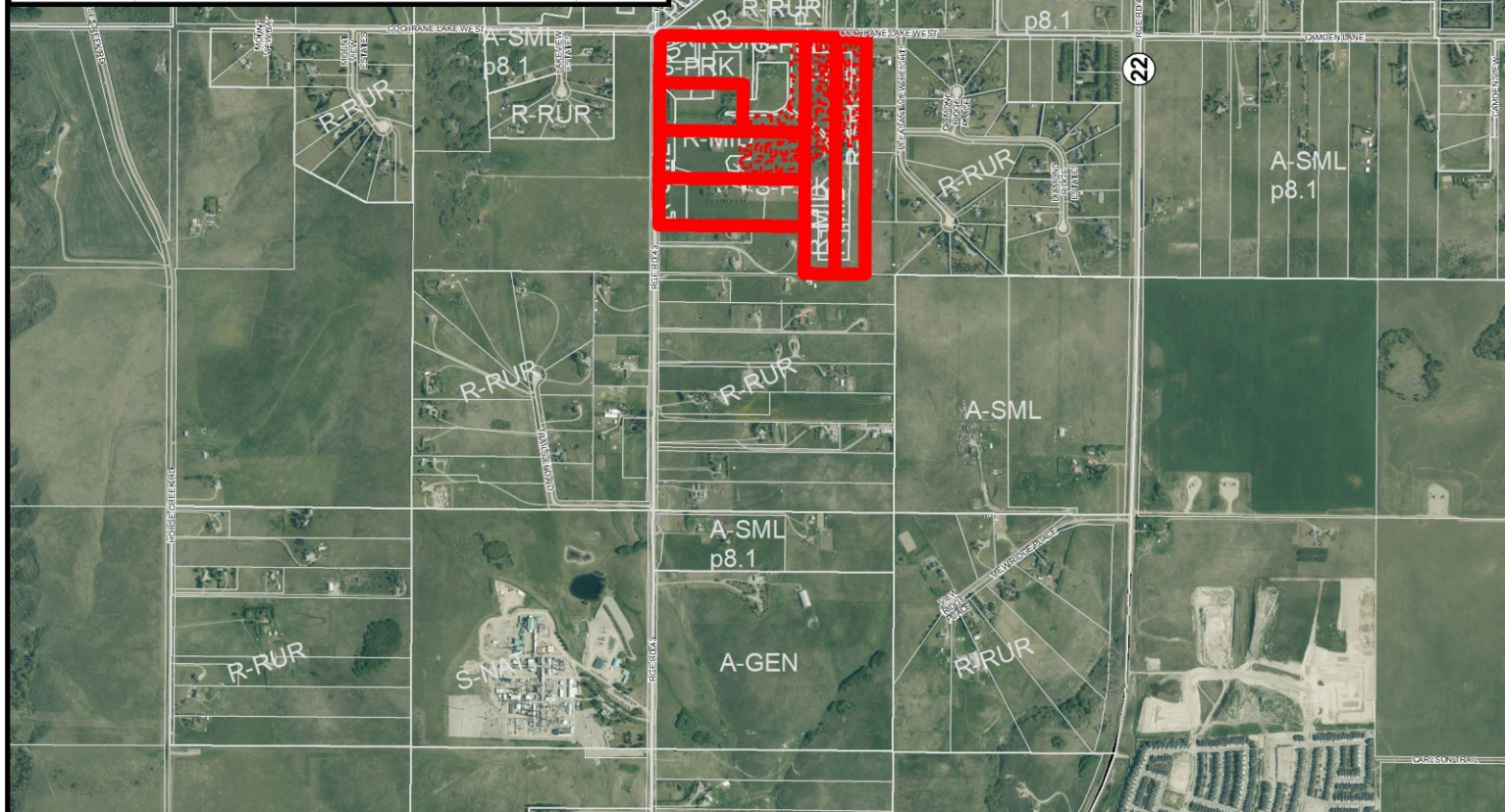
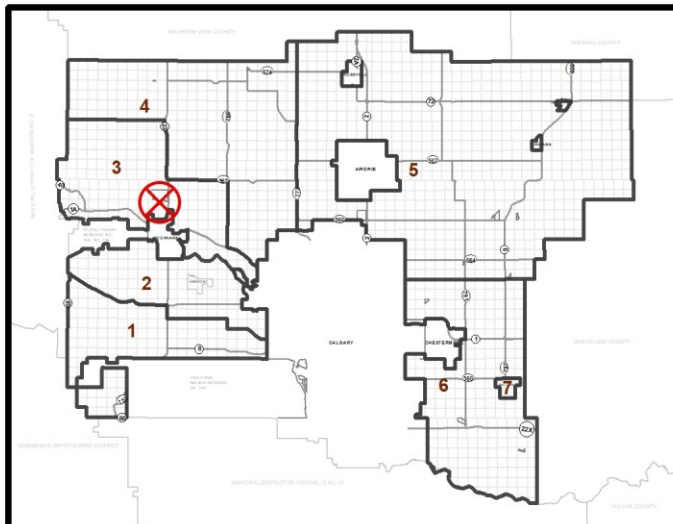
Division: 3

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

File: PL20240205

Printed: 12/3/2024

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







## 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)
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- 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).

### LEGEND

- Single-Detached Dwelling, R-SML
- Single-Detached Dwelling, R-MID
- Semi-Detached Dwelling, R-MID
- Rowhouse, R-MID
- S-PRK
- S-PUB



Division: 3  
 Roll: 06822002, 06822007,  
 06822005, 06822020,  
 06822006, 06822011  
 File: PL20240205  
 Printed: 12/3/2024  
 Legal: A portion of  
 NW-22-26-04-W05M



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**Re-Circulation, Application Number PL20240205 Division 3**

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**From** Gwen Jacques [REDACTED]  
**Date** Mon 2/17/2025 9:30 AM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>

 4 attachments (621 KB)

Subdivision Re-Circulation Comments.docx; Bernice Leyeza UPA text.docx; Proposed-CS-Cochrane-Lake-Hamlet-Plan-Neighbourhood-C pg 6.pdf; Bernice Leyeza Picture.png;

Good morning Everyone,

Upon receiving the re-circulation of the proposed Subdivision, we would again state that we are completely opposed to the subdivision as it is presented.

We have reviewed the ASP and compared it to this Subdivision application and the Conceptual Scheme. This Subdivision application does not Conform with the ASP. We have attached for your review a letter showing the many areas where it does not conform.

There are many items that need to be addressed and considered before this moves to the subdivision stage without even considering the conditions and concerns related to the unknown direction of the Lake project, Schools over capacity, and no Fire Station in under 10 minutes.

There are 4 attachments, one 8 page letter of comments and concerns showing the various non conforming items, 2 pages from Bernice where we are questioning the UPA, and 1 page showing the 4 Eastern Edge properties in the same quarter section that will be directly affected. These are rural properties, with hay, pasture, barns and horses - RUR not county residential homes ( and not Diamond Ridge Estates) and Rural! ( But somehow the Agriculture Boundaries were dismissed as not necessary).

We hope you will take the time to read and reconsider this development before it is too late and our community is forever changed. We request this be tabled, and the ASP which is over 10 years old be reopened and reconsidered

Thank you for your consideration

Regards

Mitch and Gwen Jacques  
[REDACTED]

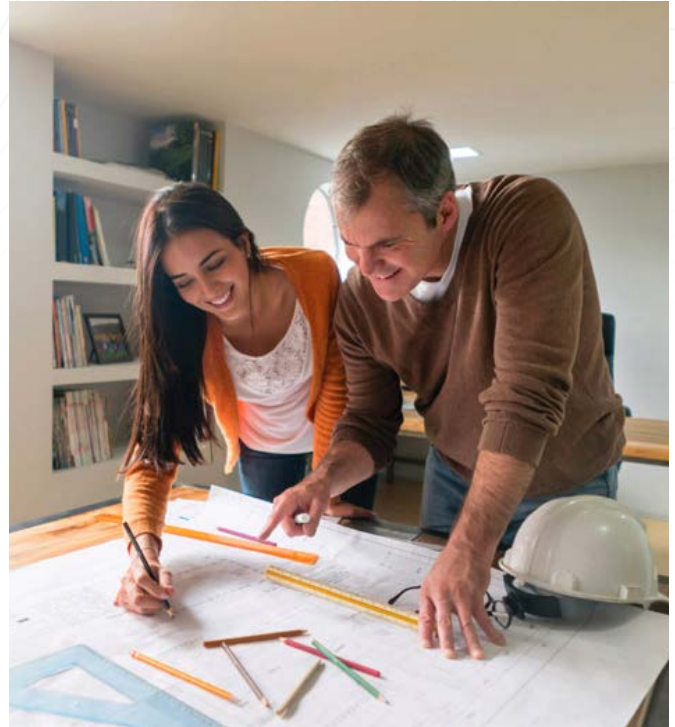
## 2.0 PLAN AREA DESCRIPTION

### 2.1 LOCATION

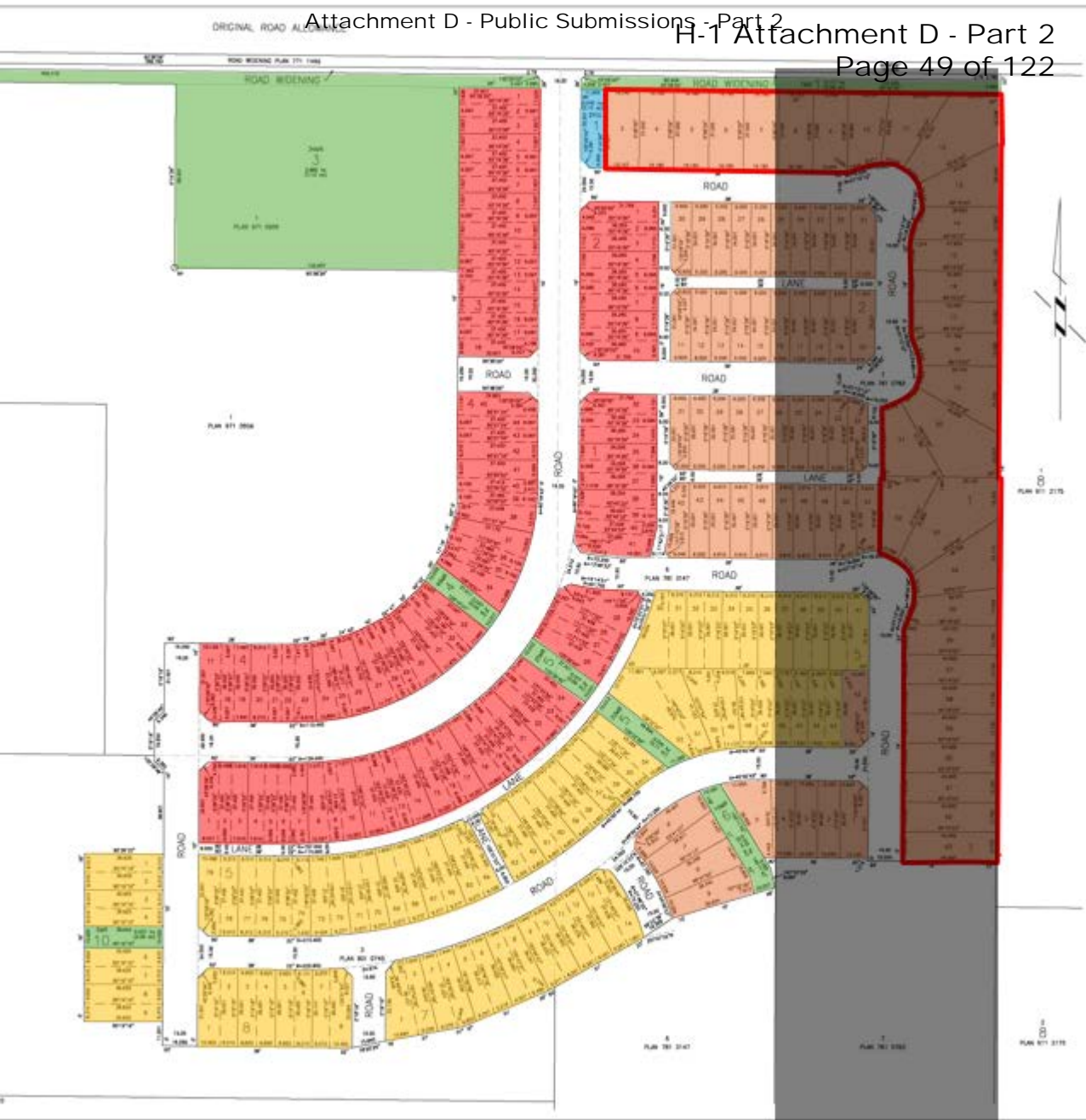
The Cochrane Lake Hamlet is located in the northwest quadrant of Rocky View County, approximately one (1) mile north of the Town of Cochrane, nestled in rolling grasslands overlooking the foothills and Rocky Mountains. The Hamlet covers 512 hectares (1265 acres) and surrounds two (2) lakes.

As illustrated by Figure 2: Local Context, The Plan area is defined by Range Road 43 to the west, and Cochrane Lake West to the north. A rural residential (R-RUR) development known as Diamond Ridge Estates is located to the east, and existing rural residential to the south.

The landscape, mountain views, proximity to regional transportation corridors, and convenient access to amenities in the Town of Cochrane and northwest City of Calgary make the site an ideal location for Hamlet residential development







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

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

Date: **Mon, Jan 27**, 2025, 9:06 a.m.

Subject: Re: Application no PL20240205 Cochrane Lake Hamlet c

To: Gwen Jacques [REDACTED]

Good morning, Gwen:

As per the provided tentative plan, see the greyed out area below. The 20ac lot includes:

- 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**

February 17<sup>th</sup>, 2025

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

Attn: Bernice Leyeza  
Rocky View County Council

Re: Re-Circulation, Application Number PL20240205, Division 3  
File Number, 06822005/06822006/06822002/06822020/06822011/06822007

Dear Bernice and Rocky View County Council,

I would like to go on record as being **opposed** to this sub-division application. My opposition is because what is currently being proposed does not adhere to the principles and intent of the Cochrane Lake Hamlet Plan / ASP as it relates to Neighborhood "C." (Cochrane Lake Hamlet Plan BYLAW C-7037-2011 Approved May 31, 2011.) At past public hearings related to this proposed development I have heard in administrations presentation how this proposal "Generally Conforms" to the ASP, but I would like to point out how this proposal **Does Not Conform** to the ASP.

This development is the first proposed for the Hamlet Plan Area and as such will set the standard and precedent for those that follow. This proposed development could hypothetically be the only proposal brought forward in the next ten to twenty years and as such the developer should not be able to push critical items such as public services and amenities to other stages (Neighborhoods) of the Cochrane Lake Hamlet Plan area.

It is my understanding that the purpose of the Cochrane Lake Hamlet Plan / ASP, dated May 31, 2011, Bylaw C-7037-2011 is to provide a "Framework", a structure of ideas, rules, and beliefs. It is a potential plan and non-statutory.

Comparing the limited information given to us in this recent circulation (Wednesday January 29, 2025) to the Cochrane Lake Hamlet Plan / ASP, I would like to highlight the following,

**"The Cochrane Lake Plan envisions a pedestrian friendly community inspired by the character of the classic rural town with bustling main streets and intimate treed residential neighborhoods" (Pg 1, Community Vision)**

The only thing close to the description of "classic rural town" we have seen is the original concept drawing, figure 3.7 on page 51 of the CLH Plan/ASP and even it is a stretch. This developer and especially this current application have shown that there is no intention of

building a community that adheres to the first and most important statement of the “Community Vision” in the ASP.

**“Neighborhoods that allow residents the choice to live, work, shop and recreate within their community” (Pg 1, A community of neighborhoods)**

The developer has made no attempt to adhere to this fundamental vision set out in the CLH Plan/ASP. Every element of the “work, shop” and most of the “recreate” have been removed and passed on to other areas and other developers.

**“Will allow opportunities for local shopping, enjoyment, civic and institutional uses, residences and public spaces for community gatherings and recreation” (Pg 1, A Community of Neighborhoods)**

Once again, the developer has intentionally removed critical parts of the Community Vision that was sold to the public back in 2011 for this community. What is being presented in this application is strictly a high-density housing project as evident by 173 of the 223 (77%) houses being “Row Housing” and “Semidetached Housing.”

**“County’s mandate for triple-bottom-line sustainability”, “a complete community that allows residents the choice to live, work, shop and recreate within the community” (Pg 1, A sustainable settlement, a complete community)**

The fact that this proposed development has gotten this far defies logic. I am not sure if the deviation from the original “Community Vision” could be any more blatant.

**“A focus on the lake as a central community amenity” (Pg2 Plan Highlights)**

This entire Cochrane Lake Hamlet Plan / ASP concept has been built around Cochrane Lake and it having some recreational qualities. To date the future of the Cochrane Lake, plans to rehabilitate it, funding and whether it will ever be able to be used for actual recreation is still up in the air. How can we possibly move forward with development when the central feature that this entire community was based on still has so many questions unresolved. Lake issues fully resolved first and then development proposals.

**“Enhancement of natural areas for environmental integration and resident enjoyment.” (Pg 2, Plan Highlights)**

There will be nothing for the residents to enjoy, not a single natural area has been planned or will remain within this proposal. I can recall at one time these features were an important issue in planning and for RVC, not anymore.

**“Appropriate transitions to neighboring agriculture uses and residential infill area.” (Pg 2, Plan highlights).**

There have been a few things mentioned about this, but no commitments made, the “Should” and “Shall” wording give the developer lots of leeway and they will use every inch of it. I have always been told this will be addressed in the “detailed design stage” but at that point it is too late and puts the residents at a disadvantage to get anything meaningful done.



**“The structure of the neighborhoods allows for the choice to live, work, shop and recreate within the neighborhood.” (Pg 2, Plan Highlights)**

We are only into page two of the Cochrane Lake Hamlet Plan / ASP and this statement has already been mentioned three times. With out a doubt it is one of the most important if not the most important part of the Community Vision. The developer has not and never had any intention of including any of the “work, shop” in their proposal, instead putting their effort into passing it off to other communities and developers and presenting excuses because they didn’t include it. At a minimum if the developer does not feel the public amenities associated with the “work, shop” are economically viable at this time they should be required to dedicate land/lots that would be undeveloped but be able to be developed in the future for a store, seniors housing and community centers. They can put a big sign up saying “Future Home of a Seniors Center” or “Future Corner Store” to help market their development if it goes through.

**“A diverse network of open spaces including larger natural areas” (Pg 3 A Diverse network of Open Spaces)”**

All natural areas removed, none planned setting a very poor example for the other developers moving forward to do the same thing. This plan is all about maximum houses and dollars not the vision of a rural community.

**“Hamlets maintain this status as service centers with potential to offer a wide range of community facilities for surrounding residents. (Pg 4, Development Plan)**

Community facilities must be important to the vision, this is the fourth mention. The highest profile community facility in this subdivision proposal is a stormwater pond.

**“The plan provides policy guidance and direction for subsequent land use subdivision and development decisions” (Pg 4, Authority of Plan)**

RVC council has the ability and every right to go back to the developer at this stage and request that they re do their plans to conform to the original vision and intent of the Cochrane Lake Hamlet Plan / ASP.

**“Existing Cochrane Lake hamlet, 54 HR 1, single family homes on .5 – 1.0 acre lots.” (Pg 6, The historic Hamlet of Cochrane Lake)**

I am not sure why this information was so difficult to find in the last Public Hearing, it is right here in the ASP. This works out to 1-2 UPA in the existing historic hamlet.

**“There were two primary issues, servicing of existing residents, and density and development density,” “the plan focuses on describing the character of density, so that officials can make sound decisions that balance future development submissions with the needs and concerns of existing residents. Other community issues include environment, integration, open space. Edge interface and buffering, traffic, and pathways.” (Pg 11, Key Findings)**

This current subdivision proposal does not address any of these concerns and they still remain a concern for the existing community. Density too high, no natural areas, no actual written concrete plans in place for buffering, edge interface or traffic.

**“Policies that encourage densities appropriate in the rural character of the county such as limiting multi family development” (Pg 11, How issues were addressed)**

Once again, in this current subdivision proposal 173 of the 223 homes (77%) are row housing or semi-detached housing. How can this be in keeping with rural character?

**“Strategies for appropriate buffers and interface solutions with existing residential R-2 lots” (Pg 11, How community issues were resolved)**

No concrete plans presented yet, no design or details. Always kicked down the road until it is too late, this critical issue should be included earlier in the process and mandatory.

**What is the difference between the “Hamlet Expansion area” and the “Cochrane Lake Conceptual Scheme.” How can you refer to this subdivision area being part of the Hamlet Expansion Area when the density is going from 1-2 UPA in the existing historical hamlet up to 6.25 UPA in this neighborhood C subdivision proposal? (Pg 12, Hamlet Policies Overview)**

**“Guiding Community Goals and Principles.”**

- 1) Maintain rural character (spacious)
  - 2) Create a complete community (live, work, shop, recreate)
  - 3) Respect environment (natural areas, wildlife habitat)
  - 4) The requirement of certainty (clear vision, policy and servicing strategy)
- (Pg 13, 2.2 Goals)**

This one statement alone should prevent this subdivision proposal as it is currently being presented from moving forward or being approved. Not one of the Guiding Community Goals and Principles are being adhered to or addressed in this subdivision application and would create a horrible precedent moving forward.

**“The open space system plays a strong role in the Hamlet Plan” (Pg 17, Open space Plan)**

There are no natural areas or greenways in this plan, they have all been removed.

**There is no dog off leash area planned in this subdivision. (Pg 18, General Open Space Policies”**

like community gardens this was taken out or never considered.

**“Where hamlet development is proposed adjacent to any residential infill policy area, strategic placement of landscaping, buffering, edge treatment, greenspace or passive recreation areas SHALL be required to mitigate potential land use conflicts.” (Pg 18, General open space Policies)**

Once again, nothing indicated on subdivision plan, not details, nothing in writing that Council can enforce, and concerns that administration will not enforce it like they did not enforce the staging of development policy.

**“A primary pathway system provides connections within the Hamlet and to regional pathway networks”. (Pg 20, Pedestrian Network Connections)**

There are no regional pathway network connections shown on this current subdivision plan.

**The natural area has been totally removed from this concept plan that form an important component of the open space system. (Pg 21 Natural Areas Plan and Greenway Corridors)**

As expected, so more housing could be put into this proposal.

**“A number of potential civic building sites are identified, these are suitable for picnic use such as libraries, community centers, recreational facilities, theaters and institutional uses such as churches.” (Pg 24, public Spaces and public Buildings)**

One of these facilities presented in the concept plan was the “Log Cabin Structure” this was presented at the public hearing as a community gathering space, community centre, historical interpretive center. After the concept plan was approved this structure was lifted and removed from the site and no longer shows up on this subdivision proposal. Classic bait and switch with no one holding the developer accountable.

**“Any lighting in public areas should use low voltage, down casting lighting to minimize electricity consumption and light pollution in accordance with county policies.” (Pg 25, Public space development general policies)**

This is currently not taking place in the Monterra development. If this proposal goes through, we hope it will be enforced there.

**“Open space at entrance ways to the Hamlet and individual neighborhoods should be included at subsequent stages of development. Monuments and or special landscapes reflecting history and natural character of the area are viewed as important elements in design of these spaces.” (Pg 25, Public space development general policies)”**

The current subdivision plan does not indicate this and shows row housing starting immediately upon entering the site to the north. There is a public utility site proposed in this location, but it will be occupied by the water system booster pump.

**“In order to preserve and maintain opportunities for wildlife movement through the area, MR or ER shall be dedicated to preserve natural habitat and natural connectivity between riparian areas and the plains.” (Pg 28, Environmental policy)**

Somehow neighborhood C and this subdivision proposal got a pass on all of this. No MR, No ER and not a single consideration included with respect to wildlife in the area. Just because there is not a recognized wildlife corridor through the proposed development does

not mean there is no wildlife in the area. Very disappointing that this policy is not being enforced, and that no thought was put into this considering how much wildlife we do get in this rural area.

**“The most desirable places in the world are remembered for the image of their streets”, “Complete neighborhoods establish the street as a place that balances the need for transportation with the character of the place” (Pg 30, Transportation)**

Since this subdivision plan proposes row housing immediately upon entering the site to the north, the character of this community will be remembered as long streets of row housing with parked cars filling every open space along the road. Some “Classic Rural Town” feeling.

**Previously during the development of the ASP and when the ASP was approved RR # 43 was still a viable access road to and from Cochrane, That Road no longer connects to Highway # 22 so there is just one paved way in and out via Cochrane Lake Road. (Pg 31, Vehicle Network)**

**“A designated cycling lane SHALL be provided within the road right-of-way of RR # 43 as per the Cochrane North ASP Hamlet Transportation Study.” (Pg 33 Transportation policies)**

Will the developer be providing some information on the timing of this project? Currently, even after the work that was done on these roads last year there is still not a wide enough shoulder to walk on or cycle safely.

**“The policies in the plan place an emphasis on achieving densities of 4-6 UPA for two reasons”, “Firstly appropriate densities are needed to support growth of services so residents can fulfill their daily needs within the Hamlet”, “The presence of local services and special design features are expected to encourage walking and cycling and reduce need to use vehicles. Examples of local services include a medium size grocery store, a library and other personal services” (Pg 41, District Allocation Density)”**

So, to put this into perspective, the developer maximized the density to 6.25 UPA that is needed to support the services so residents can fulfill their daily needs within the Hamlet but then removed all those services from this subdivision plan! The density issue needs to be reviewed, if there are now no services to support, the density for this subdivision proposal should be lowered to 4 UPA or less so that it would be keeping in line with the Community Vision of a Classic Rural Town. The developer should not be able to have it both ways.

**“Net Densities,” “Edge 4 units/acre”**

After the first circulation of this subdivision application, I contacted Bernice Leyza mentioning that the drawings were too small to read the numbers, were very misleading as they did not show this subdivision application in context to the entire Neighborhood C

proposal and asked for clarity on the UPA of the eastern interface. Bernice provided me with another drawing showing the eastern interface highlighted in a grey area, provided me the number of houses in that area (60 of them) and calculated that the UPA was 3. Unfortunately, Bernice got confused by their own drawing (the same one we complained about that was misleading) and calculated the number of houses based on a 20-acre eastern interface when the area she highlighted in grey was less than 10 acres putting the UPA at or over 6 UPA along the eastern interface. (Email and drawing attached) confused yet? This reinforces our concern that the information that was sent out to the public was confusing and misleading, a member of your own Planning Department was confused by it. I still believe sending out that misleading document was intentional as I have heard from many neighbors confused about it. I still believe that the drawing circulated should at a minimum have shown the current subdivision application laid over the entire Neighborhood C proposal and should have included the location of the eastern edge RUR properties as they are part of that quarter section.

**“This plan is used to illustrate the neighborhood principles because it has an ideal structure which is a full quarter” (Pg 51, Neighborhood C south)**

This incorrect information was presented in the ASP, was mentioned to us one time by the developer and was mentioned in a recent Council Meeting and is still in the ASP. It is incorrect, Neighborhood C was never a full Quarter Section. It is only 140 acres if you include the shadow plan area and is only 120 acres with out that area. The four properties (RUR) along the eastern interface are part of that quarter section and make up the final 20 acres.

**“Illustrative Plan” (Figure 3.7, Pg 51, 3.3.3 Neighborhood C South”)**

What happened to this concept? the current Conceptual Scheme and subdivision proposal in no way shape or form resemble the original intent for this area. How can you say the current Cochrane Lake Hamlet Plan / ASP is the guide or roadmap or more importantly the framework for development when this subdivision proposal totally ignores the original intent,

- 1) In figure 3.7 there are approximately 400 houses on what was thought to be 160 acres but is actually 400 houses on 140 acres. Still, that is a gross density between 2.5 UPA – 2.85 UPA.
- 2) Small mixed use commercial area, removed!
- 3) Center Civic building, removed!
- 4) Seniors Housing, removed!
- 5) Huge lots on transition area, removed!
- 6) Corner store, community center, library, removed!

In figure 3.7 concept there are 6 large lots along our property on the eastern interface with a landscaped buffer area, now in this subdivision proposal there are approximately 11 lots and no buffer area.

**(Pg 60, General Policies)**

**Another mistake in the ASP, the Town of Cochrane only has one fire station not two, and from what I understand there is no service agreement with the Town of Cochrane. This area currently requires a Fire Station especially before more development takes place.**

**Here is a great example, on July 11, 2024, a car driving west on Cochrane Lake Road exploded and caught fire. The car came to a stop directly at the end of our driveway, my husband in his shorts and sandals ran into the house and got two fire extinguishers and ran to the end of our driveway and started trying to put it out. After emptying two fire extinguishers the car was still on fire and getting worse, he ran back to our house got the keys from the shop for our tractor, started it went over hooked up a water wagon and drove out to the car. He spent 15 to 20 minutes more and was able to finally extinguish the blaze. It was not until about 15 – 20 minutes after the fire was out that a RVC fire truck showed up, coincidentally a fire truck from Redwood Meadows showed up around the same time. This was a total failure of our current system, had that been a house or that car fire got into the long grass only a few steps away we would have had a disaster on our hands. With the predominate west wind, the RUR properties along the eastern edge will be at a higher risk.**

**Oh, and for his efforts not a single wave or Thank You from the RVC fire crew and the cost to us to get two big extinguishers refilled.**

To summarize, under no circumstances should this subdivision application move forward at this time. This proposed development and the way it has been managed has completely come off the rails. Allowing this to move forward would be a travesty and set a horrible example for other developers in the future. It is such a mess and gotten so far away from the original intent of a “Classic Rural Town” that it is difficult to figure out how we got here. The community, RVC Administration, RVC council and the developer need to get this one right.

Anything less is not an option.

Gwen Jacques  
42143 Cochrane Lake Road  
[REDACTED]



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**Re: Comments on PL20240205**

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

**Date** Thu 2/20/2025 8:00 AM

**To** Alison Whiting [REDACTED]

**Cc** legisl <legisl>

Hey Alison,

Subdivision applications do not involve public hearings. As we have received an objection to this application, Council will act as the Subdivision Authority and address it at a Council meeting (which has not been scheduled as of yet). To request an opportunity to speak at this meeting, please email [LegislativeOfficers@rockyview.ca](mailto:LegislativeOfficers@rockyview.ca). Please note that Council approval of your request is not guaranteed and requires a Council motion.

Hope this clarifies!

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Alison Whiting [REDACTED]

**Sent:** Wednesday, February 19, 2025 2:59 PM

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

**Subject:** Re: Comments on PL20240205

Hi Bernice

There is some confusion, Reeve Kissel said in her email (on Feb 17) that there would be a public hearing. But you are saying there will not be?

If there is no public hearing, does that mean community members will not be permitted to speak on the decision date, but can still attend?

Thanks

Alison

On Wed, Feb 19, 2025 at 2:33 PM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

Good afternoon, Alison:

My apologies for the delayed response. I was away and my out-of-office message wasn't updated. I'm catching up on emails now.

Regarding the subdivision application, as you noted, there won't be a public hearing. Because we received opposition from adjacent landowners (as outlined in the [Subdivision Authority Bylaw](#)), Council will be acting as

the Subdivision Authority in this case. We're currently waiting on some updated technical documents from the applicant before we can schedule a decision date.

I understand it's important to stay informed, so while we won't be sending out a formal notice for the subdivision decision date, you're welcome to check the Council calendar agenda, which is usually updated regularly. Or, please feel free to reach out to me directly.

On a separate note, Reeve Kissel's Open House is scheduled for sometime in March 2025. The details of the Open House would be provided via Safe and Sound and on our newspaper (Rocky View Weekly).

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Alison Whiting [REDACTED]  
**Sent:** Monday, February 17, 2025 7:04 PM  
**To:** Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>  
**Subject:** Re: Comments on PL20240205

Hi Bernice

Reeve Kissel has indicated that there will be a public hearing regarding this application. Will a public notice be issued with the hearing date? If not, can I please be told what the hearing date is? I expect that there will be community members interested in attending.

Thanks

Alison

On Mon, Feb 17, 2025 at 6:55 PM Division 3, Crystal Kissel <[CKissel@rockyview.ca](mailto:CKissel@rockyview.ca)> wrote:

Hi Alison, as this is a live application it would be inappropriate for me to reply to your emails. I see you have included administration; this will allow them to catalog the written submissions for the public hearing.

Best regards, Crystal

**CRYSTAL KISSEL**

Reeve | Councillor for Division 3

[403-463-3273](tel:403-463-3273) cell [403-230-1401](tel:403-230-1401) office

**ROCKY VIEW COUNTY**

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

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**From:** Alison Whiting [REDACTED]  
**Sent:** Monday, February 17, 2025 4:46:44 PM



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

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

**Subject:** Comments on PL20240205

Hi Bernice and councillors

On Saturday the government of Alberta announced 11 new school projects and not a single one of them is in Cochrane. Which means Cochrane will not be getting the new high school that land was set aside for in the Heritage neighbourhood.

I am again asking that RVC and the councillors table the Cochrane Hamlet Lake Neighbourhood C development until such time that a new school is built in Cochrane.

I understand that the Town of Cochrane has their own municipality, but the fact remains that the developer and RVC is relying on the schools and essential services of Cochrane when they build new houses in the Cochrane Hamlet Lake area. The obvious selling feature of that location is its proximity to Cochrane.

It is also a fact that the Cochrane school system is at capacity and cannot keep up with the approved growth within Cochrane. It is irresponsible of RVC to approve additional housing at a time when the schools (not to mention other essential services) are struggling.

**To reiterate: Negative Impact on 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).
- **RVS projects Cochrane utilisation rates of 112% in 2025, increasing to 140% in 2030 (RVS 2024-2027 Capital Plan)**
- 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. **This is a shortage of 800 spaces** (Town of Cochrane Website)

I am deeply disappointed by the responses I have received thus far from the councillors and I once again ask you to reconsider allowing the developer to move forwards with the development when it will have a direct negative impact 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.

Thank you

Alison



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**Re: Utility work markings Sheriff Road**

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

**Date** Tue 2/25/2025 9:23 AM

**To** Alison Whiting [REDACTED]; Yolanda Izzotti [REDACTED]

Good morning, Alison:

Further to Dom's communication with you yesterday, I wanted to reach out to provide additional clarity and information. We recognize the significance of these matters and want to ensure you have all the necessary details. Please be aware that the applicant chose to proceed with concurrent applications for the subdivision, stripping and grading (Development Permit), and utility locates. We informed them of the potential risks associated with this approach, as the subdivision may not be approved. Administration, as Development Authority, will also not be determining the stripping and grading development permit until the subdivision is decided upon.

This application has undergone a thorough review by multiple agencies, including Rocky View School Division, Town of Cochrane, ATEC, and our internal departments. The applicant will be provided with a detailed summary of all comments received. These comments will also be publicly available once we have scheduled Council meeting for this subdivision application.

Due to the received opposition, Council will act as the Subdivision Authority, as outlined in our [Subdivision Authority Bylaw](#). While formal notification is not required in this situation, we want to assure you that we will email you as soon as a Council meeting date is confirmed. Currently, a date has not been set.

Thank you for your continued feedback. We are here to answer any further questions you may have.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Alison Whiting [REDACTED]

**Sent:** Friday, February 21, 2025 4:18 PM

**To:** Bernice Leyeza <BLeyeza@rockyview.ca>; Yolanda Izzotti <YIzzotti@rockyview.ca>

**Subject:** Fwd: Utility work markings Sheriff Road

Hi Bernice

Why is the county allowing utility work to begin on the Sky Ranch (Cochrane Hamlet Lake) Neighbourhood C development when the developer does not have a development permit approval for the subdivision plan at this time? And there is an objection against the application?

I am deeply troubled that the county is allowing this work to commence before all the approval has been granted. This feels as if the county has already made a decision and will not be taking the objection or the concerns from local residents seriously.

Thanks,

Alison

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

From: **Yolanda Izzotti** <[YIzzotti@rockyview.ca](mailto:YIzzotti@rockyview.ca)>

Date: Fri, Feb 21, 2025 at 4:02 PM

Subject: RE: Utility work markings Sheriff Road

To: [REDACTED]

Hello Alison,

This utility locate is for some preparation work for Sky Ranch (neighborhood C) to connect to RVC water services. I do not have details on the timeline of their work. I suggest reaching out to [development@rockyview.ca](mailto:development@rockyview.ca) or viewing <https://www.rockyview.ca/approved-development-permits> for details.

Thank you,

Yolanda Izzotti

Utility Operations Technologist | Utility Services

Rocky View County

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

Phone: 403-520-7293 | Cell: 587-439-3192

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

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-----Original Message-----

From: Christine Harrison <[CHarrison@rockyview.ca](mailto:CHarrison@rockyview.ca)>

Sent: Friday, February 21, 2025 2:01 PM

To: Utility Services <[UtilityServices@rockyview.ca](mailto:UtilityServices@rockyview.ca)>

Subject: FW: Utility work markings Sheriff Road

Hello,

We have received this email in our general mailbox for your department, please respond to this inquiry.

We respectfully request you confirm contact when this inquiry is completed.

Thank you.

CHRISTINE HARRISON

Call Centre Representative | | Customer Care and Support

ROCKY VIEW COUNTY

262075 Rocky View Point | AB | T4A 0X2

Phone: 403-230-1401

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

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-----Original Message-----

From: Alison Whiting [REDACTED]

Sent: Friday, February 21, 2025 11:21 AM

To: Questions <[questions@rockyview.ca](mailto:questions@rockyview.ca)>

Subject: Utility work markings Sheriff Road

Hello

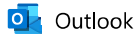
This week some red/pink utility markings appeared in the ground at the intersection of Sherriff Road and Montenegro Bay. I've looked through various public documents on the RVC website but can't find anything in relation to these markings.

Can you please let me know what project these markings are in relation to? And what planned work is associated with them? And what the timeframe is for the work?

Thanks,

Alison Whiting

Monterra resident



FW: RE:BYDP TICKET: 20250705645 Original Project(RVCOUNTY)

From Yolanda Izzotti <Ylzzotti@rockyview.ca>  
 Date Mon 2/24/2025 9:49 AM  
 To Dominic Kazmierczak <DKazmierczak@rockyview.ca>  
 Cc Bernice Leyeza <BLeyeza@rockyview.ca>

2 attachments (2 MB)

Monterra\_Phase1 - select pages.pdf; 20250705645\_RVCOUNTY\_Original.PDF;

See below response to the locate request. Locate request details attached.

Thanks,

**Yolanda Izzotti**  
 Utility Operations Technologist | Utility Services

From: Yolanda Izzotti  
 Sent: Friday, February 14, 2025 3:49 PM  
 To: [REDACTED]  
 Subject: RE:BYDP TICKET: 20250705645 Original Project(RVCOUNTY)

Hello,

At the current time, neighborhood c development has not yet been fully approved. Please email [development@rockyview.ca](mailto:development@rockyview.ca) if you have questions about the status of the approval and what work can be completed at this time.

Please see attached as-built drawing(s) for location of Rocky View County owned and operated [water, storm, sewer] infrastructure for this area. The County typically releases as-built information to assist Developers/Contractors with their projects, however, the County does not warranty the accuracy of those drawings as they are the responsibility of the Engineer on Record. Our Utilities Department will try our best to assist in the process for the locates but the County does not undertake the actual physical locate. The County suggests using a hydrovac to daylight lines for exact location. If you have any locate questions, please email [Locate@rockyview.ca](mailto:Locate@rockyview.ca).

Please note the water coop Diamond C Water Co-op Ltd which is south of Cochrane Lake Road is privately owned and we are unable to comment on the location of their water lines.

Waterlines are marked in **BLUE**.  
 Sanitary lines are marked in **GREEN**.  
 Storm lines are marked in **BROWN**.  
 The sanitary forcemain is marked in **YELLOW**.



Thank you,

**Yolanda Izzotti**  
 Utility Operations Technologist | Utility Services



**Rocky View County**

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**RE: Application Number: PL20240205 File Numbers:  
06822005/06822006/06822002/06822020/06822011/06822007**

---

**From** Logan Cox <LCox@rockyview.ca>  
**Date** Mon 2/24/2025 12:44 PM  
**To** RVC Resident [REDACTED]  
**Cc** Bernice Leyeza <BLeyeza@rockyview.ca>

Good Afternoon,

Thank you for your email below and I apologize for the delay in this response.

The County outlines the necessary minimum circulation and notification distances in [Council Policy C-327](#); this Policy requires that applications within hamlets, such as Cochrane Lakes, are circulated to landowners within 800 metres of the boundary of a proposal.

When the original Conceptual Scheme and Redesignation (Rezoning) applications for the Cochrane Lake Neighbourhood C were circulated in June 2022 (applications PL20220070 and PL20220071), Administration expanded this minimum requirement and circulated a wider area, including the entire Monterra community. The most recent application to amend property line setbacks (PL20240181) was not consistent with this previous approach and only notified those residents within 800 metres, in alignment with the minimum requirements under Policy C-327. It is acknowledged that this has caused frustration for residents outside of the standard circulation area and Administration apologizes for this.

Moving forward, all applications relating to Neighbourhood C and any other adjacent developments in Cochrane Lakes, Administration will ensure that the wider Monterra community is notified to increase awareness of proposals in the hamlet. The ongoing subdivision application (PL20240205) has sent out notifications to the wider community and the comment period was open until February 19, 2025.

With regards to the proceedings of February 27, 2024; the Reeve recused herself from the decision as she was not present at the Public Hearing, which occurred on October 31, 2023. The video of the Public Hearing can be found here - [pub-rockyview.escribemeetings.com/Players/ISIStandAlonePlayer.aspx?Id=0a18f3fa-3240-44a6-9fa6-68aa5a5df54b](https://pub-rockyview.escribemeetings.com/Players/ISIStandAlonePlayer.aspx?Id=0a18f3fa-3240-44a6-9fa6-68aa5a5df54b), and the minutes of that meeting can be found here - [eSCRIBE Minutes](#). As the Reeve was not present for the Public Hearing she was not allowed to vote on the application in accordance with section 184(a) of the *Municipal Government Act*, which reads:

***Abstention from voting on matter discussed at public hearing***

***184 When a public hearing on a proposed bylaw or resolution is held, a councillor***

- a) must abstain from voting on the bylaw or resolution if the councillor was absent from all of the public hearing, and*
- b) may abstain from voting on the bylaw or resolution if the councillor was only absent from a part of the public hearing*

The Public Hearing for October 31, 2023 was advertised on the County's website and notification packages were mailed to area residents in accordance with Policy C-327. The items were further brought back to Council on January 9, 2024 for clarity on direction for changes to the maximum density for the proposal. The files were then updated and brought back to Council on February 27, 2024 for consideration with amendment to align with previous Council direction on October 31, 2023 and January 9, 2024. As the January 9, 2024 and February 27,

2024 items were bringing back the applications as per the direction Council they were not new Public Hearings, and as such did not require advertising.

With respect to provision of schools in the Cochrane area, although the matter is primarily the responsibility of the local school boards and the Provincial Government, the County appreciates the need to also participate in the process by securing appropriately serviced school sites through development approvals. The County is continuing to partner with the three school boards in the region to establish a new joint use and reserves agreement that will encourage the proactive planning of future school sites. Also, please see the recent announcement from the provincial government: [Funding added to accelerate construction of 11 new Alta. schools](#)

The funding of new school sites is typically prioritized by the Province based on current and future student forecasts presented by school boards and the County does engage with the school boards to seek feedback on the proposed growth of its communities such as Cochrane Lake. The County will continue to explore additional ways to advocate for school funding from the Province, in collaboration with the school boards and County residents.

Taking the above concerns into account, residents may consider that the Cochrane North ASP, adopted in 2007, and the Cochrane Lake Hamlet Plan, adopted in 2011, no longer align with the vision of the community. Council could seek to initiate a review of these Plans when it considers the annual ranking of all future area structure plan projects later this year. Any review undertaken would reconsider matters such as phasing of development, overall densities, and supporting infrastructure. This would hopefully **help to resolve** many residents' concerns relating to the pace and intensity of growth in the Cochrane North and Cochrane Hamlet areas.

Sincerely,  
**LOGAN COX, BA**  
 HE/HIM/HIS  
 Supervisor (Planning & Development) | Planning

#### **ROCKY VIEW COUNTY**

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**From:** RVC Resident [REDACTED]  
**Sent:** Thursday, February 13, 2025 11:22 AM  
**To:** Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>  
**Cc:** Logan Cox <[LCox@rockyview.ca](mailto:LCox@rockyview.ca)>; Michelle Dollmaier <[MDollmaier@rockyview.ca](mailto:MDollmaier@rockyview.ca)>; Division 1, Kevin Hanson <[KRHanson@rockyview.ca](mailto:KRHanson@rockyview.ca)>; Division 2, Don Kochan <[DKochan@rockyview.ca](mailto:DKochan@rockyview.ca)>; Division 3, Crystal Kissel <[CKissel@rockyview.ca](mailto:CKissel@rockyview.ca)>; Division 4, Samantha Wright <[SWright@rockyview.ca](mailto:SWright@rockyview.ca)>; Division 5, Greg Boehlke <[GBoehlke@rockyview.ca](mailto:GBoehlke@rockyview.ca)>; Division 6, Sunny Samra <[SSamra@rockyview.ca](mailto:SSamra@rockyview.ca)>; Division 7, Al Schule <[ASchule@rockyview.ca](mailto:ASchule@rockyview.ca)>  
**Subject:** Application Number: PL20240205 File Numbers: 06822005/06822006/06822002/06822020/06822011/06822007

Hello Planning and Development Services and Council Members,

I am writing to you all today to comment on the current circulation in regards to PL20240205 and the overall concerns that are being felt in the area. I'd like to talk about overall communication. The first we learned of Neighborhood "C" (NC) moving through the approval process was last summer while researching information on the Proposed Magna Vista Subdivision. To our horror we found not only the ridiculous Conceptual Scheme (CS) that in no way shape or form fits in with the existing surroundings, but that the conceptual scheme had

been approved by council. The question is how were we not included in the circulation for comments on this absurd subdivision. Please read on...

We received a notification from Logan Cox dated Nov. 1st, 2024 that the developer of NC was applying for a side yard setback amendment. This is coming in after the CS had been approved in February 2024. Now to be clear, the only benefit to approving this amendment is to the developer so they can offer "Products" to the market that will maximize their profits, there is nothing that benefits existing residents in this. Although I was unable to attend the hearing, I watched it on RVC's website after the fact. Why was I circulated the notification for this proposed amendment but none of the original CS items?

The next item we heard about, but WERE NOT circulated on by RVC was the Dec. 23rd 2024 application for "something". We received this through a conversation with neighbor who had been circulated by RVC. The reason I say application for "something" is because to the layman that circulation is quite confusing, not clear in what it is and even misleading. I say this, because in speaking with neighbors there have been many comments on how "Isn't this great, there's only going to be 223 houses now!" But what they are missing is that even on this first application it's 264 lots. Nevermind the balance of approximately 382 lots still to come. Now it's easy to see why, the circulation map only shows the immediate area that the initial 264 lots will be on, it is not overlaid on the entire NC land mass per the CS. This would allow people to understand better what is going on.

I spoke to Bernice Leyeza to ensure we were included in any future circulations. Through chatting with her and subsequent conversations with RVC staff I was shocked to find out that the notification circulation area for a Hamlet is only 800m from the subject property, half the 1600m distance of a non-hamlet application. I find this odd given that myself and all my neighbors in this area are DIRECTLY affected by the impacts of 646 homes, with an average of two cars per household adding upwards of 1290 vehicles to our local roads, with thousands more to come with the other proposed subdivisions in the greater Cochrane Lake area.

Being just outside the 800m circulation area it now makes things even more questionable. I now understand why we weren't included in the CS notifications. But what makes no sense is the fact we were circulated on the Side Yard Amendment Application and its respective hearing notification, yet not on the very unclear circulation from Bernice Leyeza on Dec. 23, 2024. It would seem there has been some backlash from this as Bernice sent out a second notification with the couple added titles of, Development Application - Subdivision Proposal and Tentative Plan - Subdivision Proposal. Still unclear and possibly further confusing some residents as to what exactly is being proposed.

In going back and watching the previous council meetings we learned a few things. Andrew Chell indicated that there were 411 residents circulated on the CS, we were not in that group. Crystal Kissel, our elected representative, seemed to have recused herself from the vote on Feb. 27th 2024. I don't understand why our elected representative would not have a vote in her district to support her constituents? There was an incredible lag time between the original public consultation and the Feb. 27th 2024 approval as noted by Andrew Chell during the council meeting. It's no wonder those that were circulated forgot about it. I can find no record of there being a circulation in regards to this Feb. 27 2024 hearing to remind people. There is a lot of communication breakdown.

So what I've established and the overarching sentiment among neighbors is that the communication is unclear, inconsistent, inappropriate in the limited circulation area and felt to be misleading to local residents in favor of the developers. Although I'm sure everything is clear to those "in the business" it is not clear at all to the local residents.

Now that we've established questionable communication with the existing tax paying residents, let's look at the ramifications to this subdivision and all those to come that are being based on an ASP that is over a decade old that butts up to the fastest growing community in Alberta, Cochrane. Cochrane has its own aspirations to reach 60,000 residents and has been consistently outpacing its own growth targets year after year.

But what does that have to do with the area north of Cochrane in RVC? Well, RVC does not provide its existing residents in this area with effective Emergency Services, Urgent Care/Hospital Facilities, Schools, Recreational Facilities, Retail Services, Libraries or any kind of traffic relief preemptive to subdivision buildout. Now you might counter and say many of these things are not the responsibility of RVC to provide as they are Provincial responsibilities. While true, what are RVC's responsibilities? I would say Council's moral responsibility is not to irresponsibly contribute to the already taxed and overwhelmed services in Cochrane.

Here are some interesting facts on schools in Cochrane:

- 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)
- Class sizes are large and we've personally experienced teachers that are over taxed with the number of kids they have to teach. This has led to classes with widespread behavioural issues.

Here are some interesting facts on emergency services;

- The two closest RVC Fire Stations are a minimum of 18min - 20min away
- There was a car fire along Cochrane Lake West that an observant local resident saw and extinguished before RVC Fire Services showed up. This could have been devastating with the current densities nevermind what's being proposed in the area.
- Town of Cochrane Fire Services was not originally circulated on the NC CS.

Here are some interesting facts on the Cochrane Urgent Care Centre;

- Our personal experiences have been incredibly long wait times, including leaving without having seen a physician after waiting for several hours.
- Watching other patients in the waiting room dealing with debilitating pain and not seeing a physician for hours.
- Talking with family, friends and neighbors experiencing the same issues.

Here are some interesting facts about organized recreation and sports in Cochrane:

- Our son is enrolled in Cochrane's rec league hockey and has to have practices in adjacent communities in order to get ice time, even at 6:15am.
- This is after having to jump on enrollment at opening time in order to secure a spot with the limited availability.
- It is a regular occurrence when trying to register in other sports that they run out of availability before we can secure a spot.

- This includes most of the opportunities that the Spray Lakes Recreation facility offers.
- We have friends that drive their young children all the way to Sundre so they can participate in swimming lessons. There are others who register in week-long classes during their summer holidays in other towns.

Here are some interesting facts in regards to traffic:

- Traffic within the Town of Cochrane is currently beyond its capacity.
- Unfortunately the work that was done through town on the 1A has not fixed the daily backups in both directions and the new overpass won't fix this as the problem is between Centre Street and 5th Ave and their contributing traffic.
- The Town of Cochrane's own goals of 60,000 residents is unsustainable nevermind adding all of Cochrane North's buildout.

With the lack of transparency in communication, lack of services RVC provides and reliance on Cochrane to provide all the amenities that new residents are going to want, I believe all approved and proposed CS's should be paused until the ASP is reopened and amended in such a way that it fits the EXISTING AREA so both new and old residents can live harmoniously. Now you may think this is extreme and unimaginable, but what is truly unmanageable is continuing down the horrifying path that we're on that is leading to the destruction of what is a wonderful rural area and way of life that my wife, kids and I have enjoyed for nearly 25 years. When watching back the council meeting in regards to the proposed side yard amendment of NC it was obvious that both Reeve Kissel and Councilor Wright were not pleased with the developers in their ask. Councilor Wright went so far as to ask if Council holds the power to pause this subdivision, the question was "cancelled" before an answer could be provided. There was also a comment made by Council that maybe the CS should be reopened for another look. It would seem that even council is coming to the realization that this type of development is inappropriate for the area and needs another look. Please, reopen the outdated ASP before irreversible damage is done to this area.

It seems as though RVC has lost sight of "What Rocky View County is". This statement is off of the RVC website on the Rural Living Page;

*Rural living is rich and rewarding, yet it is important that new residents know that rural life in Rocky View County is very different from life in the city.*


*Agriculture greatly shapes the economic, cultural and social fabric of the County. You have chosen to live in a rural setting among ranch and farm families. You can expect to share many of the benefits and challenges they enjoy, like open space and tranquility, wildlife sightings, variable weather and road conditions.*

Can you honestly say in good conscience that NC and anything proposed like it fits this statement?

For all the reasons in this submission we are in COMPLETE OPPOSITION of the proposed layout and density of Neighborhood "C". This is also based on the fact the proposed layout does in no way shape or form fit into the existing landscape of the area that consists mainly of 4 acre and larger parcels of land. We understand the CS has already been approved, but we implore you to pause this subdivision, reopen the ASP and do right by all the existing residents. Let's have council and administration prioritize the existing residents ahead of developers and a larger tax base.

Thank you all for your time and consideration.

Respectfully,

MacKenzie and Leah MacKay  
57 Trails End Road  






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**Re: Monterra - utility markers**

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

**Date** Tue 2/25/2025 1:36 PM

**To** Stephanie Michaud [REDACTED]

Good afternoon, Stephanie:

We appreciate you reaching out with your concerns regarding the subdivision application. We understand that these matters are important to you. Please be aware that the applicant chose to proceed with concurrent applications for the subdivision, stripping and grading (Development Permit), and utility locates. We informed them of the potential risks associated with this approach, as the subdivision may not be approved. Administration, as Development Authority, will also not be determining the stripping and grading development permit until the subdivision is decided upon.

This application has undergone a thorough review by multiple agencies, including Rocky View School Division, Town of Cochrane, ATEC, and our internal departments. The applicant will be provided with a detailed summary of all comments received. These comments will also be publicly available once we have scheduled Council meeting for this subdivision application.

Due to the received opposition, Council will act as the Subdivision Authority, as outlined in our [Subdivision Authority Bylaw](#). While formal notification is not required in this situation, we want to assure you that we will email you as soon as a Council meeting date is confirmed. Currently, a date has not been set.

Thank you for your continued feedback. We are here to answer any further questions you may have.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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-----Original Message-----

**From:** Stephanie Michaud [REDACTED]

**Sent:** Friday, February 21, 2025 5:07 PM

**To:** PAA\_Development <Development@rockyview.ca>

**Cc:** Dominic Kazmierczak <DKazmierczak@rockyview.ca>

**Subject:** Monterra - utility markers

Good afternoon,

I am looking for more information on the lines painted and flags placed on the ground, leading from cochrane lake road, down sheriff road, into Monterra.

I am under the impression that neighborhood C has not yet been approved, why are they doing the locates already?

Please advise the status of this development, and if it has not been given the approval to continue, what RVC will

do to ensure that this is stopped until all proper approvals are in place.

Thank you,  
Stephanie



Outlook

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**Re: Orange flags Monterra**

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

**Date** Tue 2/25/2025 1:39 PM

**To** kyla gibson [REDACTED]

Good afternoon, Kyla:

We appreciate you reaching out with your concerns regarding the subdivision application. We understand that these matters are important to you. Please be aware that the applicant chose to proceed with concurrent applications for the subdivision, stripping and grading (Development Permit), and utility locates. We informed them of the potential risks associated with this approach, as the subdivision may not be approved. Administration, as Development Authority, will also not be determining the stripping and grading development permit until the subdivision is decided upon.

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Thank you for your continued feedback. We are here to answer any further questions you may have.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** kyla gibson [REDACTED]

**Sent:** Monday, February 24, 2025 7:11 AM

**To:** PAA\_Development <Development@rockyview.ca>

**Subject:** Orange flags Monterra

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Morning,

It is deeply concerning to me as a resident of Monterra that orange flags have been placed at the entrance of Monterra in preparation for neighborhood C. The county has not even approved the subdivision yet so why would this be done?

I am opposed to this and hope that you supply some answers as to why this preparation is premature in nature as not all the permits are in place and RVC HAS ACKNOWLEDGED an objection to the application.

Thank you for your time. Looking forward to some concrete answers.

Kyla Gibson



Outlook

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**Re: Utility markers Monterra**

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

**Date** Tue 2/25/2025 1:41 PM

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

Good afternoon, Melanie:

We appreciate you reaching out with your concerns regarding the subdivision application. We understand that these matters are important to you. Please be aware that the applicant chose to proceed with concurrent applications for the subdivision, stripping and grading (Development Permit), and utility locates. We informed them of the potential risks associated with this approach, as the subdivision may not be approved. Administration, as Development Authority, will also not be determining the stripping and grading development permit until the subdivision is decided upon.

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Thank you for your continued feedback. We are here to answer any further questions you may have.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

-----Original Message-----

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

**Sent:** Monday, February 24, 2025 7:29 AM

**To:** PAA\_Development <Development@rockyview.ca>

**Subject:** Utility markers Monterra

Good morning

As one of the Monterra Residents that are not in favour of the "neighbourhood C" development I was very disappointment to see markings leading into Monterra this weekend.

From what I understand this neighbourhood does not have all of its permits in place yet so why is the preparation work moving ahead?

Thank you,

Melanie Johnston-Dore

Sent from my iPhone



Outlook

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**Re: Neighbourhood C - PL20240205**

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From Bernice Leyeza <BLeyeza@rockyview.ca>

Date Tue 2/25/2025 1:42 PM

To Taylor Breckenridge [REDACTED]

Good afternoon, Taylor:

We appreciate you reaching out with your concerns regarding the subdivision application. We understand that these matters are important to you. Please be aware that the applicant chose to proceed with concurrent applications for the subdivision, stripping and grading (Development Permit), and utility locates. We informed them of the potential risks associated with this approach, as the subdivision may not be approved. Administration, as Development Authority, will also not be determining the stripping and grading development permit until the subdivision is decided upon.

This application has undergone a thorough review by multiple agencies, including Rocky View School Division, Town of Cochrane, ATEC, and our internal departments. The applicant will be provided with a detailed summary of all comments received. These comments will also be publicly available once we have scheduled Council meeting for this subdivision application.

Due to the received opposition, Council will act as the Subdivision Authority, as outlined in our [Subdivision Authority Bylaw](#). While formal notification is not required in this situation, we want to assure you that we will email you as soon as a Council meeting date is confirmed. Currently, a date has not been set.

Thank you for your continued feedback. We are here to answer any further questions you may have.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

-----Original Message-----

From: Taylor Breckenridge <[REDACTED]>

Sent: Monday, February 24, 2025 12:37 PM

To: PAA\_Development <Development@rockyview.ca>

Subject: Neighbourhood C

Good afternoon!

This email is regarding the locate that was done of the water lines to potentially connect the future Neighborhood C development to the existing water treatment facility located in Monterra for water supply.

It is my understanding that the developer does not have the permits in place yet.

RVC has also acknowledged the local communities objection to this development.

It would appear that the developer and the county are ignoring the concerns presented by the local residents regarding traffic and school capacity.

My hope would be that the existing residents concerns are heard, validated and heeded.

Thank you

Taylor Breckenridge



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**Re: PL20240205**

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**From** Janice Freadrich [REDACTED]  
**Date** Mon 2/24/2025 7:53 PM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>

Thank you for getting back to me . We certainly appreciate the time you take responding to our deep concerns . We are very disappointed that the developer would be so bold as to move forward without the County's full approval . We will be looking forward to seeing other comments from the town and the schools board as we are greatly concerned about this also !  
Sent from my iPhone

On Feb 24, 2025, at 4:30 PM, Bernice Leyeza <BLeyeza@rockyview.ca> wrote:

Good afternoon, Janice:

We appreciate you reaching out with your concerns regarding the subdivision application. We understand that these matters are important to you. Please be aware that the applicant chose to proceed with concurrent applications for the subdivision, stripping and grading (Development Permit), and utility locates. We informed them of the potential risks associated with this approach, as the subdivision may not be approved. Administration, as Development Authority, will also not be determining the stripping and grading development permit until the subdivision is decided upon.

This application has undergone a thorough review by multiple agencies, including Rocky View School Division, Town of Cochrane, ATEC, and our internal departments. The applicant will be provided with a detailed summary of all comments received. These comments will also be publicly available once we have scheduled Council meeting for this subdivision application.

Due to the received opposition, Council will act as the Subdivision Authority, as outlined in our [Subdivision Authority Bylaw](#). While formal notification is not required in this situation, we want to assure you that we will email you as soon as a Council meeting date is confirmed. Currently, a date has not been set.

Thank you for your continued feedback. We are here to answer any further questions you may have.

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

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**From:** Janice Freadrich [REDACTED]  
**Sent:** Friday, February 21, 2025 6:08 PM  
**To:** Bernice Leyeza <BLeyeza@rockyview.ca>  
**Subject:** Re: PL20240205



Sorry to bother you . We have noticed we have lots of orange flags marking something when you enter Monterra . Talked to a neighbor and they mentioned that they are marking utilities coming into Monterra for the proposed development .... They called "community C"??? This is very alarming to us . We pay very expensive water bills every month and expensive condo fees . It's very upsetting as it seems they might be planning to use all of our resources ? Could this be true . We thought this development was not actually totally approved as of yet . It appears like things are moving forward without the official approval ?? This is deeply concerning to a lot of us . Please explain this situation !!!!

Janice and Forest Dunsmore  
Sent from my iPhone

On Feb 7, 2025, at 9:22 AM, Bernice Leyeza <BLeyeza@rockyview.ca> wrote:

Good morning, Janice:

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:** Janice Freadrich [REDACTED]  
**Sent:** Thursday, February 6, 2025 7:44 PM  
**To:** Bernice Leyeza <BLeyeza@rockyview.ca>  
**Cc:** CKissell@rockyview.ca <CKissell@rockyview.ca>  
**Subject:** PL20240205

I'm writing to you in regards to the development that has been presented to you . As I am a resident of Monterra I'm seriously concerned about this high density property that will be built just down the road from our community . It seems so out of place to be building such a large development when everywhere in this area it is small acreage type communities. This is like having a small Sunset stuck out here . It would totally make sense if the developers would be wanting to develop another small acreage community ??? There is rather a high standard of building for all of the acreage homes and this proposed development will surely stick out like a sore thumb!!! I myself am worried about all the transit type people that will be attracted to this new

community and that concerns me deeply. I live in a very beautiful community with very little crime , very little traffic and no transits. I know this sounds very prejudice but I paid very good money for my home because I had very specific values I wanted . I am extremely concerned over the massive increase in traffic especially at peak hours at the intersection of Hwy 22 and Cochrane Lake Road . I'm very worried about Cochrane Lake with this increase in population. What about their water usage and sewer disposal . What about the increase in all of the essential services given to us by the town of Cochrane . They will get no increased income ie taxes from this development but yet it will fall on them to supply the school space , the police , the EMS, etc !!! Maybe this developer should provide this new community within the towns actual town limits rather than out here in the country ??? I understand that the tax basis belongs to you and we all want more money . Are you prepared to build more fire stations and EMS services out here ! Are you building another school out here from K-12.... Not heard anything about those services in which you should supply as our county ????? But not everything is about money !!! I hope you take all of our concerns very seriously when considering this development.

Janice and Forest Dunsmore

Sent from my iPhone



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**Re: Phase C Work Already Commencing in Cochrane Hamlet**

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**From** Sam Saunders [REDACTED]  
**Date** Tue 2/25/2025 2:29 PM  
**To** Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>

Good afternoon Bernice,

I must say, I am rather disappointed in receiving the same copy and pasted response that other residents have also received. I am hoping this is because of a large influx of emails on this very matter, but I also fear this is just another continuation of the feeling that we are yet again not receiving full transparency or our individual concerns being directly addressed,

Regards,

Sam Saunders

On Mon, Feb 24, 2025 at 4:30 PM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

Good afternoon, Sam:

We appreciate you reaching out with your concerns regarding the subdivision application. We understand that these matters are important to you. Please be aware that the applicant chose to proceed with concurrent applications for the subdivision, stripping and grading (Development Permit), and utility locates. We informed them of the potential risks associated with this approach, as the subdivision may not be approved. Administration, as Development Authority, will also not be determining the stripping and grading development permit until the subdivision is decided upon.

This application has undergone a thorough review by multiple agencies, including Rocky View School Division, Town of Cochrane, ATEC, and our internal departments. The applicant will be provided with a detailed summary of all comments received. These comments will also be publicly available once we have scheduled Council meeting for this subdivision application.

Due to the received opposition, Council will act as the Subdivision Authority, as outlined in our [Subdivision Authority Bylaw](#). While formal notification is not required in this situation, we want to assure you that we will email you as soon as a Council meeting date is confirmed. Currently, a date has not been set.

Thank you for your continued feedback. We are here to answer any further questions you may have.

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

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**From:** Sam Saunders [REDACTED]  
**Sent:** Friday, February 21, 2025 5:42 PM  
**To:** Division 3, Crystal Kissel <[CKissel@rockyview.ca](mailto:CKissel@rockyview.ca)>; Division 2, Don Kochan <[DKochan@rockyview.ca](mailto:DKochan@rockyview.ca)>;

Division 4, Samanntha Wright <[SWright@rockyview.ca](mailto:SWright@rockyview.ca)>; Division 6, Sunny Samra <[SSamra@rockyview.ca](mailto:SSamra@rockyview.ca)>;  
Division 1, Kevin Hanson <[KRHanson@rockyview.ca](mailto:KRHanson@rockyview.ca)>; Division 5, Greg Boehlke <[GBoehlke@rockyview.ca](mailto:GBoehlke@rockyview.ca)>;  
Division 7, Al Schule <[ASchule@rockyview.ca](mailto:ASchule@rockyview.ca)>; Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>; Dominic Kazmierczak  
<[DKazmierczak@rockyview.ca](mailto:DKazmierczak@rockyview.ca)>; Logan Cox <[LCox@rockyview.ca](mailto:LCox@rockyview.ca)>

**Subject:** Phase C Work Already Commencing in Cochrane Hamlet

To whom it may concern,

I have just been informed that early construction work to link Monterra's water services to the proposed (but not yet fully approved) Cochrane Hamlet Lake Phase C has begun. I am becoming increasingly more alarmed at how little consultation, or indeed information, has been presented to local residents about the impact of such a project. Speaking as a resident of Monterra, I am deeply disappointed that my represented officials of Rocky View County are seemingly favouring the Developer over their own residents.

We do not have the school capacity, the road infrastructure nor the emergency service coverage to support another 6 houses, let alone 600. Aside from that, we were kept in the dark for too long about the magnitude of the development (in fact, we weren't even aware of it until a month ago.) Adding 600+ densely packed houses is in no way in keeping with the surroundings of the area. It will decimate the visual appeal of such a scenic area. Allowing this subdivision to proceed will set a precedent, one that will impact generations to come.

The recent influx of complaints from my community to the RVC is surely an indicator of how little information was provided until recently. Any continuation of this project as a whole is surely completely against any ethical due process, especially from a body that is here to represent its constituents. In the meantime, please assure me that any further work will be ceased until your constituents' concerns and objections have been addressed. Now is the time for you to act in accordance with your obligations, and in the best interests of those you represent.

Regards,

Sam Saunders  
Monterra Resident



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**[Draft] Re: Cochrane Lake Neighborhood C**

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

**Draft saved** Wed 2/26/2025 1:27 PM

**To** Mark Nelson [REDACTED]

Hey Mark,

Thanks for reaching out - a date for the Council meeting has not been seen yet. Subdivision Applications, where Council act as the Subdivision Authority, do not have formal notification. But we want to assure you that we will email you as soon as a Council meeting date is confirmed. Should you wish to speak in front of the Council for this subdivision application, a request to [LegislativeOfficers@rockyview.ca](mailto:LegislativeOfficers@rockyview.ca) would be required. However, there is no guarantee that this request can be granted as Council needs to make a motion for this request.

Thank you for your continued feedback. We are here to answer any further questions you may have.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Mark Nelson [REDACTED]

**Sent:** Wednesday, February 26, 2025 8:22 AM

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

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

Bernice: I hope all is well: I just wanted to check if there were any further updates on the development of Neighborhood C at Cochrane Lake.. I haven't heard much as of late, and have ongoing concerns that the high density development will be approved, selling out our rural lifestyle. I understand that the density, if approved, far exceeds the density in the existing Cochrane Lake Plan developed by the County.

Like most of my neighbors, I am in shock that the County would allow this to progress to this point. The roads, the schools, and the Enforcement and Fire services will all be overloaded by this poorly thought out expansion, that only benefits the developer and the County in the form of taxes!

It seems the Cochrane Lake area is starting to get some momentum against this high density development in the Country, so hopefully if we can keep informed, we can act together towards a more equitable solution

Best Regards

Mark Nelson

On Thu, Jan 30, 2025 at 9:42 AM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

Good morning, Mark:

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:** Mark Nelson [REDACTED]

**Sent:** Wednesday, January 29, 2025 2:04 PM

**To:** Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>; Division 3, Crystal Kissel <[CKissel@rockyview.ca](mailto:CKissel@rockyview.ca)>

**Subject:** Cochrane Lake Neighborhood C

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

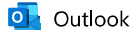
The developer claims:

- 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 than 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





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**Cochrane Lakes "Revitalisation"**

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**From** Sam Saunders [REDACTED]**Date** Wed 2/26/2025 12:23 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>; Bernice Leyeza <BLeyeza@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Logan Cox <LCox@rockyview.ca>

Good afternoon everyone,

Yet again I must reach out to you with dismay, disappointment and even more belief there is lack of representation from my elected officials. The forwarded email below (which was actually that the berm is needed for the developers plans to build 1000+ homes on the western edge of Cochrane Lake. I can speak on behalf of many residents in the community: We are tired of building a lot of metaphorical bridges need to be repaired by Rocky View County.

Under no circumstances can I accept my tax dollars being used to fund a developers project (regardless of how it's framed). I strongly and vehemently object to the County providing 50% of the costs, which is completely hypocritical.

At a time when trust is being dramatically eroded between constituents and the County, I urge you to step up and finally start working in our best interests. The optics over the past month of "cut and pasted" response you have provided before, especially on matters as important as this.

Regards,

Sam Saunders  
Monterra Resident

**From:** Carla Crews <[carla@macdevcorp.com](mailto:carla@macdevcorp.com)>**Date:** February 26, 2025 at 9:00:26 AM MST**Subject:** Cochrane Lakes Revitalization Update

Good Day,

We hope this email finds you well, and thank you for your continued interest and support for the Cochrane Lake Revitalization Project. We are excited to share the progress we have made over the past several years.

Over the past several years, Macdonald Communities has been working diligently with Rocky View County to come up with a long-term solution to the lake and improvements to essential stormwater infrastructure, bringing these proposed improvements one step closer to reality.

This work is a critical first step in our vision to enhance the lake and its surrounding environment. It is the component that will improve water quality requirements, we are confident in the collaborative progress being made. The next step in the process is for Council to approve funding towards the project.

Since originally engaging Rocky View County on the proposed improvements to Cochrane Lake in 2022, we have been consistent in our messaging. In 2024, the County engaged an independent third-party engineer to review all of the plans and studies prepared by Macdonald Communities over the past several years. The current proposal that will be considered by Council on March 4 is to split the costs evenly, to a maximum of \$2.55 million. The project will include approximately 1.5 million of works to continue the berm around our lands on the west and north sides of Cochrane Lake.

We believe, given that half of the lake shore has already been developed without any lake improvements nor storm/flood controls, that it is very fair that the County contribute to the project. Improvements will result in flood protection for the 54 homes on the south side of the lake, the deepening of the lake that will improve water quality and accommodate a future 3 meter wide paved pathway.

We greatly appreciate your patience and continued engagement as we continue to try to move the improvements to Cochrane Lake forward. Your support of the proposed 50% funding, it is imperative that you let the County know. We encourage you to take a few minutes to let Council understand that there is public support for this project and the County matching the 50% raised by private companies. If the remaining 50% is not provided, the risk of never happening as the private committed funds will not be held indefinitely and costs of construction will certainly increase over time. Your commentary based on your own experiences living next to Cochrane Lake are always welcome!

If you have any questions or would like to learn more about the project, please don't hesitate to reach out to me directly.

Thank you for being a part of this journey to rejuvenate Cochrane Lake!



Outlook

## Re: Cochrane Lake Subdivision - Transportation

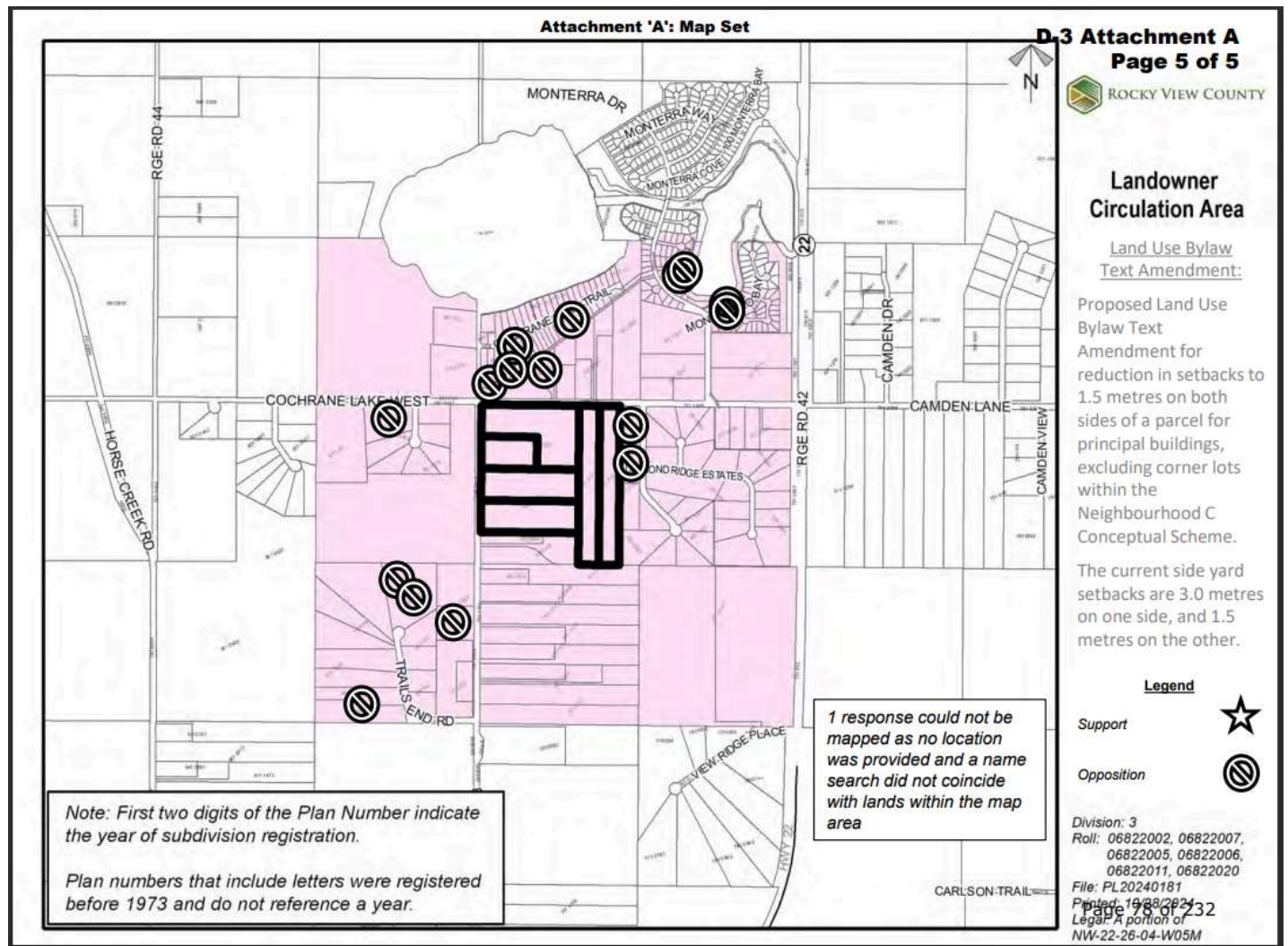
From Bernice Leyeza <BLeyeza@rockyview.ca>

Date Fri 4/11/2025 3:00 PM

To Ken Baker [REDACTED]

Hey Ken,

The total number of opposition letters that were received is for the Land Use Bylaw Amendment Application (PL20240181). Attachment A of the report provides the Circulation Area for this application.



As for this subdivision application, we don't have the total number as of yet and will be available once a Council date is scheduled.

Thanks,  
Bernice

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

**From:** Ken Baker  
**Sent:** Thursday, April 10, 2025 6:17 PM  
**To:** Bernice Leyeza  
**Subject:** Re: Cochrane Lake Subdivision - Transportation

Thankyou Bernice,

I will follow up with the new developer.

Regarding the Public Consultation Regarding this proposed sub division. There were two if not three RVC notices of public consultation regarding this project. I am hoping to get a summary of the number of RVC landowners tht submitted input.. From your last email I got the impression that the number of responses were from the first rVC request for response and do not represent all those RVC Residents that formally submitted input. Please confirm?

Regards,

Ken Baker

On Thu, Apr 10, 2025 at 2:59 PM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

Hey Ken,

Further to this information - I reached out to the Applicant to confirm sharing their contact information should you wish to procure such technical information. Amy Scheffer can be reached through:

Applicant	Scheffer Andrew Ltd. (Aime Stewart) 780-717-8454; <a href="mailto:a.stewart@schefferandrew.com">a.stewart@schefferandrew.com</a>
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Let me know if you have further concerns/questions. Thank you!

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Bernice Leyeza  
**Sent:** Tuesday, April 8, 2025 10:05 AM  
**To:** Ken Baker  
**Subject:** Re: Cochrane Lake Subdivision - Transportation

Hey Ken,

Hope all is well! Following our phone conversation, I'd like to provide further details regarding the application. A Traffic Impact Memo, along with other technical documents, was submitted to Rocky View County for this subdivision application. These technical documents have been circulated to internal and external agencies, including the Town of Cochrane, as per [section 2.13.2 of the Intermunicipal Development Plan](#), and Alberta Transportation Economic Corridors, due to proximity to Highway 22/RR 42. All feedback received will be presented to Council and made publicly available once a Council date is scheduled. We do not have a confirmed Council date as of to date.

Please note that any technical document submitted by the applicant is subject to the Freedom of Information and Privacy (FOIP) Act. You may obtain these documents through a [FOIP application](#) or by requesting them directly from the Applicant (Aime Stewart of Scheffer Andrew Ltd.).

As discussed, the approved Conceptual Scheme contains relevant policies and a summary of the technical documents, including the Transportation Impact Assessment submitted during the redesignation and Conceptual Scheme phase.

The number of opposition letters received during the Land Use Bylaw amendment is 17. This information is available in the report accessible [here](#). Based on past feedback, we have expanded the notification area for this subdivision application to include Monterra Development residents.

Please let me know if you require any further clarification.

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Ken Baker

**Sent:** Monday, April 7, 2025 2:12 PM

**To:** Bernice Leyeza

**Cc:** Division 3, Crystal Kissel

**Subject:** Re: Cochrane Lake Subdivision - Transportation

Good Afternoon Bernice,

Thankyou for your email!

Based on our telephone conversation I was under the impression that as a result of dialogue between the Town of Cochrane (TOC) and Rocky View Council (RVC) Planning Department that either or both parties had requested a Transportation Impact Analysis/Design to be completed by Alberta Transportation. As you articulated this is an RVC TOC request regarding the impact of this recent proposed development on the existing transportation infrastructure currently overwhelmed by delayed design/upgrade/implementation in and around the town of Cochrane. It appears that this issue is particularly relevant to the Minister of Transportation and Economic Corridors as the Premiers Mandate Letter to the Minister specifically defines this requirement for the Minister to address Transportation Issues within and surrounding the City of Calgary. This clearly identifies this issue as a priority for the Government of Alberta and all other subsequent levels of Municipal Government Organizations.

The attached document that you sent me appears to be a simplified series of roadway drawings that could be utilized but appears to be absent of any details on the numbers of vehicles, school buses, highway transport or daily routine, plus construction traffic, for the Interprovincial Pipeline Facility. This is totally unsatisfactory and inadequate at every level for this proposed subdivision!

This makes a lot of sense but appears to be totally inadequate and late at this point in time. That being said, a welcome planning initiative on behalf of all three parties. Please confirm that this initiative is actually under way and please let me know how residents can participate in this planning process? Please also confirm when this report by Alberta Transportation is likely to be available to the Public of RVC?

As repeatedly requested, please confirm the number of letters of opposition/support for Bylaw C-8604-2025 – PL20240181 (06822002/06/07/11/20). The RVC has now held multiple (three if not more) requests for Public Consultation from the local communities as a result of RVC errors in assessment of the area of impact to residents directly affected by this newly proposed subdivision. I know from past RVC Public Announcements that the RVC Council collects and documents how many letters of support/opposition are received within the RVC windows of Public Consultation Opportunities. It would be ideal if this documentation of Public Consultation could be defined according to the RVC requests for Public Input. Your response on behalf of the RVC would be greatly appreciated!

I will call later this week to discuss.

Regards,

Ken Baker

Premier of Alberta, Ms. Daniel Smith Via [Premier@gov.ab.ca](mailto:Premier@gov.ab.ca)  
Minister of Municipal Affairs, Mr. Rick McIver Via [minister.municipalaffairs@gov.ab.ca](mailto:minister.municipalaffairs@gov.ab.ca)  
Minister of Communication and Public Engagement, Mr. Nate Horner Via [CPE@gov.ab.ca](mailto:CPE@gov.ab.ca)  
Minister of Infrastructure, Mr. Pete Guthrie via [Benji.smith@gov.ab.ca](mailto:Benji.smith@gov.ab.ca)  
Ministry of Transportation and Economic Corridors Mr.Devin Dreeshen  
Minister of Public Safety and Emergency Services, Mr. Mike Ellis via [psesminister@gov.ab.ca](mailto:psesminister@gov.ab.ca)  
Cochrane Eagle via [www.cochraneagle.ca](http://www.cochraneagle.ca)  
Rocky View Weekly via [rockyviewweekly.com](http://rockyviewweekly.com)

On Fri, Apr 4, 2025 at 11:30AM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

Good morning, Ken:

As per our phone conversation, see the link for the summary of the Transportation Impact Assessment [here](#).

Thanks,  
Bernice

**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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Ken Baker  
B.Sc.F, M.E.Des., R.P.F., R.P.Biol.

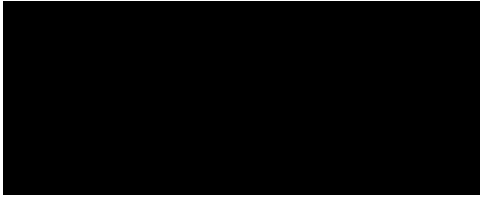
[REDACTED]  
11 Cochrane Lake Place  
Cochrane, AB  
T4C 2A8

--

Ken Baker  
B.Sc.F, M.E.Des., R.P.F., R.P.Biol.



11 Cochrane Lake Place  
Cochrane, AB  
T4C 2A8





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**Re: PL20240205**

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

**Date** Tue 3/25/2025 1:30 PM

**To** Mike and Pamela Reid [REDACTED]

Good afternoon, Pamela:

Thank you for your comment. It will be included in the Council package for the scheduled decision. Regarding your query about sidewalks and pathways, [Figure 7](#) of the approved Cochrane Lake Hamlet Plan Neighbourhood C Conceptual Scheme illustrates the planned system. This Conceptual Scheme serves as one of the guiding policy documents for the subdivision application and will be used by Administration in its review.

Let me know if you have any questions/concerns!

Thanks,

**Bernice Leyeza**

**Planner 2 | Planning and Development Services**

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**From:** Mike and Pamela Reid [REDACTED]

**Sent:** Saturday, March 22, 2025 11:37 AM

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

**Subject:** PL20240205

Good morning,

I realize that this email is after Feb. 19 regarding Cochrane Lake West and RR 43, so I'm not sure if it is still valid, but we do have concerns with this development.

Our biggest concerns with 223 new lots are increased traffic and also where new children will go to school. Cochrane High School has an over capacity of about 2-300 students. Unless there are plans for new high schools, this plan does not seem manageable for the current infrastructure.

Another thought is the connection between Monterra and Cochrane. Are there recreation plans for bike paths or walking from Monterra, through the new community, to Cochrane?

My apologies again for the delayed response, and thank you.

Pamela Reid





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**Re: Concern for Application PL20240205**

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**From** C Boot [REDACTED]  
**Date** Wed 3/19/2025 8:24 PM  
**To** Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>

Thank you for your response. I appreciate it.

On Wed, Mar 19, 2025, 11:34 a.m. Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

Good morning, Christy:

Thanks for sending the attached letter. I received couple of letters from Diamond Ridge residents and they sent it to the correct email address. This will be part of the package that will be brought forward for Council decision. Council will act as a Subdivision Authority as we have received opposition for this application.

Let me know if you have further questions/comments.

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

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**From:** C Boot [REDACTED]  
**Sent:** Tuesday, March 18, 2025 11:30 AM  
**To:** Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>  
**Subject:** Re: Concern for Application PL20240205

Hi Bernice,

Please see the attached. I am wondering if you have received emails from other residents at diamond ridge? There were at least 6 other residents, if not more that were emailing you regarding this issue. They may have all had the incorrect email address.

Can you confirm if perhaps the original mail out to us had the incorrect email address?

thanks,

Christy

On Mon, Mar 17, 2025 at 12:58 PM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

Good afternoon, Henry and Christy:

Hope you are having a great start of the week! The email was sent to an email (which is misspelled..) good thing it was sent to my attention by one of our colleagues. The attachment was not provided, wondering if you can provide that?

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)-----  
**From:** C Boot [REDACTED]**Sent:** Sunday, March 16, 2025 4:05:39 PM**To:** Questions <[questions@rockyview.ca](mailto:questions@rockyview.ca)>; Division 3, Crystal Kissel <[CKissel@rockyview.ca](mailto:CKissel@rockyview.ca)>**Subject:** Fwd: Concern for Application PL20240205

HI,

I have heard from my neighbors that the country is indicating they have not heard from all of us regarding our concerns. I am wondering if someone can confirm if you have received multiple letters from the Diamond Ridge area or if you received mine? If I don't hear back, by March 19th, I will go to the media to ask that they research what is going on in the county in terms of follow up, communications and transparency regarding developments in the area.

The original email was sent in January with a follow up in February. Please see the email chain below.

Sincerely,

Christy Boot

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

**From:** C Boot [REDACTED]**Date:** Fri, Feb 14, 2025 at 11:50 AM**Subject:** Re: Concern for Application PL20240205**To:** <[blryrza@rockyview.ca](mailto:blryrza@rockyview.ca)>

HI,

I am wondering if you can confirm you have received this message? Thanks,

Christy

On Fri, Jan 3, 2025 at 2:04 PM C Boot [REDACTED] wrote:

Hi Bernice,

Please see our letter of concern for the above mentioned development plan. We have concerns for traffic safety, water and character compatibility.

We look forward to hearing from you.

Sincerely,

Henry and Christy Boot  
[23 Diamond Ridge Pl](#)



Outlook

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**Re: PL20240205 - Council Meeting Scheduled on May 20, 2025 (Tuesday)**

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**From** Adam Michaud [REDACTED]  
**Date** Fri 5/9/2025 4:58 PM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>  
**Cc** Legislative Officers <LegislativeOfficers@rockyview.ca>

Hello Bernice,

Thank you for your email regarding the subdivision application PL20240205 and the opportunity to provide feedback for the Council meeting on May 20, 2025.

I am deeply troubled by the unreasonably short timeline for submitting written responses, with a deadline of noon on Monday, May 12, 2025. Your email was sent at 4:00 PM on Friday, May 9, 2025, leaving less than one full business day to prepare and submit a response. Compounding this, the report will not be available until Wednesday afternoon at the earliest, making it impossible to review the relevant materials before the deadline. This timeline is not only impractical but also demonstrates a clear lack of good faith in facilitating meaningful public consultation. I have previously expressed my opposition to such restrictive processes, and it is disheartening that these concerns remain unaddressed.

Additionally, the note that Council is likely to deny requests to speak further erodes confidence in the transparency and accessibility of this process. The combination of an unfeasible submission deadline and restricted opportunities for verbal input severely limits the ability of residents to engage meaningfully.

I strongly urge the County to extend the deadline for written submissions to a reasonable period after the report is published, allowing sufficient time for residents to review it and provide informed feedback. I also request clarification on the criteria for approving speaking requests to ensure a fair and open process.

Thank you for your attention to this critical issue. I look forward to your immediate response and a resolution that supports genuine community engagement.

Sincerely,

Adam Michaud

On May 9, 2025, at 16:00, Bernice Leyeza <BLeyeza@rockyview.ca> wrote:

Good day,

As you previously submitted correspondence regarding the subdivision application for PL20240205, we are writing to inform you that this application has been scheduled for a Council meeting on

**Tuesday, May 20th, 2025.** Subdivision items are typically addressed during the afternoon session of Council meetings. Should you wish to attend, please plan to arrive after 1:00 PM.

The report for this subdivision application will be made available online next week, with the aim of posting it by Wednesday afternoon. You will be able to access the report at the following link: [Meetings & Hearings | Rocky View County](#).

As this subdivision application is not a public hearing, you have the following options to address Council:

- Submit a written response, outlining your reasoning to be included in the Council agenda package
- Request to speak to Council during your item

**Please note that recently, Council has taken a firm stance on denying requests to speak, so there is a risk that a request to speak may not be approved.**

If you wish to submit a written response for inclusion in the Council agenda package, please send it to us by **noon on May 12, 2025 Monday**. If you do not submit this request after the Council agenda is published, a motion will need to be made for Council to accept your submission.

If you wish to submit a request to speak, please send an email to [LegislativeOfficers@rockyview.ca](mailto:LegislativeOfficers@rockyview.ca) a request with a brief explanation of why you wish to address the item, no later than **noon on May 19, 2025**.

If you have any further questions, please do not hesitate to reach out and we will be happy to assist you.

Thanks,

Bernice

**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)



Outlook

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**Re: PL20240205 - Council Meeting Scheduled on May 20, 2025 (Tuesday)**

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**From** Alison Whiting [REDACTED]**Date** Sun 5/11/2025 9:50 AM**To** Bernice Leyeza <BLeyeza@rockyview.ca>**Cc** Legislative Officers <LegislativeOfficers@rockyview.ca>; Division 3, Crystal Kissel <CKissel@rockyview.ca>

Hello Bernice and Council,

Please accept this letter for submission for the May 20 council package. I would like to state in the public record that the county is aware of the large amount of opposition to this development from local residents. The county promised to keep residents informed of the progress of this file application and they have done so in the most limited way possible. Your email was sent out at 4:33pm on Friday with questions and comments due back on Monday at noon. Providing us with just 3 and a half business hours. The report on the file will not be made public till Wednesday, two and a half days AFTER the deadline for submitting comments has passed. Further to this, your email states "**Please note that recently, Council has taken a firm stance on denying requests to speak, so there is a risk that a request to speak may not be approved.**" (bold is original). This is malicious compliance and a blatant attempt to suppress resident participation in a public governance process.

Based on public meeting records, the county received opposition about this development from the get go. Included in various public meeting packages are **32 letters in opposition** of this project, dating back to June 2022. This does not include the numerous additional letters sent after the January 2025 public hearing or those that will be included in the May 20 2025 package. The county claims that there was no opposition to the original conceptual scheme and yet this is demonstrably false. The county and councillors have blatantly disregarded the concerns of the residents in favour of "Calgary-like urban development" by developers.

Obtained through a FOIP request, I have seen an email internal to the county that summarises residents' concerns and outlines how the county intends to address them. This email, from February 2025 outright dismisses many concerns and for others makes vague arbitrary and actionless statements such "continually review", "continue to explore", "continued dialogue", and "could seek to initiate" - These statements amount to no guarantee of action, no guarantee of change, and show no

respect for the very real concerns of local residents. These are empty platitudes that very much signal that you hope residents will shut up and go away.

As current residents of this area of RVC we know how immensely lucky we are to live in such a stunning part of the county. I understand that people want to live here, people want what we have. But when you build 647 houses and another 800 when the phased MacDonald Corp scheme is inevitably approved then *no one* gets what we have because what we have right now will be gone, destroyed. And we will never get that back. By approving Neighbourhood C's density levels you have set a precedent for all future development in this area. We will become another generic suburban neighbourhood. That is the legacy of this sitting council. What a shame.

I ask that this letter be included in the May 20 public meeting package as it is imperative that public sector governing processes are transparent and allow for accountability. It is important that residents are made aware of how the council and the county address, or fail to address, their concerns.

Regards,

Alison

On Fri, May 9, 2025 at 4:33 PM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

Good day,

As you previously submitted correspondence regarding the subdivision application for PL20240205, we are writing to inform you that this application has been scheduled for a Council meeting on **Tuesday, May 20th, 2025**. Subdivision items are typically addressed during the afternoon session of Council meetings. Should you wish to attend, please plan to arrive after 1:00 PM.

The report for this subdivision application will be made available online next week, with the aim of posting it by Wednesday afternoon. You will be able to access the report at the following link: [Meetings & Hearings | Rocky View County](#)

As this subdivision application is not a public hearing, you have the following options to address Council:

- Submit a written response, outlining your reasoning to be included in the Council agenda package
- Request to speak to Council during your item

**Please note that recently, Council has taken a firm stance on denying requests to speak, so there is a risk that a request to speak may not be approved.**

If you wish to submit a written response for inclusion in the Council agenda package, please send it to us by **noon on May 12, 2025 Monday**. If you do not submit this request after the Council agenda is published, a motion will need to be made for Council to accept your submission.



If you wish to submit a request to speak, please send an email to [LegislativeOfficers@rockyview.ca](mailto:LegislativeOfficers@rockyview.ca) with a brief explanation of why you wish to address the item, no later than **noon on May 19, 2025**.

If you have any further questions, please do not hesitate to reach out and we will be happy to assist you.

Thanks,

Bernice

**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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**Re: PL20240205 - Council Meeting Scheduled on May 20, 2025 (Tuesday)**

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**From** Swan Family <[REDACTED]>  
**Date** Mon 5/12/2025 9:58 AM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>

Hi Bernice,

We are submitting the below to be included in the Council agenda package in regards to the subdivision application for PL20240205.

Thanks,  
Kevin

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Dear Council,

As residents adjacent to the proposed development application PL20240205 located southeast of the junction of Cochrane Lake West and Range Road 43 we have concerns with the impact to our area.

More specifically, we have reservations with a high-density housing development in this area of the county given a number of factors:

- Traffic in the area has increased with the continued development of Monterra and the closure of the intersection of Range Rd 43 and Highway 22. As a result, the intersection at Cochrane Lake Road West and Highway 22 has become increasingly busy which has made it more dangerous.
- The increased traffic coming from north of Cochrane is making access to town difficult during peak hours. With the growth of Sunset traffic is often delayed 20-30 minutes going into town. We recognize the completion of the Highway 22 / 1A interchange will improve this situation, but with only one access road to Cochrane from the north any increase in traffic will cause further congestion.
- The area currently does not have mid-density urban housing and is not equipped to support it. Residents are attracted to the area given the rural lots and low-density housing. Being near a high-density housing development has the potential to decrease property values and diminish the attraction of living in the county.
- Cochrane and Rocky View County currently have no capacity in their schools. This is especially true at the high schools where class sizes leave some students standing and common areas have been converted to temporary spaces to hold classes. With the number of housing units in the proposed development our schools will be further stressed when they are already at a breaking point.

We love living in the county and enjoying the lifestyle it offers. To protect what makes living in the county so great we are not supportive of this proposed development.

Thank you,

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

On Fri, May 9, 2025 at 4:33 PM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

Good day,

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- Submit a written response, outlining your reasoning to be included in the Council agenda package
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If you have any further questions, please do not hesitate to reach out and we will be happy to assist you.

Thanks,  
Bernice

**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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**Re: PL20240205 - Council Meeting Scheduled on May 20, 2025 (Tuesday)**

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**From** RVC Resident [REDACTED]  
**Date** Mon 5/12/2025 12:03 PM  
**To** Bernice Leyeza <BLeyeza@rockyview.ca>  
**Cc** Legislative Officers <LegislativeOfficers@rockyview.ca>

Hi Bernice,

Please accept this as further concern and opposition to the current subdivision application. It is very concerning that RVC continues down the road of questionable communication practices. Having sent out this notice at 4:33pm on a Friday afternoon only allowing comments till 12:00 noon the following Monday over a weekend with people having multiple family events is incredibly frustrating. It continues to add to the feeling that RVC is not concerned with existing residents in favor of development.

We are opposed to the current subdivision as it in no way follows the requirements as outlined in the Hamlet plan. The density far exceeds what the Hamlet plan led residents to believe at 400 units. With all the controversy with the lack of communication over the Neighborhood C conceptual scheme we implore council to look at this and seriously consider revising the density to a much lower amount before setting a president and ruining the feel of our wonderful neighborhood.

Thank you,

MacKenzie and Leah MacKay  
57 Trails End Rd.

On Fri, May 9, 2025 at 4:33 PM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

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Bernice

**Bernice Leyeza**

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**Re: PL20240205 - Council Meeting Scheduled on May 20, 2025 (Tuesday)**

---

**From** Division 3, Crystal Kissel <CKissel@rockyview.ca>

**Date** Mon 5/12/2025 7:14 AM

**To** Mark Nelson [REDACTED]; Bernice Leyeza <BLeyeza@rockyview.ca>

Hi Mark, Let me get ahold of the office and find out what happened. I was assured that proper notice and time would be given to the community. Can you send me a copy of the notice as i will send it to the CAO to find out what happened with the lack of time allowed.

The sad part of all this is no one showed up at the public hearing when the land use and concept plan was approved. That is where the actual problem has arisen. There was one letter of opposition and two letters of concern. There were other letters of concern but they were withdrawn because their concerns were addressed. I have checked the circulation area and many of those that are now complaining were properly notified in the beginning.

As for the number of dwelling units that number has not changed, simply how the homes are located on the lots.

The conditions of the subdivision will address the roads upgrades that will be needed prior to the project proceeding.

RVC is working with the town of Cochrane to start a task force to lobby for more schools as they currently have 3 school sites ready and the County and Cochrane are in discussions to jointly build a new fire Hall on the North end of Cochrane.

We continue to work with our neighbouring municipalities to ensure the needs of the RVC residents are met and have the services they require, this is something RVC has always done.

I have asked that the Cochrane North ASP come back to be reviewed by the area residents and Council, I am hoping to see that happen by the end of May.

I'll get back to you as soon as I hear something.

Best regards, Crystal

**CRYSTAL KISSEL**

Reeve | Councillor for Division 3

403-463-3273 cell 403-230-1401 office

**ROCKY VIEW COUNTY**

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

[CKissel@rockyview.ca](mailto:CKissel@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:** Division 3, Crystal Kissel <CKissel@rockyview.ca>

**Sent:** Monday, May 12, 2025 3:14:36 PM

**To:** Mark Nelson [REDACTED] Bernice Leyeza <BLeyeza@rockyview.ca>

**Subject:** Re: PL20240205 - Council Meeting Scheduled on May 20, 2025 (Tuesday)

**Crystal Kissel**

Reeve | Councillor for Division 3

403-463-3273 cell 403-230-1401 office

**Rocky View County**

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**From:** Mark Nelson <markthebarncat@gmail.com>

**Sent:** Saturday, May 10, 2025 8:53 PM

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

**Subject:** Re: PL20240205 - Council Meeting Scheduled on May 20, 2025 (Tuesday)

Bernice/Crystal: Perhaps the County could be more clear, and give more notice to residents. This email was sent after close on Friday night and a response needs to be submitted by noon on Monday, giving citizens 4 business hours? Is that correct, and the intent?

It is also a bit difficult at this time to even know the status of the proceedings? Is the application still for density exceeding the maximum in the Cochrane Lake Hamlet Plan? Does the growth, pay for growth. Will the developer pay up front for road expansion. Will the roads and intersections be expanded prior to occupancy, or do the current residents suffer so the County can get taxes from this city in the country

Sometimes it seems as if the goal is to rush development past the citizens, by sharing minimal information, and rushing approvals while residents are busy trying to make a living.

In my opinion building density of over 6 units/acre should have never even been considered in a rural area. The County appears to have no plans for roads, schools, fire, policing.. just build a city on a quarter section of land, so they can get the taxes.. The land is or was? for sale, based on the density. I assume if the density doesn't pass, the owner would need to drop the price.. This is the seed, if the county lets it happen, the entire area will be equally as dense or more dense.

It seems unlikely the residents can rally sufficient support by Monday at noon, but perhaps that is the goal?

Best Regards

Mark

On Fri, May 9, 2025 at 4:00 PM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

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If you have any further questions, please do not hesitate to reach out and we will be happy to assist you.

Thanks,  
Bernice

**Bernice Leyeza**

Planner 2 | Planning and Development Services

**Rocky View County**

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Outlook

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**Re: PL20240205 - Council Meeting Scheduled on May 20, 2025 (Tuesday)**

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**From** Natalie Germann [REDACTED]**Date** Sat 5/10/2025 5:48 PM**To** Bernice Leyeza <BLeyeza@rockyview.ca>

1 attachment (37 KB)

PL20240205.pdf;

Please find our written response attached.

Thank You  
Natalie Germann

On May 9, 2025, at 4:00 PM, Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

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If you have any further questions, please do not hesitate to reach out and we will be happy to assist you.

Thanks,

Bernice

**Bernice Leyeza**

Planner 2 | Planning and Development Services

**Rocky View County**

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Phone: 403-520-8182

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

Dear Members of Council,

Re: PL20240205

We write to express our strong objection to the continued overdevelopment of our area and to raise serious concerns regarding both the substance of the proposed development and the manner in which public input has been solicited.

First and foremost, we must address the wholly inadequate consultation timeline. Notification requesting public feedback for inclusion in the May 20th agenda package was issued at 4:00 PM on Friday, May 9, with a deadline of 12:00 PM on Monday, May 12.

This allowed less than *one full business day* to prepare a thoughtful, fulsome response. Such a timeline is unacceptable and cannot reasonably be regarded as meaningful engagement. We urge Council to reconsider its approach to public consultation and ensure all residents are given a fair and reasonable opportunity to participate.

Substantively, these proposed developments are not in alignment with the principles of rural living that Rocky View County promotes and values, as outlined on the County's official website. 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 comprehensively updated to reflect current realities.

Since the Cochrane Lake ASP was approved in **2011**, the Town of Cochrane's population has grown by 107%, as confirmed by census data. This rapid and largely uncoordinated expansion has severely strained essential services—including schools, fire protection, healthcare, and critical infrastructure. The current ASP does not account for these major shifts, and continuing to base development decisions on an outdated plan is both inappropriate and irresponsible.

Moreover, the area continues to lack adequate fire protection and other essential support services, raising serious concerns about the safety and long-term sustainability of development at the proposed scale and density. Until these foundational issues are addressed through a properly updated ASP, any approval of further development would be premature and reckless.

We therefore formally request that Rocky View County Council halt any further approvals until the Cochrane Lake ASP has been thoroughly reviewed and revised to meet present-day needs. Council has a duty to make decisions that protect the long-term well-being of both current and future residents. To do otherwise—particularly under pressure to proceed based on outdated planning—risks undermining public trust and the integrity of the County's governance.

Thank you for your attention to these urgent and important matters. We trust you will give these concerns your full consideration as you deliberate the future of surrounding developments.

**Sincerely,**

Natalie Germann  
Sheldon Karbonik  
88 Pleasant View Heights



Outlook

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**Re: PL20240205 - Council Meeting Scheduled on May 20, 2025 (Tuesday)**

---

**From** [REDACTED]**Date** Sat 5/10/2025 4:40 PM**To** Bernice Leyeza <BLeyeza@rockyview.ca>**Cc** Legislative Officers <LegislativeOfficers@rockyview.ca>

Another sad response from me now that I've slept on it and am even more disappointed in RVC for even entertaining this community.

From another concerned resident:

"The whole Neighborhood C process has been "shady" from the beginning. The density exceeds the Cochrane Lake Hamlet plan at 6.5 units/ac. There seems to be little consideration for the hundreds of extra vehicles, and thousands of extra residents, in respect to recreation, parks, fire, policing, schools. This seems like the "test" in that if the developer can get this final approval with the elevated density, then the entire surrounding area will be at increased density, and thousands of people will strive to use the already developed roads, parks and walkways. I suspect the new neighborhoods plan for parks and walking paths is to use Monterra's."

RVC really needs to sharpen their regulations on what gets passed in these pop up communities. I've got friends that can't get a driveway approach for an acreage d/t another acreage 1/2kms from their place and you will approve this kind of a community density without proper infrastructure in the surrounding area. Not to mention we NEED recreation facilities approved for the amount of children in the community and we've got investors wanting to put them up but they can't get approval. Our children need parks, soccer fields, ball diamonds, football fields, ice rinks. These should be priority for the builders to get approval. We don't need their minimal 'green space' areas to meet the 'quota' we need organized sport areas for the growing population and the children who are the future of our communities. Stop allowing pop up bedroom communities and start holding these developers accountable for our children.

This whole community is absolutely undermining our intelligence and misleading. It has been shady since the beginning and getting worse by the minute.

Let's approve the investors that are wanting to put up a rink before we approve another bedroom community that we do not need. Affordable housing options is not rural. They need town services. This isolates and segregates those in need and in turn raises crime in rural communities. It just doesn't make sense to approve this.

I implore you advocate, leave your feelings from whatever community you belong to behind and ask yourself, does this make sense??? Who actually benefits from this? And most importantly at whose cost????

Is this community the answer? No it is not. Please be open to hearing our concerns. And give proper notice.

Natalie McKay

Sent from my iPhone

On May 9, 2025, at 10:03 PM, mckaynatalie@icloud.com wrote:

Thank you for the email.....however getting this on a Friday afternoon and the deadline for written responses/concerns is Monday at noon. Not even full business day.

As a local homeowner who is completely against this developments proposal and the lack of moral grounds of this developer and those who approved it with no care of those around them. Not only that but to change the proposal and try to claim 'affordable housing in a housing crisis' to get more houses approved in an area that cannot sustain this type of development nor a town to hold that much more of an influx with the current infrastructure and imploding school system. I am disappointed and feeling a bit sidelined that this is the notice our county gives us. Feels like a slap in the face to be honest. My tax dollars go to you not even giving us proper notice or advocating to do what's right. As a public civil servant it is my responsibility to do what's right and advocate for my clients. This is not right, 'let's give them notice so they can't say we didn't but let's wait until the 13th hour to do it'.

Honestly you can do better and I explore you to think about the consequences both this lack of notice and the gravity of this development means to this community and those affected.

This could have been handled differently and we deserve better from our county.

Signed a disappointed Rocky View County home owner,

Natalie McKay

Sent from my iPhone

On May 9, 2025, at 4:00 PM, Bernice Leyeza <BLeyeza@rockyview.ca> wrote:

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Thanks,  
Bernice

**Bernice Leyeza**

Planner 2 | Planning and Development Services

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Outlook

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**Re: PL20240205 - Council Meeting Scheduled on May 20, 2025 (Tuesday)**

---

From Peter Witt [REDACTED]  
Date Sat 5/10/2025 5:20 PM  
To Bernice Leyeza <BLeyeza@rockyview.ca>

Bernice this is very minimal notice. Why couldn't this have been sent out several days earlier? I infer that RVC really is not interested in what the neighbours have to say about this. I am quite disappointed in how this matter is being handled by the County. Disappointed, but not surprised.

Regards,

Peter Witt

On Fri, May 9, 2025 at 4:33 PM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

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Outlook

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**Re: PL20240205 - Council Meeting Scheduled on May 20, 2025 (Tuesday)**

---

**From** Sam Saunders [REDACTED]**Date** Fri 5/9/2025 5:52 PM**To** Bernice Leyeza <BLeyeza@rockyview.ca>; Division 3, Crystal Kissel <CKissel@rockyview.ca>; Legislative Officers <LegislativeOfficers@rockyview.ca>

Good evening,

Here we are as a community, yet again baffled, dismayed and borderline disgusted by how our supposed county (who are meant to represent us) are treating us.

This email was sent out 1 hour before the end of the working week (a pattern is emerging), providing us an "opportunity" to ask questions by 1200MT Monday 12th May on a report that will not be released until next Wednesday 14th May. Four business hours to ask questions on a subject we have not been given the full facts on. It's a cold and calculated way of operating within the cusp of legality. We have moved past the point of questioning if you are working for the constituents or the multi-million dollar developer. We believe we have our answer now. Morality and awareness of your legacy appears long gone at this point. Your Email is bordering on malicious compliance.

Despite being condescended and patronised by Reeve Kissel on this very matter, my community and I still feel there is a lot that we are being kept in the dark about.

**"Council has taken a firm stance on denying requests to speak".** Well, I am requesting to speak at the meeting on May 20th. No doubt it will be refused. Essentially threatening your constituents to not bother exercising their freedom of speech highlights very well how Rocky View County is run these days.

Regards,

Sam Saunders

On Fri, May 9, 2025 at 4:00 PM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:

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Thanks,

Bernice

**Bernice Leyeza**

Planner 2 | Planning and Development Services

**Rocky View County**

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**Re: PL20240205 - Council Meeting Scheduled on May 20, 2025 (Tuesday)**

---

**From** Melanie Johnston-Dore [REDACTED]  
**Date** Mon 5/12/2025 6:30 PM  
**To** Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)>

My apologies.

Reeve Kissel has explained that the email was just a courtesy reminder. I hope my letter will be considered at the hearing tomorrow.

Thank you,  
Melanie

On Mon, May 12, 2025 at 5:07 PM Melanie Johnston-Dore [REDACTED] wrote:  
Good afternoon Bernice

I received this email on Friday at 4:33pm. You want a written response by today at noon? That time frame is completely unacceptable.

Please use the original letter I submitted to you as it outlines my concerns with this application.

Thanks,  
Melanie Johnston-Dore

On Fri, May 9, 2025 at 4:33 PM Bernice Leyeza <[BLeyeza@rockyview.ca](mailto:BLeyeza@rockyview.ca)> wrote:  
Good day,

As you previously submitted correspondence regarding the subdivision application for PL20240205, we are writing to inform you that this application has been scheduled for a Council meeting on **Tuesday, May 20th, 2025**. Subdivision items are typically addressed during the afternoon session of Council meetings. Should you wish to attend, please plan to arrive after 1:00 PM.

The report for this subdivision application will be made available online next week, with the aim of posting it by Wednesday afternoon. You will be able to access the report at the following link: [Meetings & Hearings | Rocky View County](#).

As this subdivision application is not a public hearing, you have the following options to address Council:

- Submit a written response, outlining your reasoning to be included in the Council agenda package
- Request to speak to Council during your item

**Please note that recently, Council has taken a firm stance on denying requests to speak, so there is a risk that a request to speak may not be approved.**

If you wish to submit a written response for inclusion in the Council agenda package, please send it to us by **noon on May 12, 2025 Monday**. If you do not submit this request after the Council agenda is published, a

motion will need to be made for Council to accept your submission.

If you wish to submit a request to speak, please send an email to [LegislativeOfficers@rockyview.ca](mailto:LegislativeOfficers@rockyview.ca) a request with a brief explanation of why you wish to address the item, no later than **noon on May 19, 2025**.

If you have any further questions, please do not hesitate to reach out and we will be happy to assist you.

Thanks,

Bernice

**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)