



November 22, 2024

File No.: 154710

Planning & Development
Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

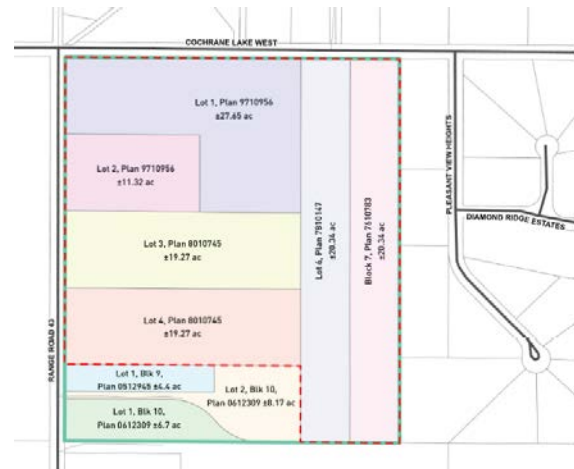
Attention: Ms. Michelle Dollmaier

RE: Phase 1 Subdivision Application – Cochrane Lake Hamlet Plan ‘Neighbourhood C’

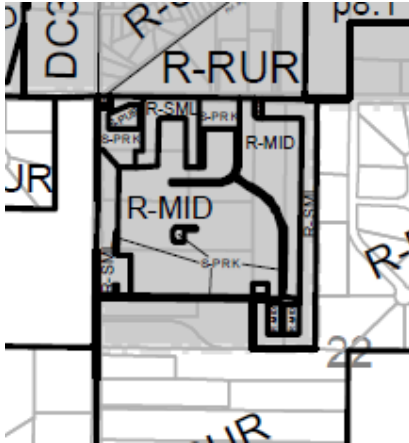
Our Client, *JL Cochrane Lakes Limited Partnership*, as represented by Mr. Jesse LaFrance, has entered into an agreement with the current landowners for the purchase of the lands contained within the recently approved *Cochrane Lake Hamlet Plan Neighbourhood ‘C’ Conceptual Scheme (CS)*. The subject development area contains 6 titled parcels. We will refer to this outlined area as the “plan area” and the 3 titles on the remainder of the ¼ section as the shadow plan area which is not within our Client’s future control. We are submitting the proposed subdivision application for Phase 1 for the County’s review to support our 2025 construction plan for this initial Phase in this new community.

The subject titles within this initial application with a total area of 16.8 ha are listed below and the following Figure 3 Legal Descriptions from the CS provides the spatial locations of the subject titles.

SCHEDULE OF AREAS			
BLOCK 7, PLAN 761 0783.	3.753 ha	(9.27 ac)	
LOT 6, PLAN 781 0147.	4.091 ha	(10.11 ac)	
LOT 3, PLAN 801 0745.	2.640 ha	(6.52 ac)	
LOT 1, PLAN 971 0956.	5.866 ha	(14.50 ac)	
LOT 2, PLAN 971 0956.	0.476 ha	(1.18 ac)	
TOTAL	16.826 ha	(41.58 ac)	



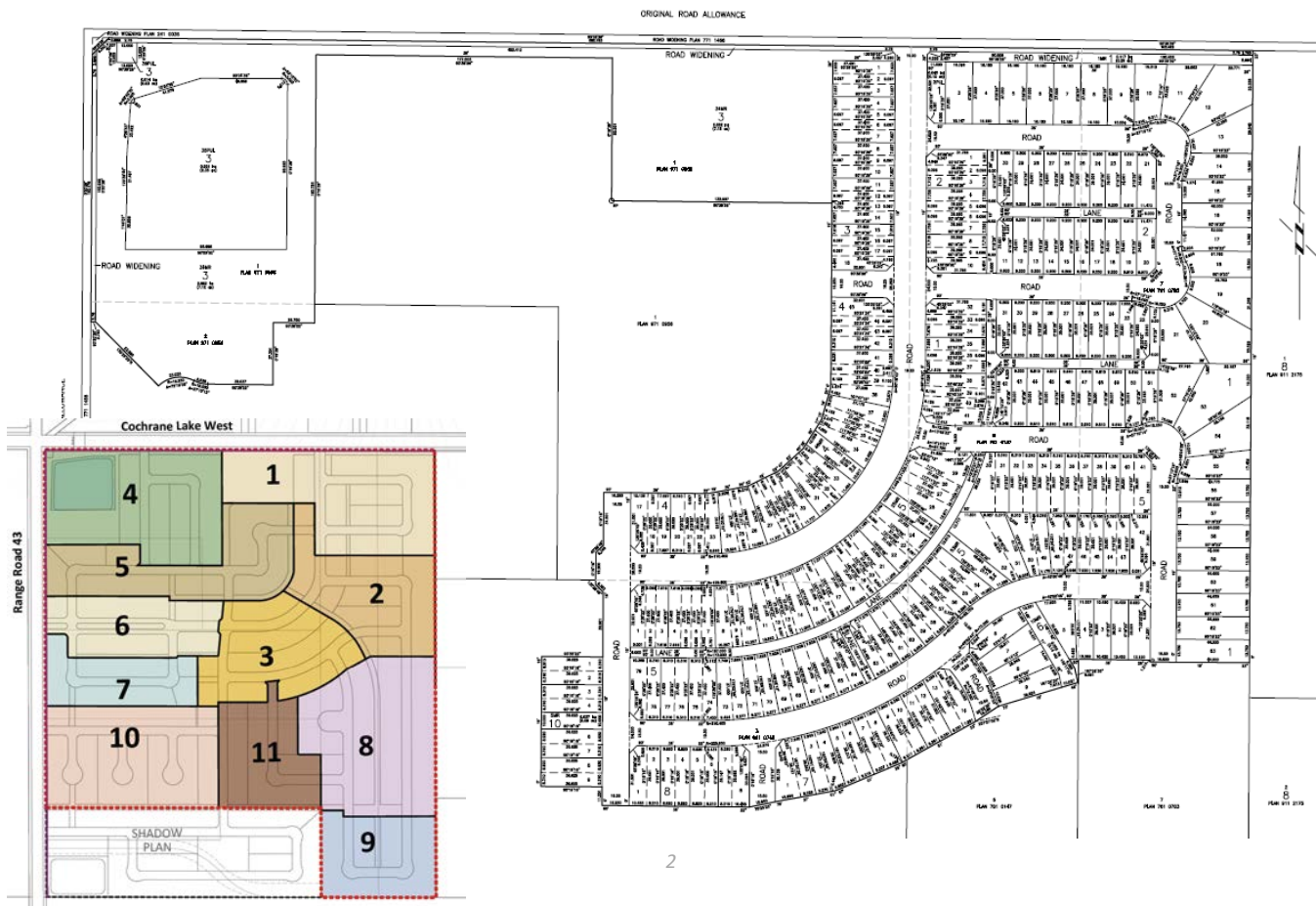
The subject lands within the plan area have been previously redistricted in compliance with the proposed development concept as depicted in Figure 8: Land Use Concept from the CS. We note that there are some minor differences from what was approved for districting boundaries such as the delineation of the linear municipal reserve corridor which is slightly adjusted to reflect the back of lots adjustment due to the rework of the collector road alignment in order to meet minimum curve radius as per Engineering Standards, the relocation and adjustment of the size of the northwest PUL for the pump station at the intersection of Cochrane Lake West Road and Range Road 43 further east due to the



addition of a road corner cutoff and the requirement to accommodate the storm pipe outlet from the northwest corner of the stormwater management facility pond to the ditch at the intersection.

We bring to your attention that there currently is an amendment submitted to Rocky View County by the Vendor to amend the R-MID and R-SML districts side yards specific to this plan area. This application is currently under review by the County.

The proposed subdivision is in reasonable compliance with the CS. The proposed Phase 1 encompasses proposed Phase 1, 2 and 3 and a portion of Phase 4 as depicted in Figure 15 Anticipated Phasing that is required for the storm water management facility and surrounding amenity space and linear connection east (Municipal Reserve). We have also added an alley on the south side of the collector road in order to minimize front drive product onto this main collector road.



The proposed subdivision statistics are presented below:

Land Use	Zoning	Total Number of lots	Area	%
Municipal Reserve	S-PRK	7	3.2	19
Public Utility Lots	S-PUB	3	1.0	6
Residential	R-MID	223	6.9	41
Residential	R-SML	31	2.1	13
Circulation			3.6	21
TOTAL		264	16.8	100

Residential	R-MID	R-SML	Total	%
Single Family	50	31	81	32%
Semi-Detached	78		78	31%
Rowhouse	95		95	37%
Total	223	31	254	100

- Phase 1 Density: 20.1 units/ha (8.1 units/acre)

We note that there are no abandoned wells on or in close proximity to the subject lands which would affect development and attached for the County's records information for your records.

Further to our meeting on September 4, we will be obtaining a Historical Resources Impact Assessment clearance for the subject lands which we understand will be a requirement to be in the hand at the time of endorsement.

With respect to Municipal Reserve, we are dedicating over 10% of the subdivided area and request that the remaining obligation for municipal reserve on the remaining parent lots be adjusted to reflect the Phase 1 dedication.

Servicing

Roads

The proposed transportation network in the initial Phase is in concurrence with the road cross sections as proposed in the Conceptual Scheme. A Traffic Memo has been prepared by Scheffer Andrew Ltd. in support of the proposed Phase 1 subdivision application, and also considers build out of future Phase 2. The Traffic memo analyzed the existing offsite roads which were upgraded by the County in 2024, and confirms that in the near term, no additional off-site upgrades are needed to support the proposed Phase 1 subdivision.

Water

As per the CS, potable water to Sky Ranch will be provided by Rocky View County's Horse Creek Water Distribution System. An offsite connection will be made by extending a dual 250mm watermain to the east along the south side of Cochrane Lake Road to Sheriff Road, and to the north along the east side of Sheriff Road, connecting to the existing main at the intersection of Sheriff Road and Montenegro Bay. A pressure booster station will be located in a PUL at the entrance to Phase 1 off of Cochrane Lake Road.

As per meetings with Rocky View County staff, Sim-Flo Systems Inc. is preparing a Pre-Design report for the proposed booster station, which will be submitted under separate cover.

Sanitary Sewer

Sanitary servicing to Sky Ranch will be via connection to the County's Cochrane Lakes sanitary sewer system. A gravity collection system will direct all wastewater to the proposed lift station to be constructed in the northwest corner of the subject lands, which will then discharge via a new forcemain into the existing 250mm forcemain located on Cochrane Lake Road. As per meeting with Rocky View County staff, the lift station will be designed to accommodate flows from the existing surrounding areas. Sim-Flo Systems Inc. is preparing a Pre-Design report for the proposed sewage lift station, which will be submitted under separate cover

Stormwater

Sky Ranch will be serviced with a piped gravity collection system directing all runoff to a new stormwater management facility (SWMF) located in the NW corner of the site. As per the Concept Scheme, the SWMF will be located within a PUL and MR lot. The PUL will accommodate runoff up to the 1:5 yr storm event. The pond will provide fluctuating storage capacity between the 1:5yr and 1:100 yr event within the MR portion.

It is understood that the County is currently reviewing the Cochrane Lake Revitalization Plan which is anticipated to be approved by Council in 2025. The revitalization plan proposes upgrades to Cochrane Lake which will also determine the release rate and annual runoff volume target for proposed Sky Ranch SWMF. During Phase 1, the proposed Sky Ranch SWMF will operate as a zero-discharge evaporation pond. Following approval of the Cochrane Lake Revitalization Plan, it is expected that an outfall will be constructed to Cochrane Lake Road with the next phase of development. Scheffer Andrew Ltd has prepared a Stormwater Management Memo in support of the Phase 1 subdivision application.

We look forward to working with Rocky View County staff in the development of this new community in the Cochrane Lakes area.

Thank you.

Scheffer Andrew Ltd.

A. Stewart

Aime Stewart, RPP MCIP

Planning Manager

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