

May 2025

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**COCHRANE LAKE  
HAMLET PLAN  
NEIGHBOURHOOD 'C'**  
**Sky Ranch Subdivision**  
ENGAGEMENT SUMMARY

ON BEHALF OF  
SCHEFFER ANDREW LTD.

REPORT PREPARED BY  
B&A STUDIOS INC.

VISIT OUR PROJECT WEBSITE AT  
[www.CLHPNeighbourhoodC.ca](http://www.CLHPNeighbourhoodC.ca)



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## 1.0 INTRODUCTION

Scheffer Andrew Ltd., on behalf of the original landowners, submitted a subdivision application for ±41.58 acres in the northeast portion of the Cochrane Lake Hamlet Plan's Neighbourhood 'C' Conceptual Scheme (CS) area. This application aligns with previously approved planning documents and zoning regulations, facilitating the development of the initial phases of the Sky Ranch subdivision. The subject lands have been subsequently transferred to *JL Cochrane Lakes Limited Partnership* (referred to as JL Developments) which is represented by Jesse LaFrance.

This report summarizes engagement activities undertaken in relation to this application, including a virtual information session held April 15, 2025, email correspondence, and in-person outreach to adjacent landowners. The purpose of this summary is to share what was heard, respond to recurring questions and concerns, and demonstrate how the development team has engaged with the community throughout the process.

### 1.1 Project Area

Neighbourhood 'C' is located within the Cochrane Lake Hamlet Plan area in Rocky View County, north of the Town of Cochrane. The Sky Ranch subdivision encompasses Phases 1, 2, and 3 of Neighbourhood 'C' and is situated in the northeast portion of the neighbourhood, with direct access planned from Cochrane Lake Road.

The Cochrane Lake Hamlet includes rural residential acreages and existing subdivisions surrounding the public recreational area of Cochrane Lake. The community is influenced by significant growth occurring in the Town of Cochrane, located approximately 2 kilometres south of the Hamlet. Future amenities in the nearby town—such as the planned Horse Creek Sports Park—will help support long-term growth and quality of life in the Cochrane Lake area.

**Figure 1: Sky Ranch Subdivision Location Map**



## 1.2 Project Process

The Sky Ranch subdivision lands have been reviewed at a series of planning stages at various scales, as required by Rocky View County and the Municipal Government Act (MGA). Planning in Rocky View County follows a hierarchical process that ensures consistency between broad land use policy and detailed site-level implementation:

- **Area Structure Plan (ASP) - Approved:**
  - Provides high-level land use guidance, future neighbourhood boundaries, and general direction regarding open space allocation, transportation, and servicing (Cochrane North ASP – 2007; Cochrane Lake Hamlet ASP – 2011)
- **Conceptual Scheme (CS) - Approved:**
  - Introduces neighbourhood-specific vision, land use designation, open space distribution, and infrastructure servicing strategies (Neighbourhood 'C' CS – 2024)
- **Land Use Bylaw - Approved:**
  - Assigns district-specific rules for density, setbacks, and permitted or discretionary uses (Land Use Redesignation approved 2024)
- **Textual Amendment - Approved:**
  - Approved in January 2025, this amendment permits 1.5-meter side yard setbacks for R-MID lots on both sides of each parcel, excluding corner lots.
- **Subdivision – In-progress:**
  - The current stage in the process, where a legal plan for the division of land is submitted and reviewed in accordance with all higher-level policies and plans. Approval results in the creation of new parcels for development and registration with Alberta Land Titles

## 1.3 Current Subdivision Application

Submitted by Scheffer Andrew Ltd, this application proposes:

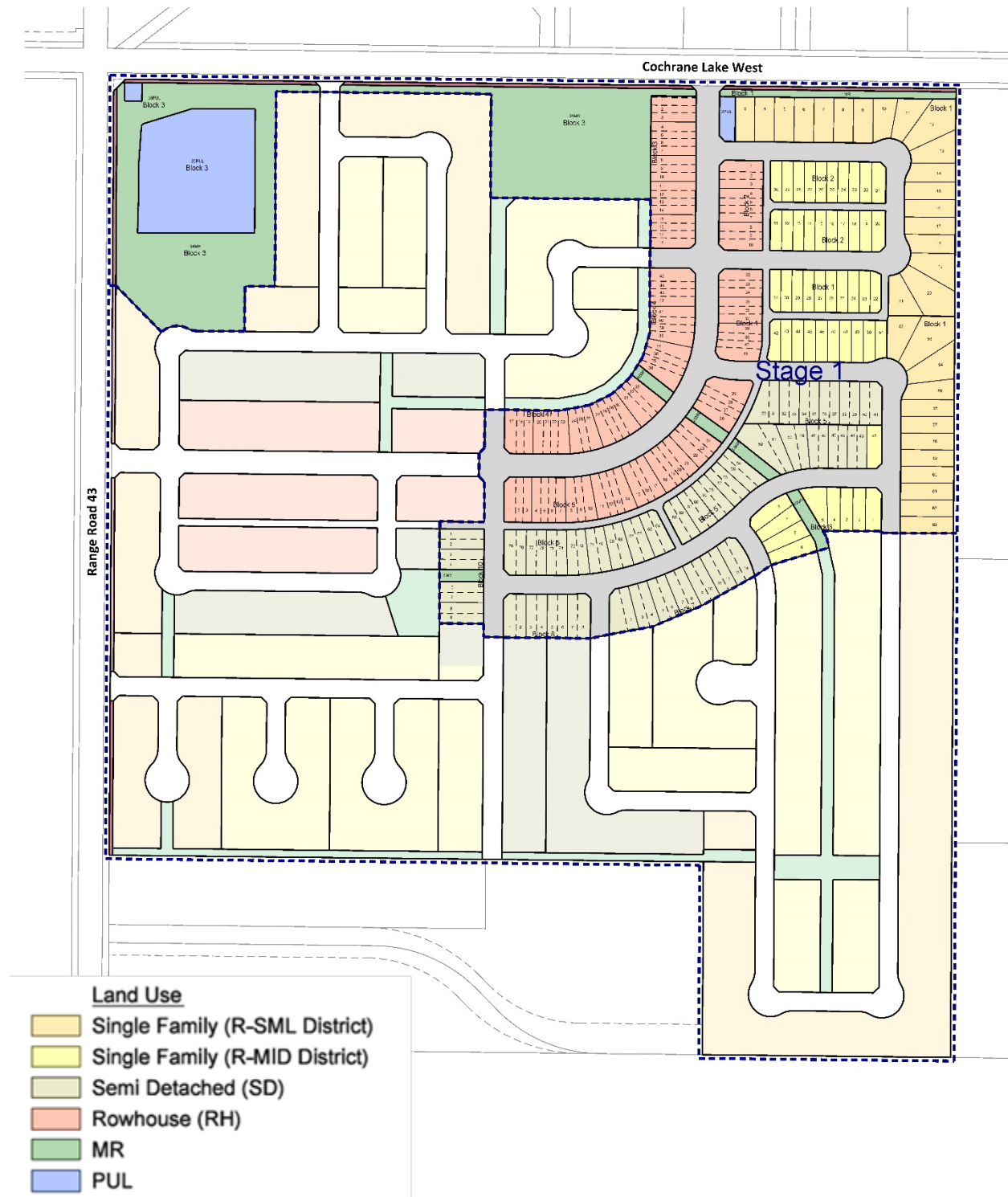
- 254 residential lots, broken down as:
  - 95 rowhouses
  - 78 semi-detached
  - 81 single-detached homes (including 31 R-SML lots)
- 7.91 acres of open space, including two of the largest parks in the Conceptual Scheme
- A stormwater management pond, secondary public access, and rear lanes to enhance pedestrian safety

With the exception of a rear lanes introduced on one side of the collector road, the subdivision fully aligns with the approved Conceptual Scheme and land use boundaries. These lanes were introduced to improve pedestrian safety and streetscape aesthetics by reducing the number of front-drive garages along higher-traffic corridors.

**Figure 2: Conceptual Scheme** (*See Appendix G*)

Figure 3: Subdivision Layout and Land Use Plan

Figure 12: Detailed subdivision plan with Lot Types (see Appendix D)



## 2.0 OUTREACH & ENGAGEMENT

### 2.1 Purpose

The project team's approach to engagement focused on clear communication, transparency, and responsiveness.

Engagement objectives:

- Build on the context of the subdivision application and project background
- Create opportunities for attendees and residents to ask questions and provide feedback
- Deliver timely, clear, and consistent responses to questions, comments or concerns

The team placed emphasis on both proactive communication and transparent follow-up.

### 2.2 OUTREACH ACTIVITIES

Activity	Timing	Details
Project Website www.CLHPNeighbourhood.ca	Ongoing	Updates made to reflect the current stage of development and approvals. Enabled registration for Virtual Information Session.
Flyer Mailout	April 8, 2025	325 flyers distributed to residents within ¼ section radius from the project site. <b>Figure 4: Flyer Mailout (See Appendix C)</b> <b>Figure 5: Mailout Distribution Map (See Appendix C)</b>
Email Newsletter Outreach	April 9, 2025	Emailed to 81 residents who have already subscribed to receive project updates; opened by 41.
In-Person / Phone Call	Ongoing	Direct in-person and/or phone calls were conducted with all residents along the eastern interface and the majority of landowners on the southern interface of Neighborhood C. Additional meetings were held with interested residents in the Cochrane Lake Hamlet area.

### 2.3 ENGAGEMENT ACTIVITIES

Activity	Details
Virtual Information Session	Overview of planning process, subdivision details, and live Q&A with over 40 questions addressed. <b>Held April 15, 2025, with 17 attendees from 23 registrants.</b>
Session Recording & Slides	<b>Available on project website post-event</b> <b>Figure 6: Virtual Information Session Slides (See Appendix B)</b>

## 2.4 Physical Property Owner Outreach

As part of JL Developments' commitment to proactive communication, direct outreach was conducted with property owners immediately adjacent to the eastern boundary of the Sky Ranch subdivision, as well as to the south and other interested residents. A total of ten landowners were contacted, with successful engagement achieved with nine through in-person meetings, phone calls, or email correspondence.

### Eastern and Southern Interface Discussions

The eastern edge of Phase 1 borders several rural acreages. Recognizing the proximity of these residences, JL Developments initiated early conversations regarding the planned landscaping and fencing interface. Two directly affected landowners have been actively involved in reviewing the proposed plans, including:

- A six-foot wood screen fence along the shared boundary
- Coniferous tree planting to provide visual buffering
- Additional landscaping options offered for their private properties

Both households expressed appreciation for being included early and have confirmed support for the current plans. These residents will continue to be kept informed as detailed designs are finalized. Discussions were also held with the southern interface landowners who will be adjacent to future phases of development.

**Figure 11: Landscape Buffer** (*see Appendix D*)

**The following summarizes property owner outreach related to the eastern and southern interface:**

Landowner(s)	Engagement Summary
Neighbour 1	Ongoing discussions; support confirmed via letter of support for proposed eastern interface
Neighbour 2	Ongoing discussions; support for eastern interface confirmed via email.
Neighbour 3	Ongoing discussions; support for eastern interface confirmed via email.
Neighbour 4	Met on April 4; drainage concerns noted; supportive of subdivision with conditions and provided verbal support of the southern interface.
Neighbour 5	Met on April 4; no concerns raised; letter of support received for the eastern interface.
Neighbour 6	Met on April 21; no concerns raised; in support of the southern interface.

### Wider Community Conversations

In addition to eastern interface outreach, JL Developments also spoke with other nearby landowners to share information and answer questions. This included in person meetings, phone conversations and e-mail follow-up. Topics of discussion included:

- Land access, fencing and gravel reuse, and cultivation for fire mitigation
- Landscaping
- Use of fallen trees for firewood
- Concerns around impact to schools and overall engagement
- Concerns regarding flooding and stormwater

#### Neighbour 7

- Phone call on April 9
- Discussed land access, fencing reuse, and haying for fire mitigation
- Proposed reusing gravel from the site for local driveway upgrades

#### Neighbour 8

- Phone call on April 10
- Expressed concern about landscaping interface with neighbouring properties but was open and appreciative of the conversation
- Permission granted to use fallen trees for firewood

#### Neighbour 9

- In-person meeting on March 12
- Voiced concerns about schools and overall engagement
- Email follow-up sent on April 10 to confirm receipt of session invite
- Neighbour 9 did not attend the information session held on April 15

#### Neighbour 10

- Phone call on April 10
- Concerned about flooding and stormwater
- Was reassured after discussion of piped drainage and irrigation design

In total, ten residents were contacted, including those along the eastern and southern edge and in the surrounding community. These conversations provided opportunities to clarify project details, address preliminary questions, and open lines of communication ahead of construction.

In addition to the direct discussions with the aforementioned neighbours as depicted on the Outreach Map with respect to the proposed interface, letters of support for the proposed subdivision were also received via the formal public process and circulation. We understand that these letters of support have been forwarded directly to the File Planner, however we have also included them in our engagement summary for reference.

**Figure 7: Submitted Letters of Support for Subdivision and/or Interface (See Appendix A)**

**Figure 8: Physical Property Owner Outreach Map (See Appendix F)**



### 3.0 WHAT WE HEARD

The April 15, 2025, virtual information session offered participants an opportunity to ask questions in real-time and receive direct responses from the project team. Topics ranged from technical servicing and traffic to broader questions regarding rural character and development form.

In addition to summarizing community feedback, the project team has included a complete transcript of the April 15, 2025 virtual session. This record reflects the full range of questions and the project team's responses — whether they were straightforward, technical, or critical.

#### 3.1 KEY THEMES FROM PUBLIC FEEDBACK

Theme	Concern
Infrastructure	Capacity of water and schools
Traffic & Access	Signalization, road widening, speed limits, school bus pickups
Change to Rural Aesthetic	Compatibility of row housing with surrounding acreages
Stormwater & Environment	Odour, overflow, and storm pond design
Construction Impacts	Dust, noise, timelines, fencing, and topsoil management

#### 3.2 Clarifying Responses from the Project Team

- **Traffic & Roads:** A traffic signal and intersection lighting will be installed at HWY 22 and Cochrane Lake West (subdivision condition). Road upgrades and future access points are considered in traffic impact assessments/updates to take place at each subdivision stage.
- **Water & Servicing:** Water will be piped from MonTerra with a dual main system. Existing residents may be able to tie in — this is under review by the County.
- **Stormwater Pond:** The pond will serve as an evaporation facility until lake upgrades are complete. It is designed to manage storm events and includes an irrigation backup system.
- **Rear Laneways:** Introduced to reduce pedestrian/vehicle conflicts and improve walkability.
- **Land Use Compatibility:** Rowhousing is permitted under R-MID zoning and required to meet density targets and community aspirations. Rear laneways are being used to reduce impact and increase safety.
- **Construction Timeline:** Begins Summer 2025 with stripping, grading, and utility installation.
- **Landscaping Commitments:** JL Developments will plant conifer trees on private lots, construct a 6-ft screen fence early, and provide additional landscaping for adjacent acreage properties.

To maintain transparency, a full transcript of the Q&A has been included in this report. Questions are organized by topic to reflect the range and frequency of public input.

**Figure 9: Verbatim Q&A Transcript Summary** (see Appendix E)

**4.0 FEEDBACK SUMMARY TABLE**

Community Concern	Response from Project Team
Why townhomes in a rural setting?	Townhomes are permitted under R-MID, required by ASP density policies and integral to new communities
What is the timeline for road signalization?	Signalization at HWY 22 is a subdivision condition and in design now
Will the pond be landscaped?	Yes — the pond will be fully landscaped and integrated into the park space with walking trails.
Will development impact water quality?	No — the design includes an irrigation system, and no discharge will occur until lake improvements are complete
Will the fence be built early in the development?	Yes — a 6-ft screen fence will be constructed after grading, prior to full buildout
Are future changes planned?	No — there are no further amendments under review or proposed at this time
Can acreage owners tie into water?	This is being explored with the County at its discretion, depending on alignment and timing
What about school and emergency services?	These plans are set at the ASP level, and while JL Developments has no control over school siting, we support the inclusion of future amenities. JL is currently developing a new community in the Town of Cochrane, located along Township Road 262, called West Hawk. In fall 2025, JL will service a future school site in this development and is committed to the urbanization of Township Road 262, with construction set to begin in spring 2025. Additionally, Horse Creek Sports Park will have a future high school site, which will be serviced by summer 2025 under the Rocky View School District(s).

The following table summarizes the recurring themes that emerged across engagement activities, including the virtual information session. For the full, unedited list of questions and responses, refer to the transcript provided.

**Figure 10: Verbatim Q&A Transcript Summary** *(See Appendix E)*

## 5.0 NEXT STEPS



The Sky Ranch Subdivision is progressing in accordance with the approved Conceptual Scheme and Land Use Bylaw. The subdivision application currently under review is supported by detailed engineering and planning work, including traffic and servicing analysis submitted for the County's consideration.

Following subdivision approval:

- JL Developments will finalize servicing agreements with the County.
- Construction of Phase 1 (stripping, grading, utilities, and roads) is scheduled to begin in early Summer 2025.
- Landscaping, fencing, and topsoil management will be implemented early to minimize impacts.
- Builder partners will apply for building permits following servicing installation.
- Ongoing updates will be posted to the project website, and additional engagement will be maintained as the project progresses.

JL Developments and B&A Studios remain committed to transparent communication and welcome follow-up conversations with residents and interest holders.

## 6.0 APPENDICES

The following appendices are provided for reference and contain supporting materials related to public engagement and the subdivision application.

### Appendix A: Letters of Support for Subdivision and/or Interface (see Section 3.1)

#### *Letters of support for subdivision*

April 12<sup>th</sup>, 2025

Legislative and Intergovernmental Services  
Rocky View County Hall  
262075 Rocky View Point  
Rocky View County, AB T4A 0X2

Dear Rocky View County Planning Department and Members of Council

**Re: PL20240205 Subdivision Application Letter of Support**


Our signature(s) below indicates our **support** for the proposed subdivision application within the *Cochrane Lake Hamlet Neighbourhood C Conceptual Scheme*.

We are of the opinion that this proposed subdivision application is in compliance with the approved Area Structure Plan and Conceptual Scheme and approved Land Uses and will be an overall benefit to the greater community.

We are the landowner located south of the subject lands within the Conceptual Scheme plan area.

Thank you for considering this letter in your review of this application.

Best regards,

Signed by:  
  
A84600D3AC5C44D...

David Balawyder

Signed by:  
  
A84600D3AC5C44D...

Laura Balawyder

**Address: 263134 Range Road 43, Cochrane, AB T4C 2B1**

**Legal Description: Lot 1 Block 9 Plan 051-2945**

Appendix A continued:

May 6, 2025

Legislative and Intergovernmental Services  
Rocky View County Hall  
262075 Rocky View Point, Rocky View County, AB, T4A 0X2

Re: Letter of Support for Cochrane Lake Hamlet Neighbourhood C Subdivision Application  
(PL20240205)

Dear Rocky View County Council,

I am a long-time resident of Rocky View County, and more recently, an acreage resident adjacent to the Cochrane Lake Hamlet Plan.

My family and I are in strong support of this recent subdivision application. Living in the country directly outside a large jurisdiction such as Cochrane is a privilege and a blessing. We understand that expansion is a necessity for a growing population, and we also understand that without growth my family would never have had the opportunity to live in this beautiful area.

We have witnessed the implications of poor planning in other jurisdictions and their associated consequences. We believe the key to success is a strong planning mandate that is rooted in a very clear approvals process. Without either of those metrics, the public is constantly wondering whether development is supported or not by the very municipalities that serve us.

We believe the Cochrane Lake Hamlet Plan, and more specifically, the Cochrane Lake Hamlet Neighborhood C Subdivision has gone through a rigorous approvals process that has been transparent and followed the planning and growth models endorsed by the County.

We strongly encourage the County to accept this application which will provide confidence to local residents. I am concerned that without approval of this application, it will leave residents confused as to how the County governs with respect to its own approvals processes. There has been a clear mandate for growth in this area for many years. The County has approved local ASP's and has purchased utilities in this area to help accelerate growth. A rejection of this application sends the wrong message to residents and will discourage activity and investment in this area.

My family and I want to see this area thrive, and that desire is rooted in quality planning, which we believe has occurred. As an outsider, a clear and transparent process has always been the basis of my support for development. I want to know what the goal posts are for growth as opposed to ambiguous mixed messaging,

Thank you for your attention to this matter.

Regards,

Adeline Lapiere



264076 Camden Drive  
Rocky View County AB  
T4C 2X4

Appendix A continued:

May 6, 2025

Legislative and Intergovernmental Services  
Rocky View County Hall  
262075 Rocky View Point, Rocky View County, AB, T4A 0X2

**Re: Letter of Support for Cochrane Lake Hamlet Neighbourhood C Subdivision Application  
(PL20240205)**

Dear Rocky View County Planning Department and Members of Council,

On behalf of Macdonald Communities, I am pleased to express our strong support for this application. As fellow community-builders in the area, we are encouraged to see continued investment and thoughtful planning within the Cochrane Lake Hamlet region.

We recognize the importance of coordinated growth that reflects the shared vision outlined in the Cochrane Lake Hamlet Plan. The proposed development by JL Developments aligns well with these objectives, as well as our own, offering a complementary approach to land use, design, and long-term community sustainability.

We believe that collaboration among developers, residents, and municipal stakeholders is essential to ensuring the successful realization of the Hamlet's full potential. We are confident that JL Developments shares this vision and will contribute positively to the community's character and vitality.

Macdonald Communities looks forward to working alongside JL Developments and other partners to bring the Cochrane Lake Hamlet Plan to life—creating a well-rounded, thriving community for current and future residents.

Sincerely,

A handwritten signature in black ink, appearing to read 'MJL', with a long horizontal stroke extending to the right.

Matthew Jones  
Vice President, Development  
Macdonald Communities Limited  
264059 Range Road 43  
Cochrane, AB

Appendix A continued:

May 6<sup>th</sup>, 2025

Legislative and Intergovernmental Services  
Rocky View County Hall  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2

Dear Rocky View County Planning Department and Members of Council

**Re: PL20240205 Subdivision Application Letter of No Objection**

Our signatures below indicate that we have no objections to the proposed subdivision application within the *Cochrane Lake Hamlet Neighbourhood C Conceptual Scheme*.

We understand that this proposed subdivision application is in compliance with the approved Area Structure Plan and Conceptual Scheme and approved Land Uses. We are the landowners located on 20 acres along Township Road 262 in Rocky View County and we have had a positive working relationship with JL Developments as part of their West Hawk development.

Thank you for considering this letter in your review of this application.

Best regards,



Ivan Davies



Lynda Cooke

Appendix A continued:

Date: May 8, 2025

Legislative and Intergovernmental Services  
Rocky View County Hall  
262075 Rocky View Point, Rocky View County, AB, T4A 0X2

**Re: Letter of Support for Cochrane Lake Hamlet Neighbourhood C Subdivision Application  
(PL20240205)**

Dear Rocky View County Planning Department and Members of Council,

On behalf of Balprit(Bali)Singh and Kuldip(Keep) Sekhon, I am pleased to express our strong support for this application. As fellow land owners, we are encouraged to see continued investment and thoughtful planning within the Cochrane Lake Hamlet area.

We recognize the importance of coordinated growth that reflects the shared vision outlined in the Cochrane Lake Hamlet Plan. The proposed development by JL Developments aligns well with these objectives, offering a complementary approach to land use, design, and long-term community sustainability.

We believe that collaboration among developers, residents, and municipal stakeholders is essential to ensuring the successful realization of the Hamlet's full potential. We are confident that JL Developments shares this vision and will contribute positively to the community's character and vitality.

I look forward to working alongside JL Developments and other partners to bring the Cochrane Lake Hamlet Plan to life—creating a well-rounded, thriving community for current and future residents.

Thank you for considering this letter.

Sincerely,



NAME: Kuldip(Keep) Sekhon(Owner)

[ADDRESS]: 42019 Cochrane Lake Road

Cochrane AB T4C2B4



Appendix A continued:

May 5th 2025

Dear Rocky View County Planning Department and Members of Council

**Re: PL20240205 Subdivision Application Letter of Support**

We are a resident of RVC located on 40 acres along Township Road 262 and we have had a positive working relationship with JL Developments as part of their West Hawk development.

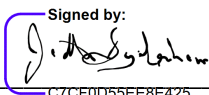
Our signature(s) below indicates our **support** for the proposed subdivision application within the *Cochrane Lake Hamlet Neighbourhood C Conceptual Scheme*.

We are supportive of the proposed subdivision application and believe it will be of an overall benefit to the greater community.

We believe it is in compliance with the approved Area Structure Plan and Conceptual Scheme and approved Land Uses.

Thank you for considering this letter in your review of this application.

Kind regards,

Signed by:  


Judith Sydenham

SE 02-028-5 W4M

Appendix A continued:

May 6, 2025

Legislative and Intergovernmental Services  
Rocky View County Hall  
262075 Rocky View Point, Rocky View County, AB, T4A 0X2

**Re: Letter of Support for Cochrane Lake Hamlet Neighbourhood C Subdivision Application  
(PL20240205)**

Dear Rocky View County Planning Department and Members of Council,

On behalf of Canopy Lands (Schickedanz Group), I am pleased to express our strong support for this application. As fellow community-builders through our future development lands, we are encouraged to see continued investment and thoughtful planning within the Cochrane Lake Hamlet area.

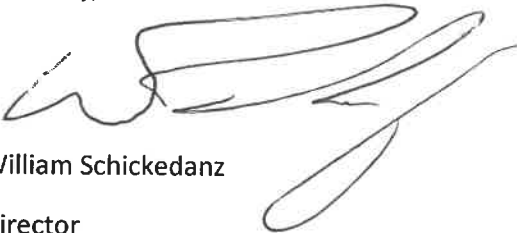
We recognize the importance of coordinated growth that reflects the shared vision outlined in the Cochrane Lake Hamlet Plan. The proposed development by JL Developments aligns well with these objectives, offering a complementary approach to land use, design, and long-term community sustainability.

We believe that collaboration among developers, residents, and municipal stakeholders is essential to ensuring the successful realization of the Hamlet's full potential. We are confident that JL Developments shares this vision and will contribute positively to the community's character and vitality.

Canopy Lands looks forward to working alongside JL Developments and other partners to bring the Cochrane Lake Hamlet Plan to life—creating a well-rounded, thriving community for current and future residents.

Thank you for considering this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Schickedanz', with a large, stylized flourish extending from the end.

William Schickedanz

Director

127 18 Royal Vista Link NW  
Calgary AB  
T3R 0K4

May 3<sup>rd</sup> 2025

Dear Rocky View County Planning Department and Members of Council

**Re: PL20240205 Subdivision Application Letter of Support**

I live in Rocky View County in a rural setting at 50215 TWP RD 280, Rocky View County T4C 2X3. My land consists of 160 acres and I am in support of the subdivision application within the Cochrane Lakes Hamlet Neighborhood C Concept Scheme.

This is an exciting new community that will help improve the surrounding area's infrastructure and provide new housing opportunities for families. The signalization of Highway 22 and Cochrane Lake West Road is great to see and we look forward to seeing Cochrane Lakes turn into a more vibrant community.

Thank you for considering this letter in your review of this application.

Kind regards,

Signed by:  
  
B7505A43358C46E...

Steve Sydenham

50215 TWP RD 280, Rocky View County T4C 2X3

**Appendix A: Letters of Support for Subdivision and/or Interface continued (see Section 3.1)*****Letter for Support for Eastern Interface***

April 16<sup>th</sup>, 2025

Legislative and Intergovernmental Services  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB T4A-0X2


Dear Rocky View County Planning Department and Members of Council

**Re: Subdivision Application PL20240205**

We have had the opportunity to meet with Mr. Jesse LaFrance of JL Developments in person on February 25<sup>th</sup>, February 26<sup>th</sup> and March 31<sup>st</sup> and have also exchanged numerous phone calls and e-mail's relating to this Subdivision Application. Since acquiring the Neighborhood "C" lands Mr. LaFrance has been very proactive in establishing an open and transparent line of communication with us to better understand some of our concerns and work with us to mitigate some of the impacts of this development. As part of this process, we have been able to work with Mr. LaFrance to develop a mutually agreed upon landscaping plan (schematic enclosed) that includes trees on the developer's land, trees on our land and fencing that would reduce the impact to our home located along the eastern interface portion of this development.

We greatly appreciate the access, openness and willingness to work with us that Mr. LaFrance has provided and look forward to further dialogue and sharing of ideas that could provide an overall benefit to our Cochrane Lake community.

Sincerely,

  
Mitch & Gwen Jacques

[Redacted]

## Appendix B: Virtual Information Session Slides (see Sections 1.3, 2.3)



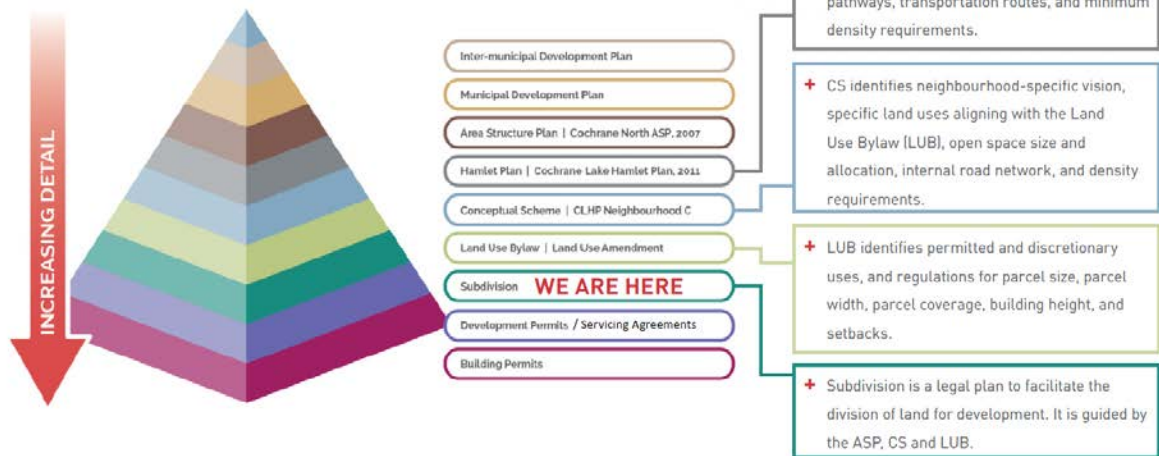
## Introductions

- + Lauren Lambert, Senior Planner, B&A
- + Tiffany Deobald, Community Planner, B&A
- + Jesse LaFrance, Owner, JL Developments
- + Aime Stewart, Planning Manager, Scheffer Andrew
- + Nathan Ross, Project Manager, Scheffer Andrew
- + Ross Thurmeier, Professional Engineer, Scheffer Andrew



## Appendix B: Virtual Information Session Slides (see Sections 1.3, 2.3) -- Continued

## Planning Hierarchy




## Project Timeline

- + Cochrane Lake Hamlet Plan (Area Structure Plan - ASP) - **Approved 2011**
- + Cochrane Lake Hamlet Plan Neighbourhood C Conceptual Scheme and Land Use Amendment - **Approved 2024**
- + Land Use Amendment to side yard setbacks within the R-MID Land Use District - **Approved 2025**
- + Current: Cochrane Lake Hamlet Neighbourhood C Subdivision for Phases 1 - 3 expected to proceed for approval in **Q2 2025**.





## Appendix B: Virtual Information Session Slides (see Sections 1.3, 2.3) -- Continued



### COCHRANE LAKES CONTEXT PLAN

- 1 Sky Ranch**, Neighbourhood C conceptual scheme and land use approval for Sky Ranch obtained in 2024.
- 2 West Hawk Stage 1** was constructed in 2024 and included the dedication, servicing and registration of its school site (●). The school site is dedicated as a future K-9 School (RVS).
- 3 Township Road 262** from Horse Creek Road to Range Road 43 will be upgraded to an urban cross-section in Spring 2025 by the developer of West Hawk.
- 4 HWY 1A and HWY 22** Interchange Improvement.
- 5 The Horse Creek Sports Park** is a quarter section of land immediately north of Heritage Hills. It is planned to include a new high school (RVS) with community sports and recreational amenities.

SR  
SKY RANCH

WH  
WEST HAWK

## About the Subdivision

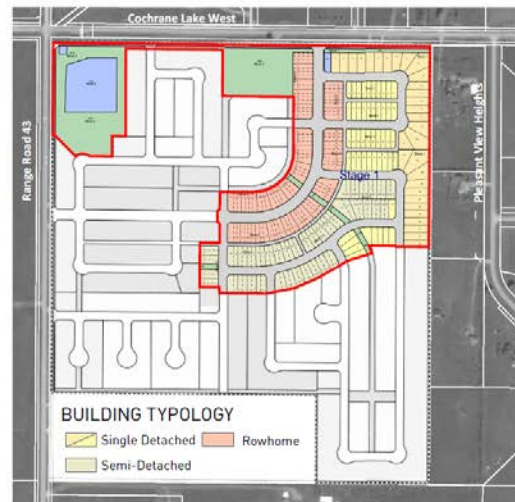
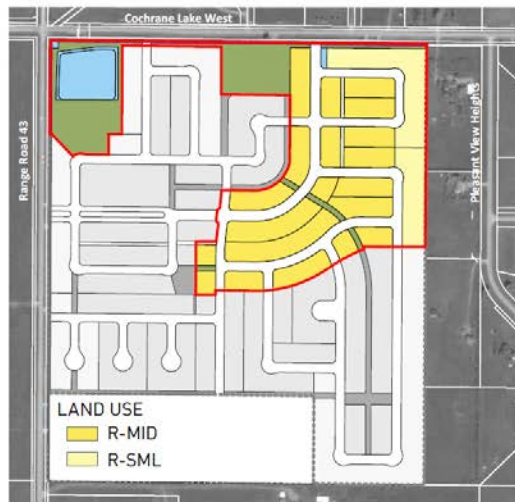
- + Undertaken by Scheffer Andrew on behalf of JL Developments
- + Aligns with the phasing plan of the Approved Conceptual Scheme
- + Access from Cochrane Lake Road
- + Proposes 254 lots
  - 223 R-MID
    - 95 Rowhouse
    - 50 Single-Detached
    - 78 Semi-Detached
  - 31 R-SML (all Single-Detached)



## Appendix B: Virtual Information Session Slides (see Sections 1.3, 2.3) -- Continued

**About the Subdivision**

- + 7.91 acres of open space including the two largest parks in the entire neighbourhood plan.
- + Pond facility for stormwater management.
- + Density must be balanced throughout the entire plan area to meet the minimum as per the ASP and the maximum as per the CS.
- + Following subdivision approval, JL Developments will proceed with servicing agreements and its builder-partners will proceed with building permits once the subdivision is complete.

**Alignment with Conceptual Scheme**

## Appendix B: Virtual Information Session Slides (see Sections 1.3, 2.3) – Continued



## What We Heard

- + Concerns regarding constraints on infrastructure including:
  - Roads and traffic
  - Water and wastewater
  - Schools
  - Amenities
  - Emergency services.
- + Changes to rural aesthetic and increased density.



## CONTACT US

Jesse LaFrance, JL Developments  
C. (587) 338-9610  
E. [jesse@jlddevelopments.ca](mailto:jesse@jlddevelopments.ca)

Tiffany Deobald, B&A Studios  
C. (403) 692-4525  
E. [tdeobald@bastudios.ca](mailto:tdeobald@bastudios.ca)

Also, please visit our website <https://clhpneighbourhood.ca/>

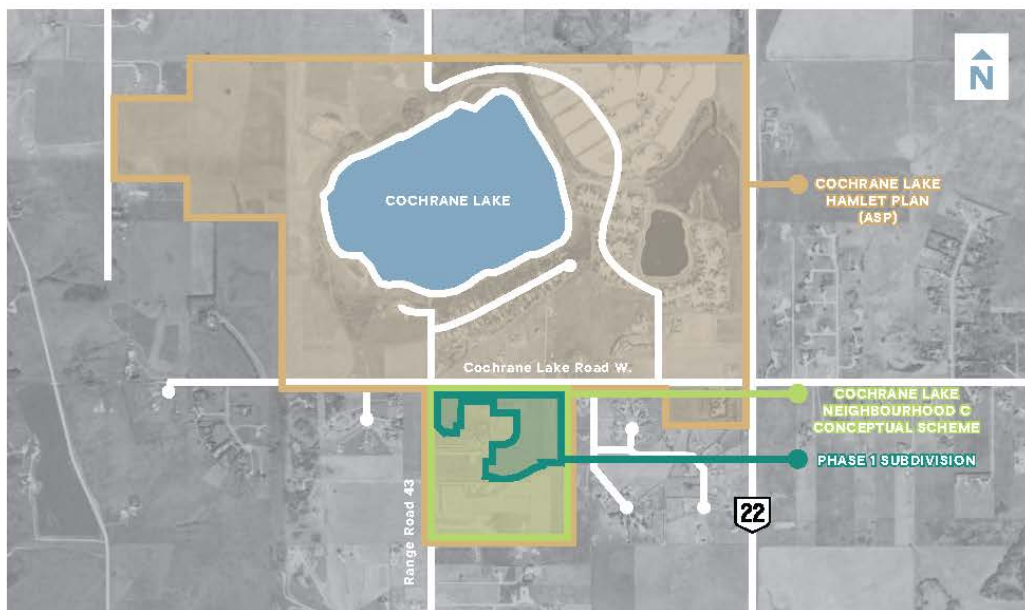
# COCHRANE LAKE HAMLET

NEIGHBOURHOOD C

APRIL, 2025

**Dear Neighbour,**

JL Developments is proceeding with a subdivision application for  $\pm 41.58$  acres, located in the northeast corner of the Cochrane Lake Hamlet, Neighbourhood C Conceptual Scheme (CS) area. This subdivision application follows the guidance of the previously approved Cochrane Lake Hamlet Plan Neighbourhood C Conceptual Scheme (February 2024) and regulations of the Land Use Bylaw. This subdivision will enable development of the initial phases of a residential neighbourhood, as outlined in the Approved Conceptual Scheme. As a neighbour to this subdivision application, we are reaching out to introduce ourselves and provide you with an opportunity to ask questions and learn about the planning processes for this subdivision in the Cochrane Lake Hamlet Neighbourhood C area.



## JOIN US FOR A VIRTUAL INFORMATION SESSION

**DATE:** Tuesday, April 15th, 2025

**TIME:** 6:00pm - 7:00pm MST

**LOCATION:** Virtual/Online

**RSVP:** [www.clhpneighbourhoodc.ca](http://www.clhpneighbourhoodc.ca)

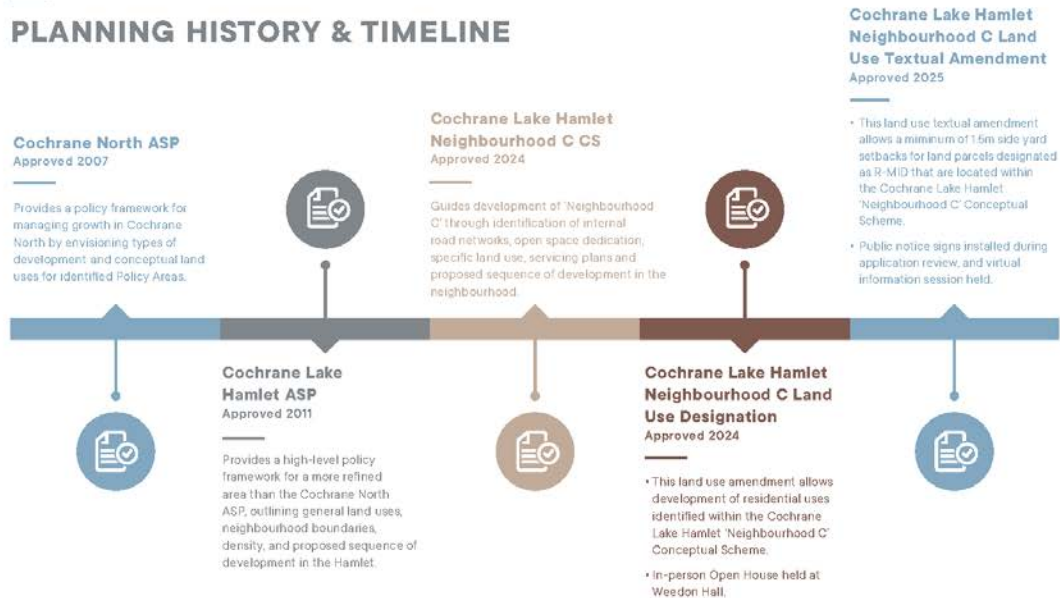


[WWW.CLHPNEIGHBOURHOODC.CA](http://WWW.CLHPNEIGHBOURHOODC.CA) • [WWW.JLDEVELOPMENTS.CA](http://WWW.JLDEVELOPMENTS.CA)

# COCHRANE LAKE HAMLET

• NEIGHBOURHOOD C

## PLANNING HISTORY & TIMELINE



## CURRENT APPLICATION



### Sky Ranch Subdivision Application Cochrane Lake Hamlet Neighbourhood C Open Circulation March/April 2025

This subdivision application will facilitate the development of Phases 1 (one) through 3 (three) of the previously approved 'Neighbourhood C' Conceptual Scheme.

## QUESTIONS OR COMMENTS

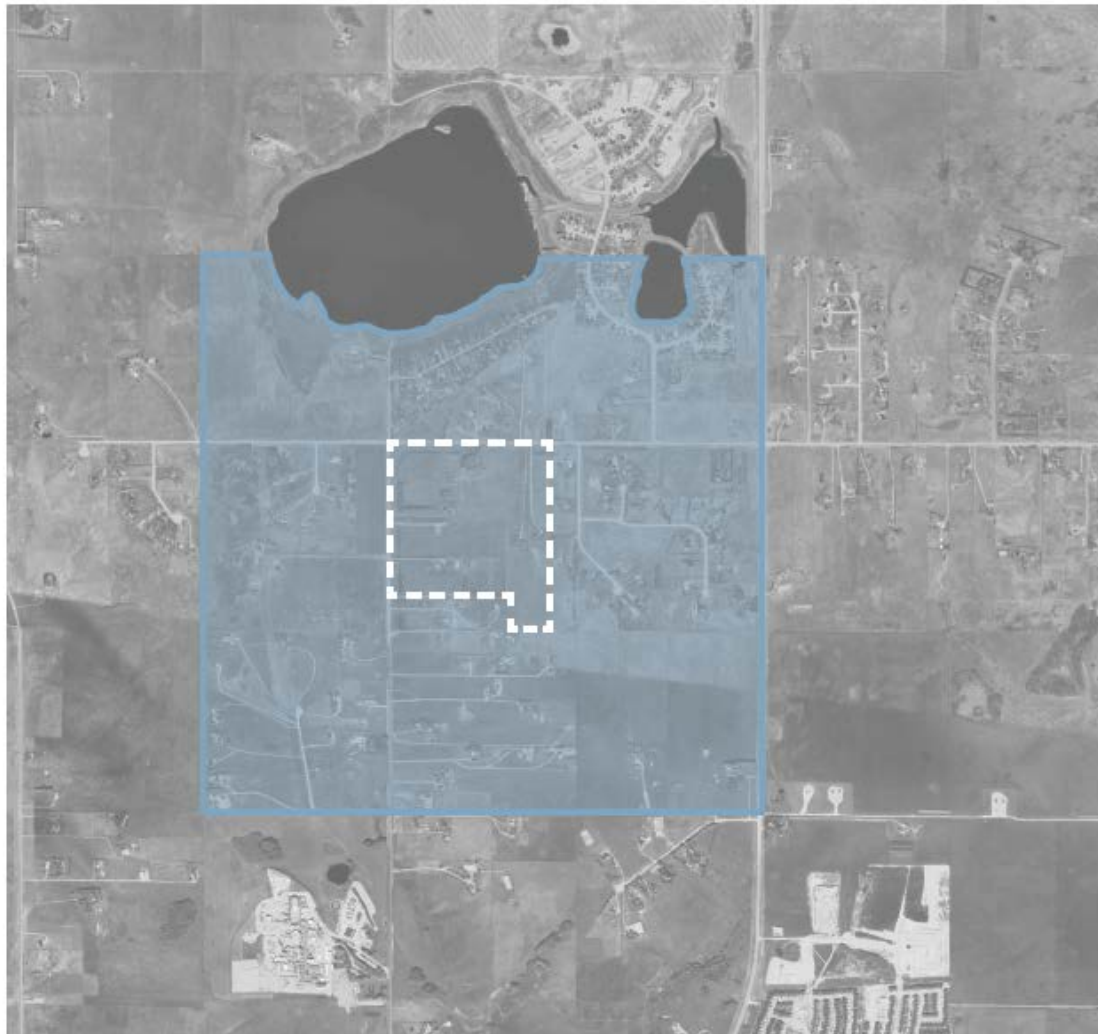
**Tiffany Deobald**  
B&A Studios Inc.  
Community Planner

403.692.4525  
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**Jesse LaFrance**  
JL Developments  
Owner

587.338.9610  
jesse@jlddevelopments.ca

**Appendix C: Flyer Mailout: Flyer Mailout Distribution Map (see Section 2.2)**



**LEGEND**

 Virtual Info Session Notification Area

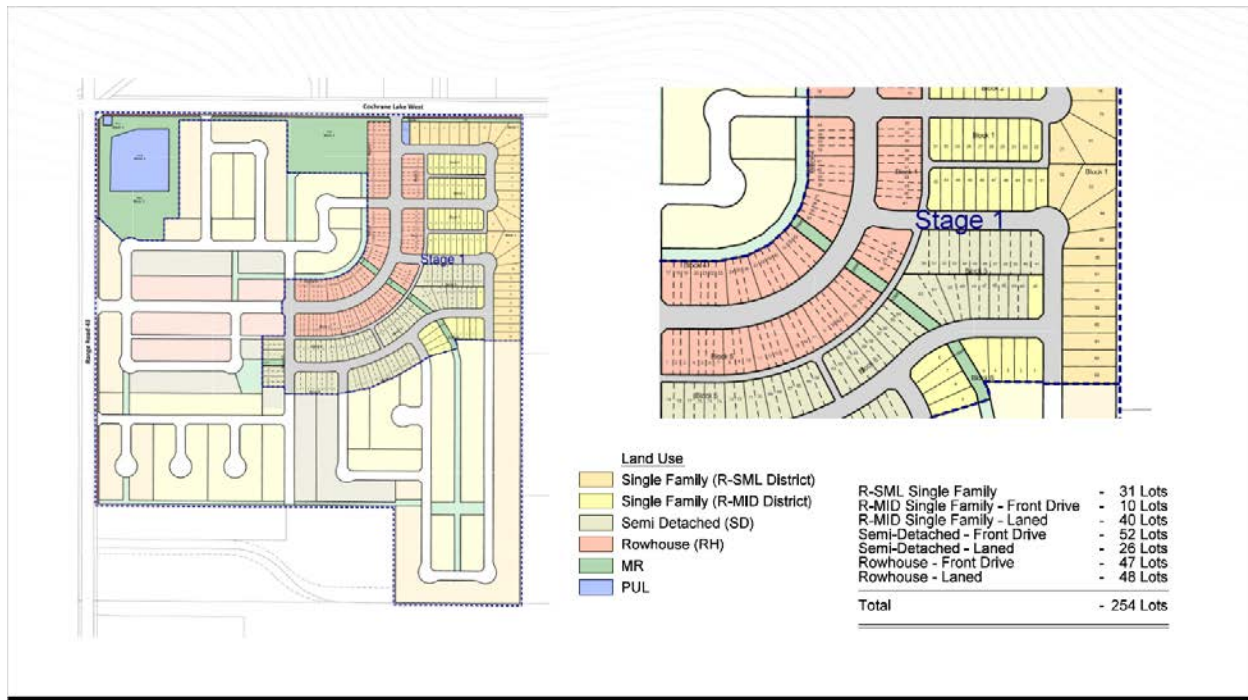


**Sky Ranch Subdivision - Circulation Map**  
Physical Drop-Off Notification Boundary for Virtual Info Session

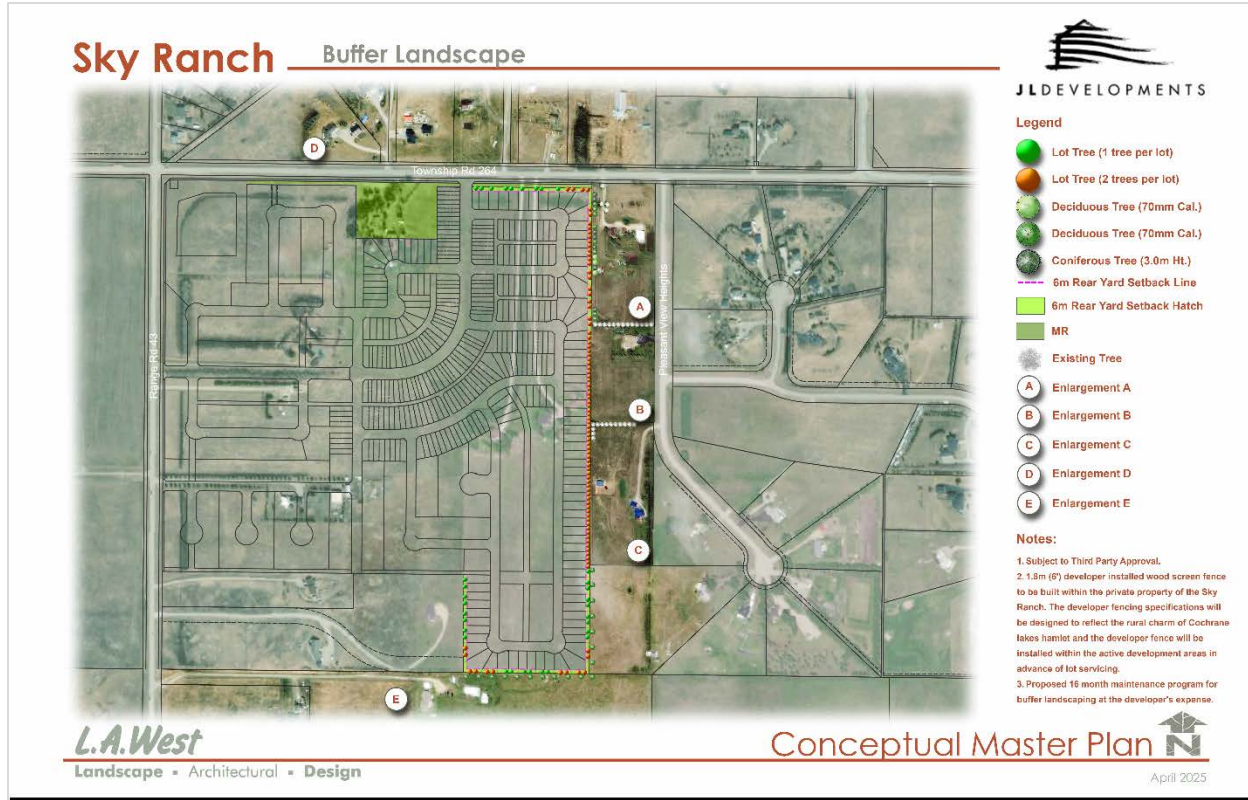




## Appendix D: Project Figures: Subdivision Plan with Lot Types



## Appendix D: Project Figures: Landscape Buffer



## Appendix E: Verbatim Q&A Transcript

### Virtual Information Session – April 15, 2025

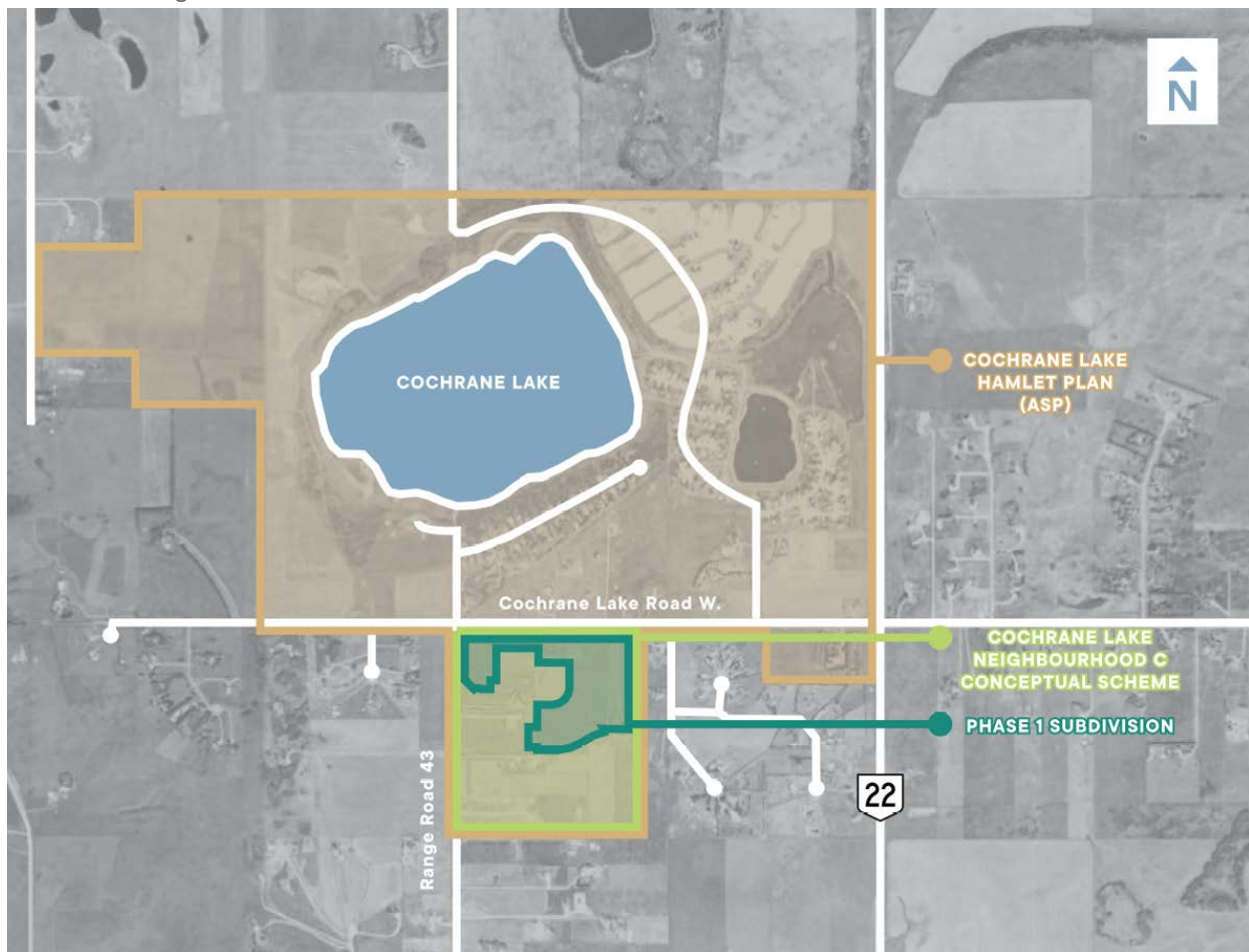
This appendix provides a record of participant questions during the virtual information session, grouped by theme. Responses were provided live by JL Developments, B&A and the project team. The language of each Q&A remains true to the session while ensuring clarity and professionalism.

### Visuals & Project Intent

Q: The photo on the title page doesn't show Phase C — it shows MonTerra and Cochrane Lake Trail. It feels misleading.

A: The photo was intended to provide broader area context, including Cochrane Lake. We recognize it could have caused confusion and appreciate the opportunity to clarify. There was no intent to mislead.

Referenced image:



**Appendix E: Verbatim Q&A Transcript – Continued****Land Use, Density & Community Character**

**Q:** Why are townhomes being proposed in the middle of acreages? This doesn't reflect the rural area. Is the goal to turn this into a typical suburb?

**A:** The Cochrane Lake Hamlet ASP and Neighbourhood C Conceptual Scheme both support a mix of housing types and define minimum and maximum densities. Rowhomes are permitted in the R-MID district and help meet the policy requirements while offering diverse housing options. The design intends to complement existing character, not replace it.

**Q:** I don't understand — how are townhouses considered rural or country living?

**A:** The ASP sets out a vision that includes a range of residential forms. Townhomes contribute to housing variety and affordability while being located internally to the plan, with lower-density housing at the edges for transition.

**Q:** Will the rowhomes have rear-lane garages?

**A:** Yes. Rowhomes will use rear lanes, particularly along collector roads. This reduces the number of front-drive garages and creates a more walkable, pedestrian-friendly environment.

**Water Servicing & Utilities**

**Q:** What is the water source for the subdivision?

**A:** Water will be piped from MonTerra to a new booster station within Sky Ranch. From there, it will be distributed through the community.

**Q:** Are you still installing water utilities along Cochrane Lake Road?

**A:** Yes. The water main will run within the existing ditch along the south side of Cochrane Lake Road and connect at the northeast corner of the subdivision.

**Q:** Will existing acreage residents be allowed to tie in to the water line like they were previously offered?

**A:** Tie-ins are not within our authority to approve. We've contacted Rocky View County's utilities team to better understand if tie-in options will still be considered, and how that might work.

**Q:** What financial commitments are you making toward Cochrane Lake water improvements?

**A:** While we are not the lead on lake upgrades, our stormwater system has been designed to support long-term improvements. We are working with other developers and the County regarding potential contributions to the broader revitalization strategy.

**Stormwater Management & Environmental Design**

**Q:** Your runoff ends up in Cochrane Lake. What happens if other developers don't follow through? How will your system avoid overwhelming the lake?

**A:** Until upgrades to Cochrane Lake are in place, our stormwater facility will function as an evaporation pond. No discharge will occur during this time. A backup irrigation system will be used if water exceeds storage capacity.

**Appendix E: Verbatim Q&A Transcript – Continued**

**Q:** Could there be two runoff ponds in the area? How will you prevent them from smelling?

**A:** Only one pond is planned. It will be actively managed and landscaped to avoid any odour issues.

**Q:** What will the pond look like? Will it be landscaped?

**A:** The storm pond will be fully landscaped and designed to serve as a usable amenity. It's an important part of the community and will include green space, planting, and trails.

**Q:** Where will the storm pond drain in heavy rain?

**A:** It is designed to contain more than a 1-in-100-year storm. Water will be temporarily held or irrigated over adjacent undeveloped land if needed, until the Cochrane Lake system is upgraded.

**Roads, Access & Traffic**

**Q:** Will there be a traffic light at the intersection of Highway 22 and Cochrane Lake West?

**A:** Yes. A full signalized and illuminated intersection is required as a condition of subdivision and will be constructed in coordination with Alberta Transportation and the County.

**Q:** What's the timeline for the signal light to be installed?

**A:** Engineering is underway. Approval from Alberta Transportation can take 6–9 months. Construction will follow during the first phase of servicing.

**Q:** What is the plan for the intersection at Highway 22 and Cochrane Lake Road?

**A:** That intersection is under provincial jurisdiction. We're working with Alberta Transportation to address future upgrades, including traffic calming and signalization where needed.

**Q:** Can the speed limit on Cochrane Lake Road be changed?

**A:** Speed limits are under County control. We've committed to raising this with them for review.

**Q:** Will Cochrane Lake Road be widened to allow for turn lanes or school bus pickups?

**A:** The road has been widened in parts by the County. While no formal pull-outs are planned yet, future adjustments can be made within the protected road right-of-way.

**Q:** How will traffic be managed during construction?

**A:** Access for local residents will always be maintained. Temporary detours may be used when necessary, but no long-term disruptions are expected.

**Construction Timing & Impacts**

**Q:** When will you break ground?

**A:** We expect to begin stripping and grading in summer 2025. Deep utility servicing would follow in the same season.



**Appendix E: Verbatim Q&A Transcript – Continued**

**Q:** Will construction happen seven days a week?

**A:** Most work will occur Monday through Saturday, typically between 7 a.m. and 7 p.m., in line with County bylaws. Crews generally don't work Sundays or holidays.

**Q:** What is your plan for noise and dust mitigation?

**A:** Early developer fencing and responsible site management will reduce disruption. We'll also coordinate with contractors to ensure compliance with bylaws and reduce dust and noise.

**Q:** How many builders will be active in Phase 1?

**A:** We anticipate multiple builders participating, with a range of housing types offered.

**Landscaping & Acreage Interface**

**Q:** What are you doing to prevent the irrigation pond from becoming unsightly?

**A:** The pond will be landscaped as part of Phase 1 and will not be left as a bare excavation. It is intended to be a visual and recreational amenity.

**Q:** How will you buffer the subdivision from existing acreages?

**A:** A six-foot wooden fence will be installed early to define boundaries and improve aesthetics. We've also committed to planting coniferous trees along the east edge and are offering landscaping on private property for adjacent landowners.

**Project History, Ownership & Transparency**

**Q:** When did JL Developments take over? Is Canopy Lands still involved?

**A:** JL Developments became the owner in March 2025. Canopy Lands is no longer involved with the property.

**Q:** What other "goalposts" are going to be moved, like the amendment in January?

**A:** The January amendment addressed a minor technical issue regarding side yard setbacks for R-MID parcels. It was not intended to signal any broader change. No further amendments are proposed.

**Q:** Will there be additional amendments in the future? Yes or no?

**A:** No. There are no additional amendments proposed at this time.

**Q:** Can we access the Traffic Impact Assessments (TIAs)?

**A:** Yes. The Conceptual Scheme TIA is available on the project website. The subdivision-specific memo is being updated now and will be available shortly.

## Appendix F: Physical Property Owner Outreach Map



### LEGEND

- Adjacent Neighbours - Direct Meetings / Discussions
- Other Neighbours - Direct Meetings / Discussions

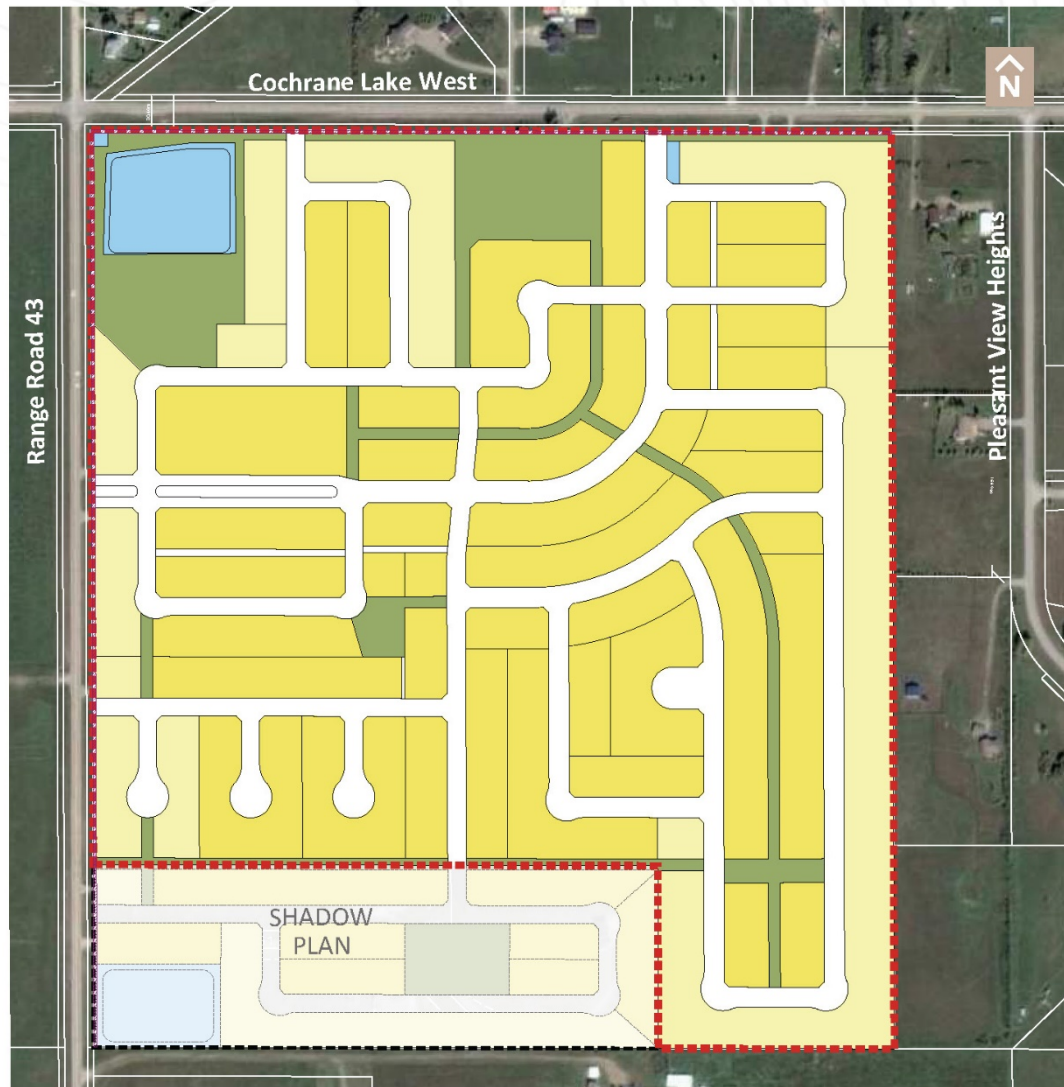


**Sky Ranch Subdivision - Outreach Map**  
Direct Meetings / Discussions



## Appendix G: Conceptual Scheme

FIGURE 8: LAND USE CONCEPT



- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> R-SML Residential District                   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> S-PRK Special, Parks and Recreation District |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> R-MID Residential Mid-Density Urban District | <span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> S-PUB (PUL)                                  |