

# Purpose of Today

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## COCHRANE LAKE HAMLET PLAN NEIGHBOURHOOD 'C'



**Introduce  
the project  
team.**



**Share our preliminary vision and intent for  
Neighbourhood C within the Cochrane  
Lake Hamlet Plan, the existing policy in  
place and the project process.**



**Answer any  
questions you  
may have.**



**Engage in  
thoughtful  
conversation.**



**Listen to your  
comments and  
concerns.**



**Collect feedback prior to  
progressing the planning  
and design process.**

# Where do you live?

Please tell us where you live by placing a sticky dot on the map.



Cochrane Lake

Cochrane Lake Trail

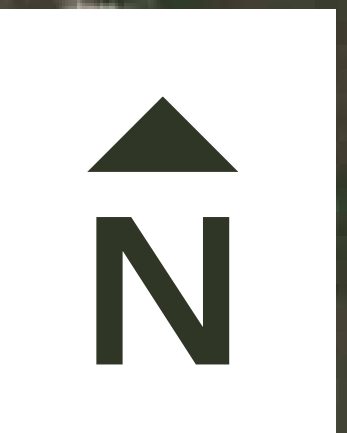
Cochrane Lake Road West

Highway 22/Cowboy Trail

Range Road 43

Project Site

22



# Project Process

WE ARE HERE



## BUILDING A VISION

January/February 2022

- » Baseline reporting and site analysis
- » Preliminary vision for the Conceptual Scheme and Land Use Amendment
- » Project introduction and community engagement to share the vision

## DRAFTING THE CONCEPT

March/April 2022

- » Technical studies
- » Prepare the draft Conceptual Scheme and Land Use Amendment
- » Submit draft applications to Rocky View County

## REFINING THE CONCEPT

May - September 2022

- » Rocky View County review/circulation process
- » Community engagement to share draft Conceptual Scheme and Land Use Amendment
- » Refine the Conceptual Scheme and Land Use Amendment

## APPROVALS PROCESS

October 2022

- » Rocky View County Public Hearing and Approvals Process

## FUTURE PLANNING PROCESS

Beyond October 2022

- » Subdivision
- » Development Permits
- » Building Permits
- » Construction



Ongoing communications and updates to keep the community informed.

\*Timeline is subject to change.

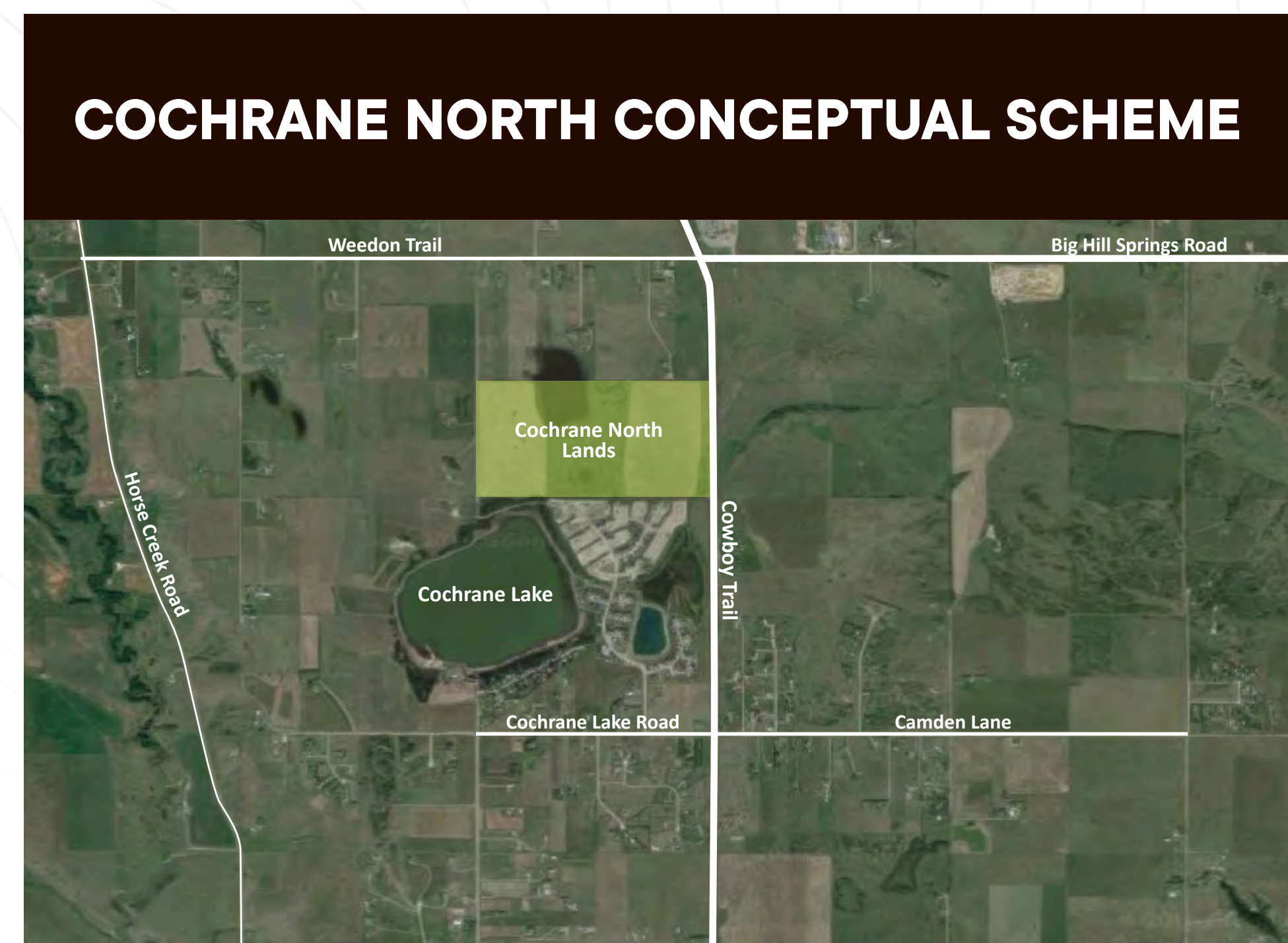
# Project Team



Canopy Lands is a real estate asset management and development arm of Schickedanz West. Schickedanz West's many decades of property development experience has resulted in hundreds of projects across North America. The team brings 71+ years, of direct industry expertise.

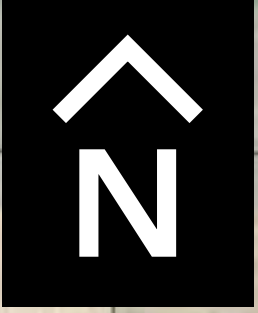
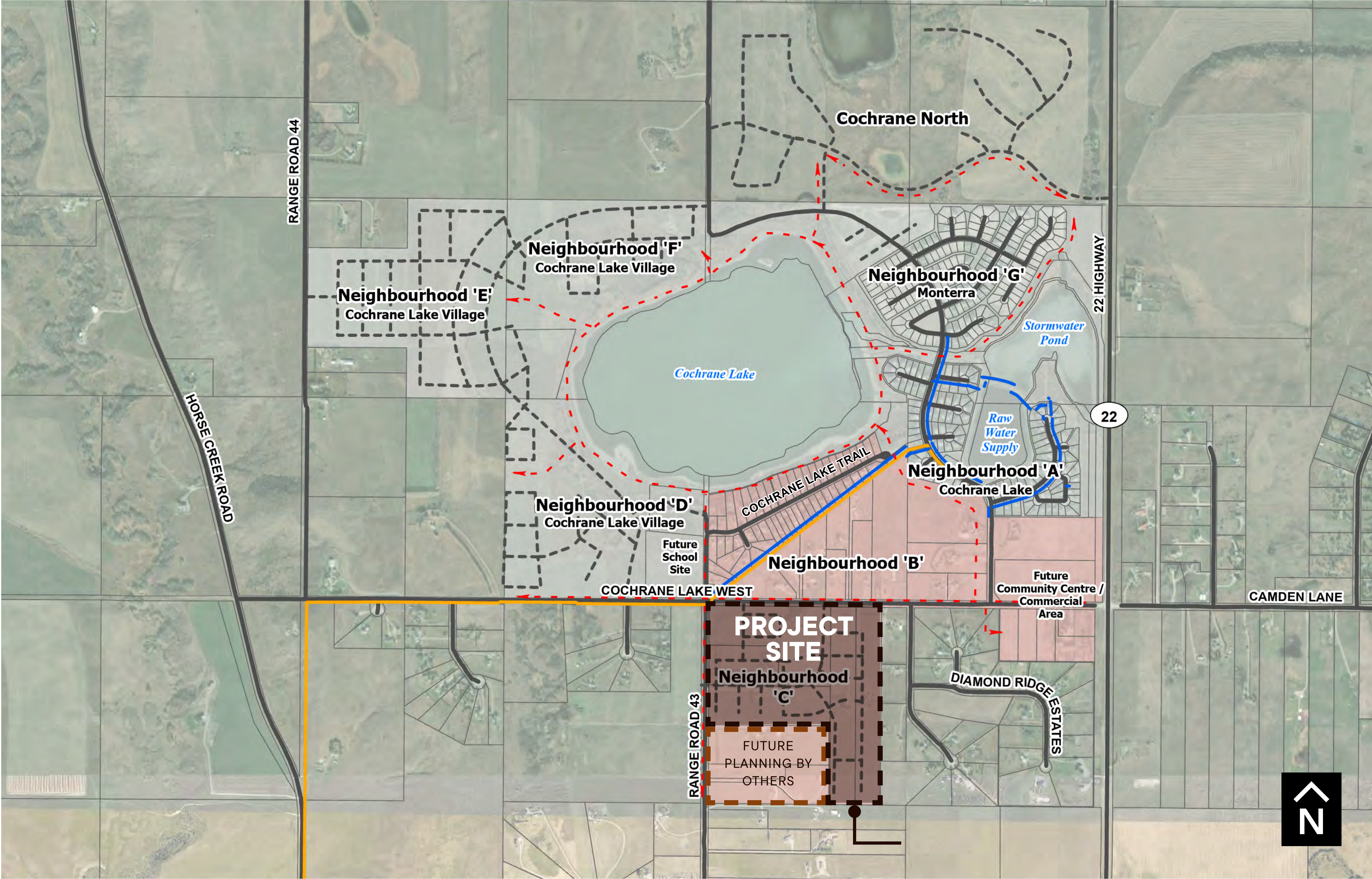
## Canopy Lands has a long history in the Cochrane Lake area:

- » Purchased the Cochrane North Lands (north of Monterra and Cochrane Lake) in 2003 and achieved zoning in 2018.
- » Initiated the buyout of MonTerra utilities by providing significant capital for Rocky View County to take over the utilities (water, sewer and storm) and to provide stabilized rates, and clean and reliable potable water to the area residents.



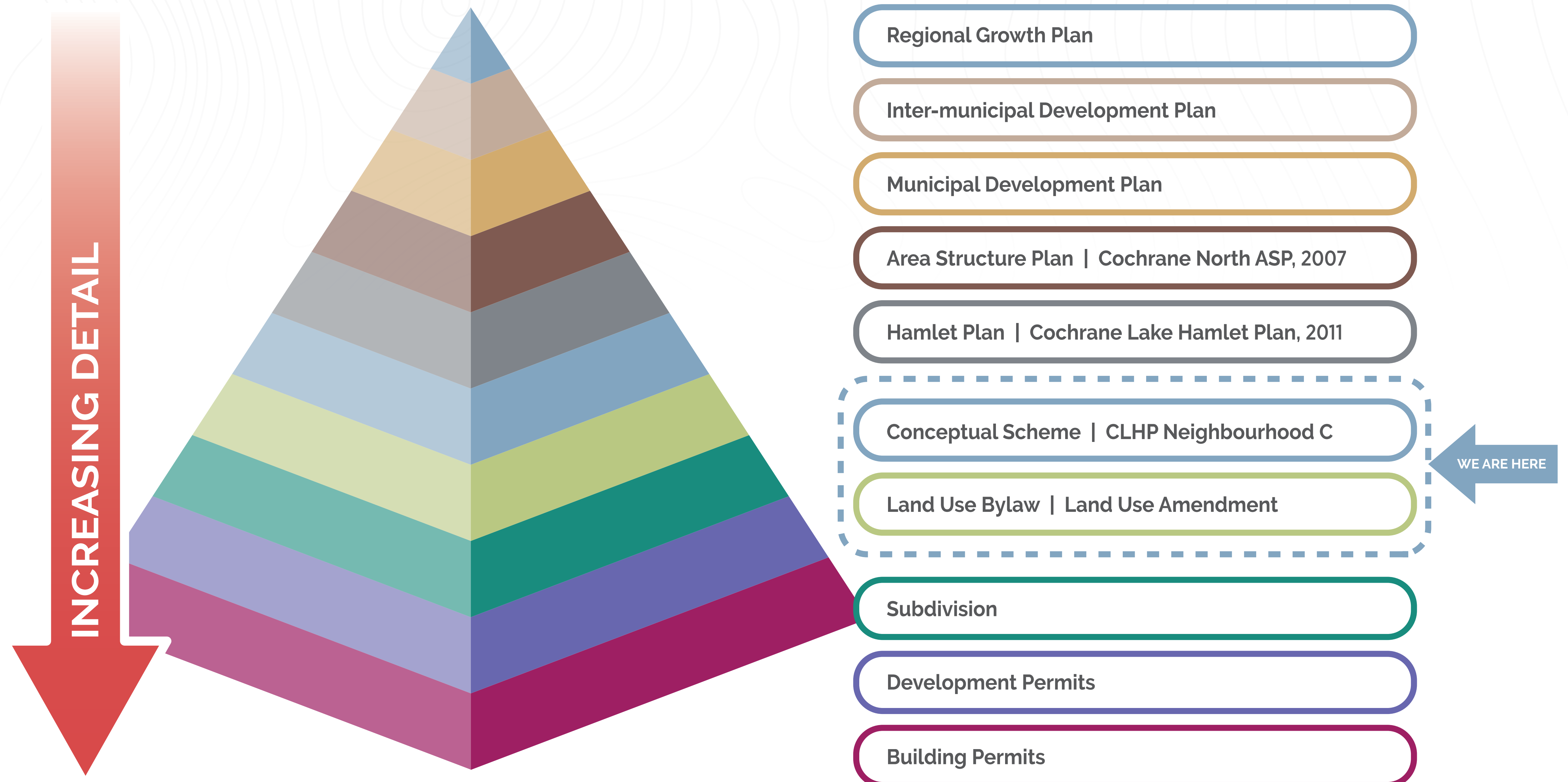
# Community Context

- Existing Road
- - - Planned / Future Road
- ◀ Existing / Potential Pedestrian Network
- Servicing
  - Raw Water Pipe
  - Wastewater Pipe



# Policy Framework

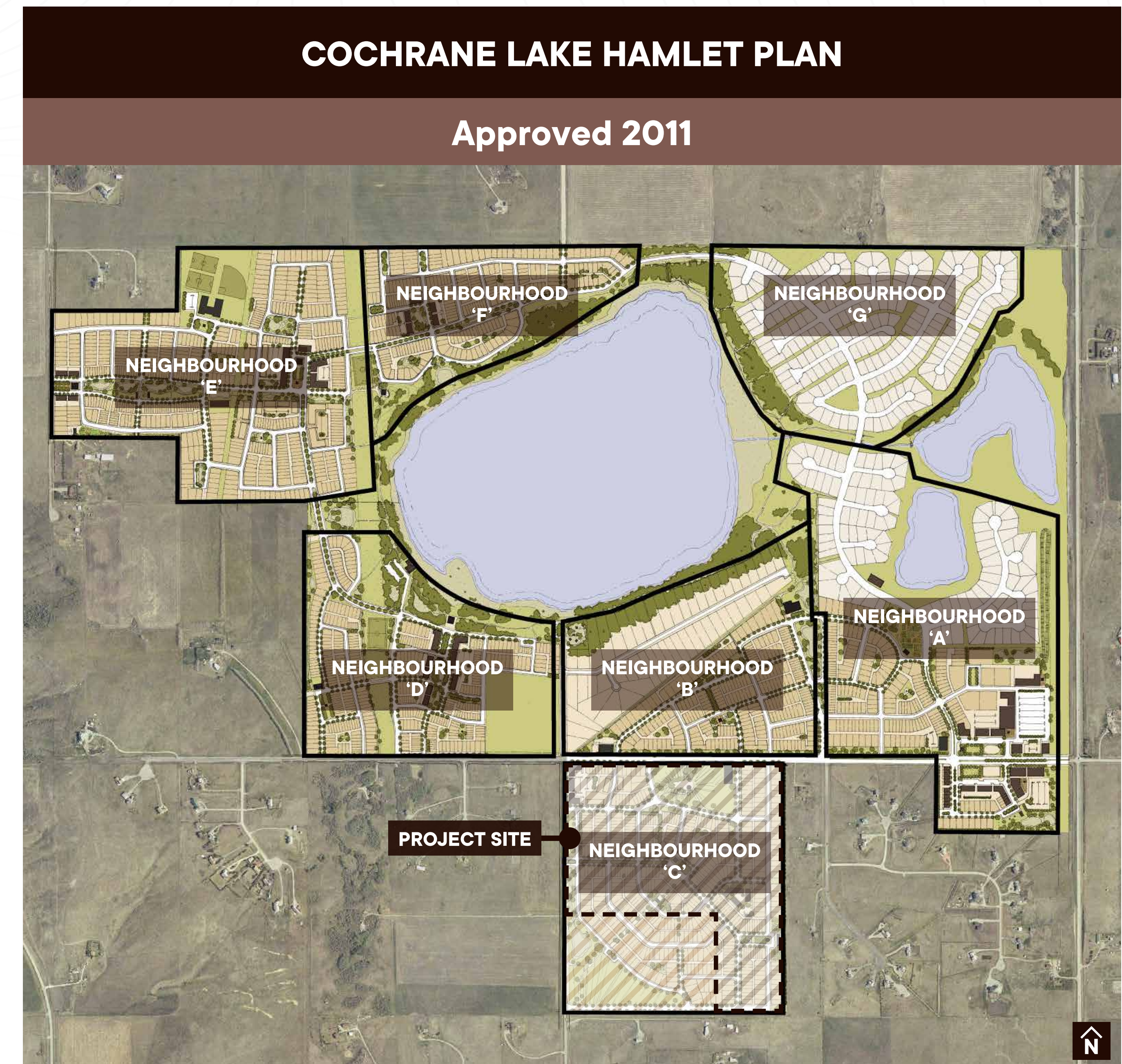
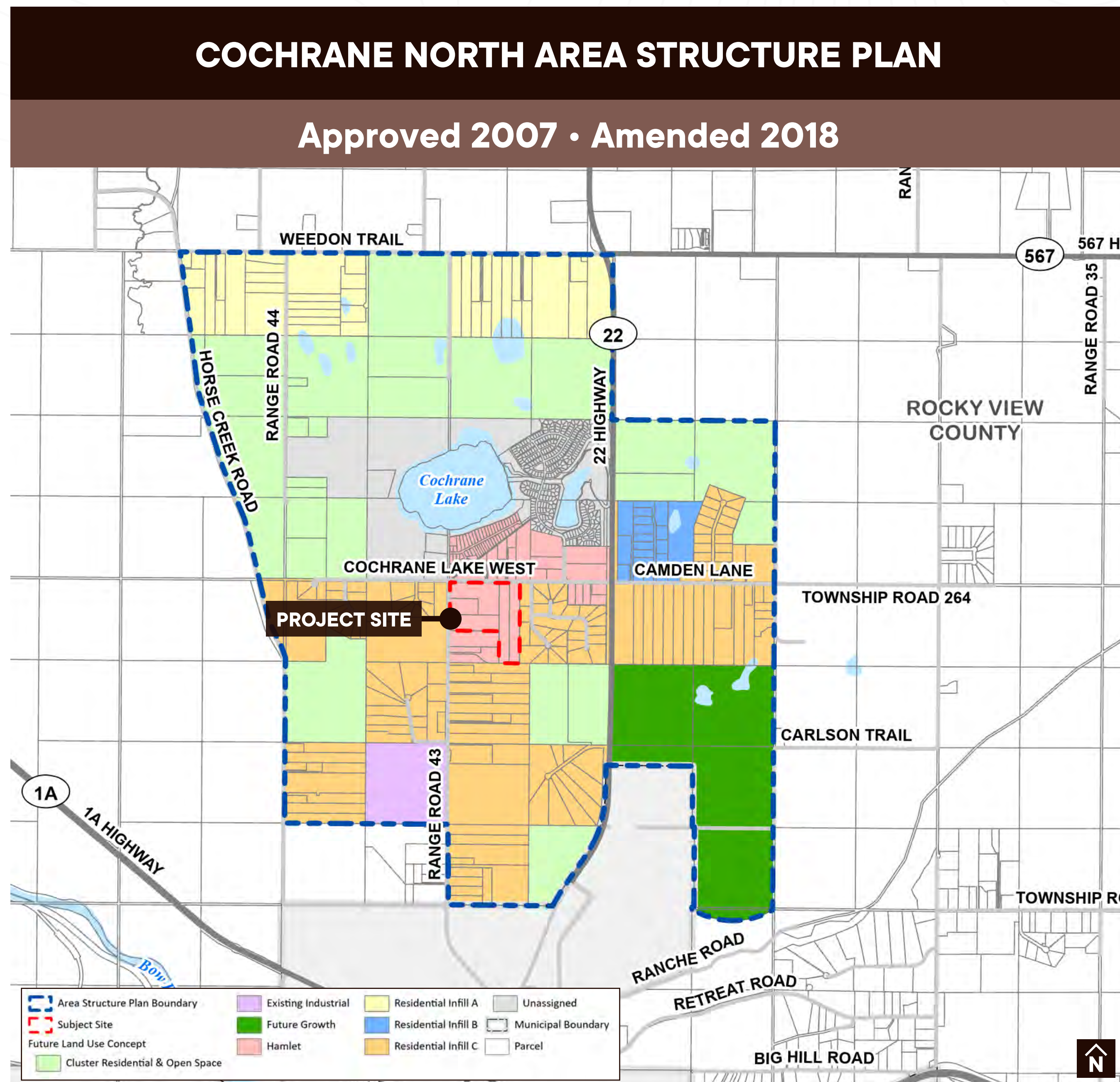
Prior to development proceeding on the Neighbourhood C lands, a Conceptual Scheme and Land Use Amendment must be approved by Rocky View County. These applications will align with existing approved policy at the Regional and Municipal scale.



**A Conceptual Scheme** provides a comprehensive policy framework to guide land use redesignations and subdivision applications. It also addresses the future form and function of a proposed plan by outlining the open space design, servicing and road networks.

**A Land Use Amendment** is required to redesignate the lands from Agriculture, Small Parcel District (A-SML) and Rural District (R-RUR) to allow for development of lands as per the Conceptual Scheme.

# Rocky View County Approved Policies to Guide Development



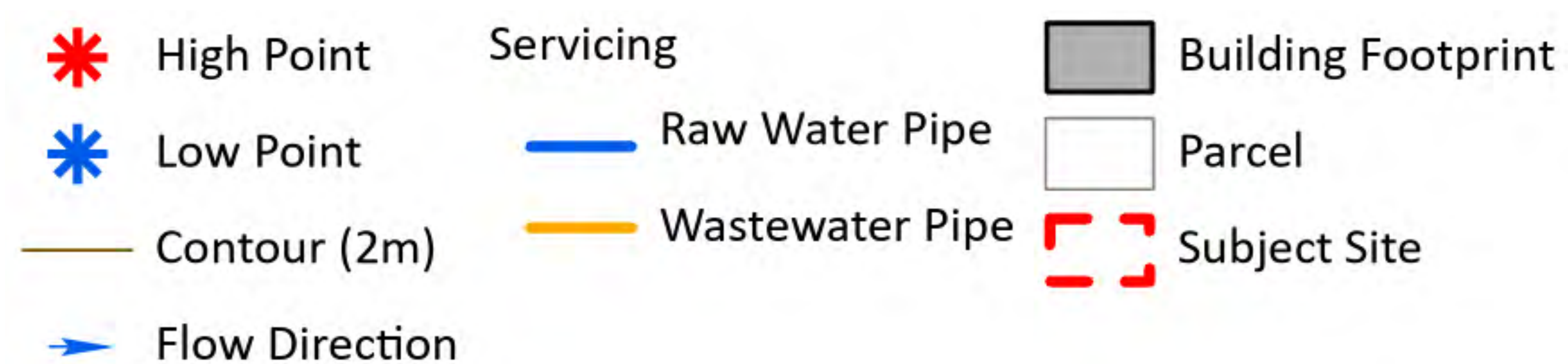
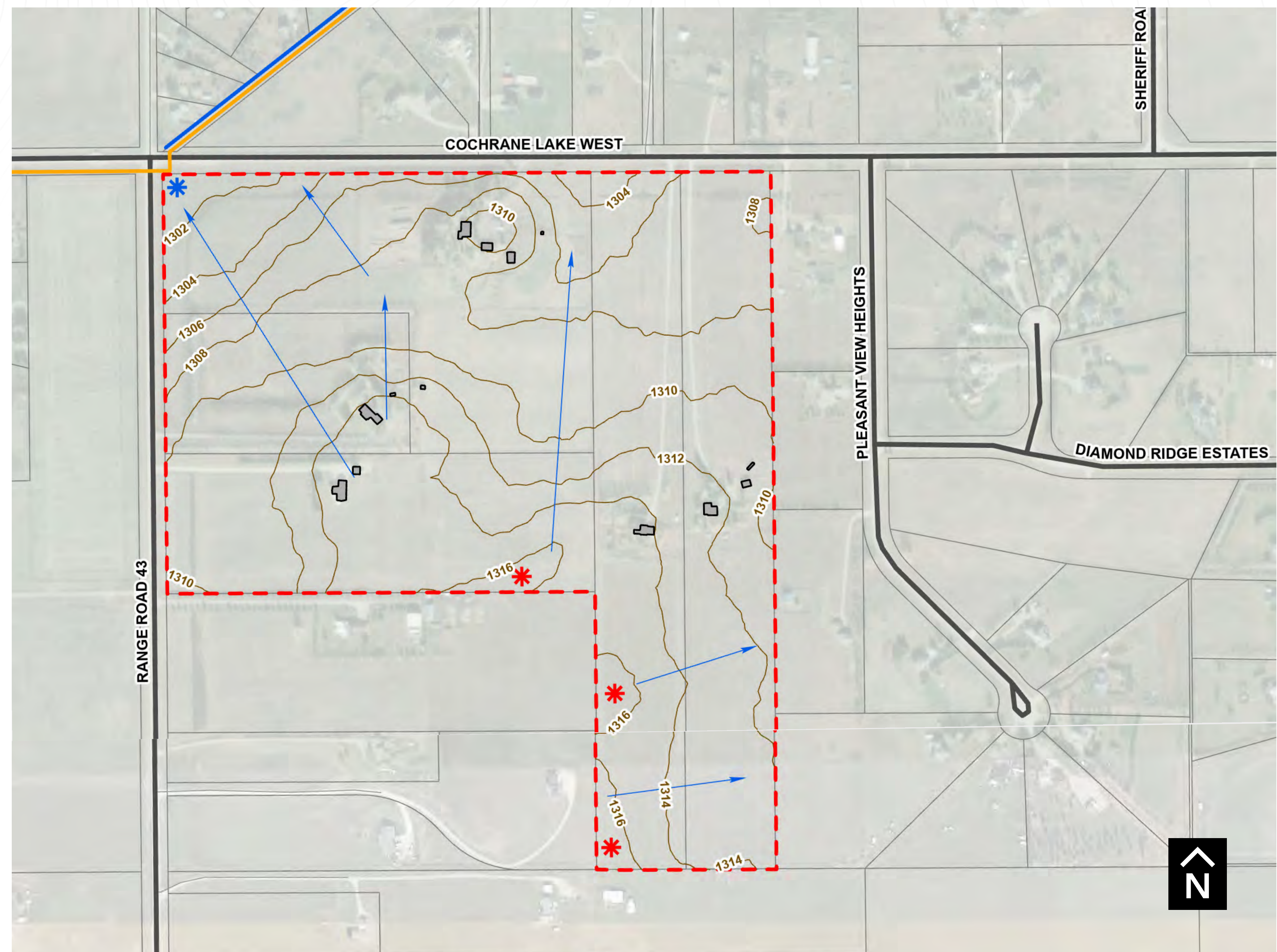
## Key directions from the plans:

- Range of housing choices suitable to a range of lifestyles.
- Connect to existing potable water and wastewater utility servicing.
- Pedestrian connectivity and linked open spaces.
- Appropriate transitions to neighbouring uses.
- Take advantage of natural features.

# Existing Conditions

The Conceptual Scheme will address the existing site conditions by:

- » Utilizing existing servicing infrastructure.
- » Connecting safely to the existing transportation network.
- » Respecting the existing topography and drainage patterns.
- » Reflecting the rural character of the area.





# Guiding Principles

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Provide a variety of housing options to support a range of lifestyles and lifecycles as set out in the Cochrane Lake Hamlet Plan.



Respect the natural features and topography of the land.



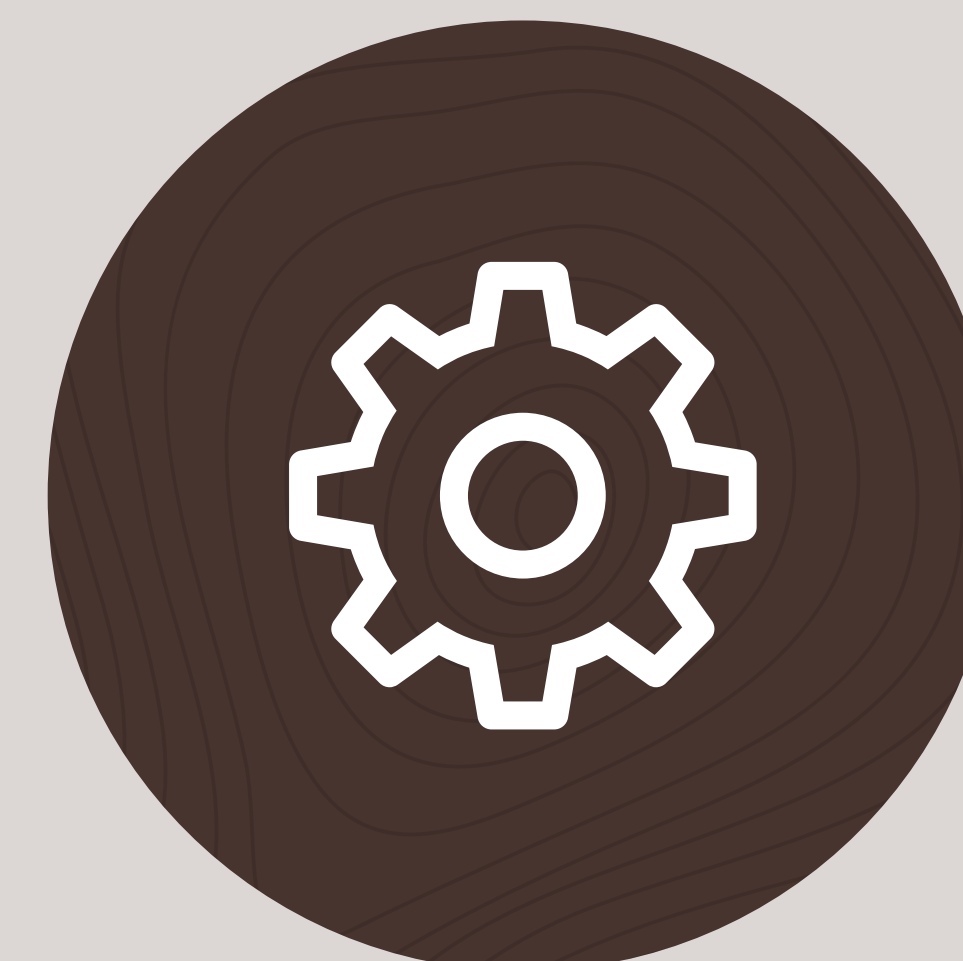
Create a strong neighbourhood character, supporting the vision for Cochrane Lake Hamlet as the Community Heart.



Ensure appropriate transitions to neighbouring agricultural uses and residents.



Create a pedestrian-oriented and walkable neighbourhood with a focus on connected open spaces.






Respect the capacity of the local and regional infrastructure systems.


# Preliminary Vision

\*Conceptual draft vision for discussion purposes.

## Project at a Glance

Project size of ~100 acres  Approximately 600-700 units 

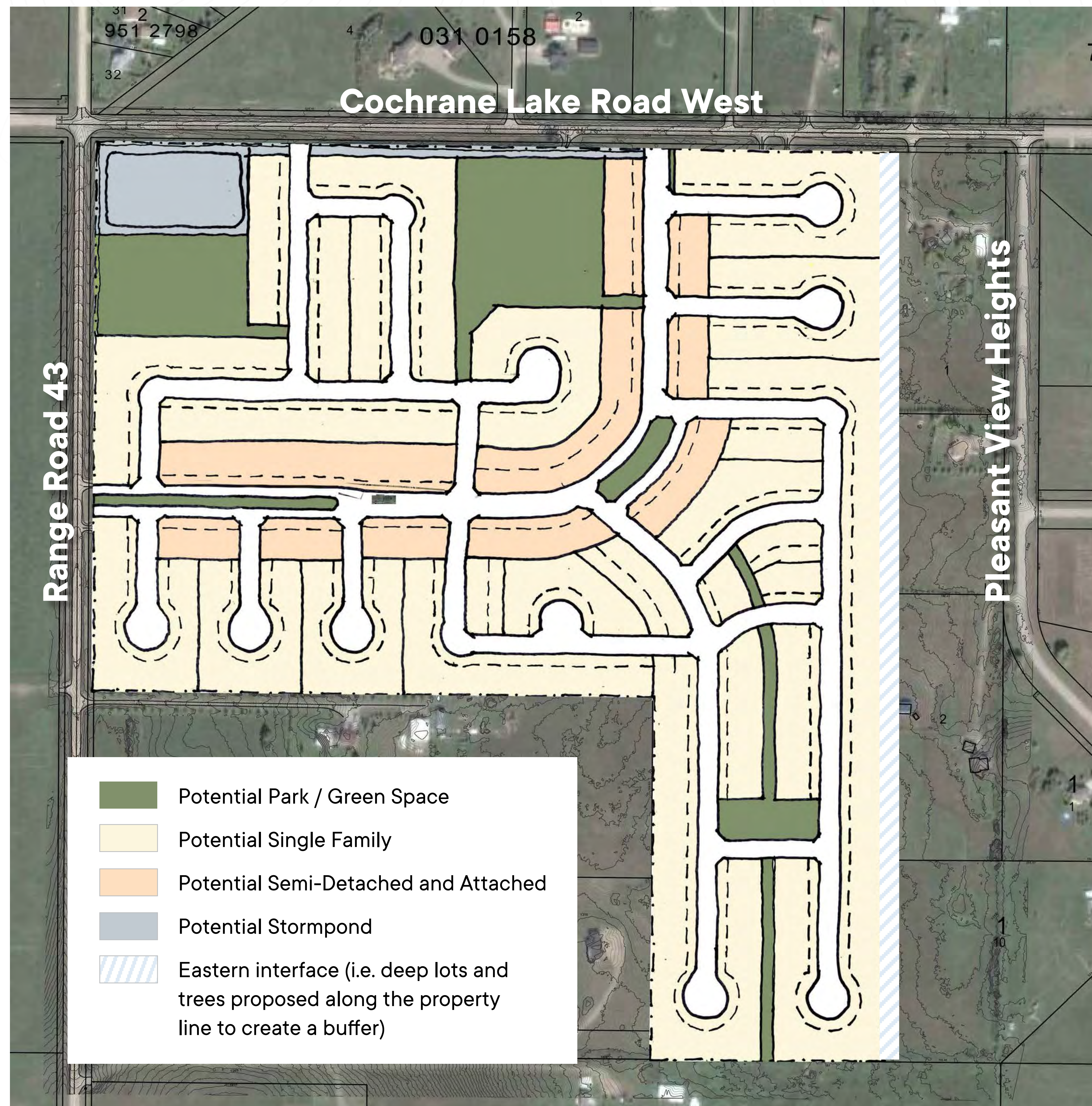
Anticipated density: minimum 4-6 units per acre (UPA) (as per Cochrane Hamlet Plan) 

Mix of housing (i.e. single family, townhomes, semi-detached) 

Stormwater infrastructure to manage drainage  Utilize existing servicing infrastructure 

Primary access from Cochrane Lake Road West & Range Road 43 

Public open space will enhance and connect the community 



# Next Steps

There will be continued opportunities to engage during the anticipated process and we encourage all stakeholders to reach out at any point of the project.

- Review feedback received through preliminary engagement.
- Technical Studies
  - » Transportation Impact Assessment (TIA)
  - » Biophysical Impact Assessment (BIA) / Environmental Screening
  - » Historical Resource Assessment (HRA)
  - » Servicing Study
  - » Stormwater Drainage Plan
  - » Geotechnical Assessment
  - » Architectural Guidelines
- Prepare a draft Conceptual Scheme and Land Use Application.

- **Website & email update to the community.**
- Submit Conceptual Scheme and Land Use Amendment to Rocky View County.
- Preliminary review and Rocky View County circulation.
- **Additional community engagement.**
- Consider engagement results along with Rocky View County review to refine the plan.
- **Website & email update to the community.**
- Rocky View County approvals process.

# Thank you for attending!



Please complete a comment form prior to leaving or visit the project website to complete an online survey.

 [www.CLHPNeighbourhoodC.ca](http://www.CLHPNeighbourhoodC.ca)

## CONTACT US

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