

FEBRUARY 2022



# COCHRANE LAKE HAMLET PLAN NEIGHBOURHOOD 'C'

## What We Heard Report

Report Prepared by  
B&A Planning Group

On behalf of Canopy Lands  
and Schickedanz West

Visit our Project Website  
[www.CLHPNeighbourhoodC.ca](http://www.CLHPNeighbourhoodC.ca)



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# ABOUT

This What We Heard Report provides an overview of the Cochrane Lake Hamlet Plan Neighbourhood C project, the communications and engagement strategy, a summary of feedback received to-date, and the project team's responses to questions and comments received.

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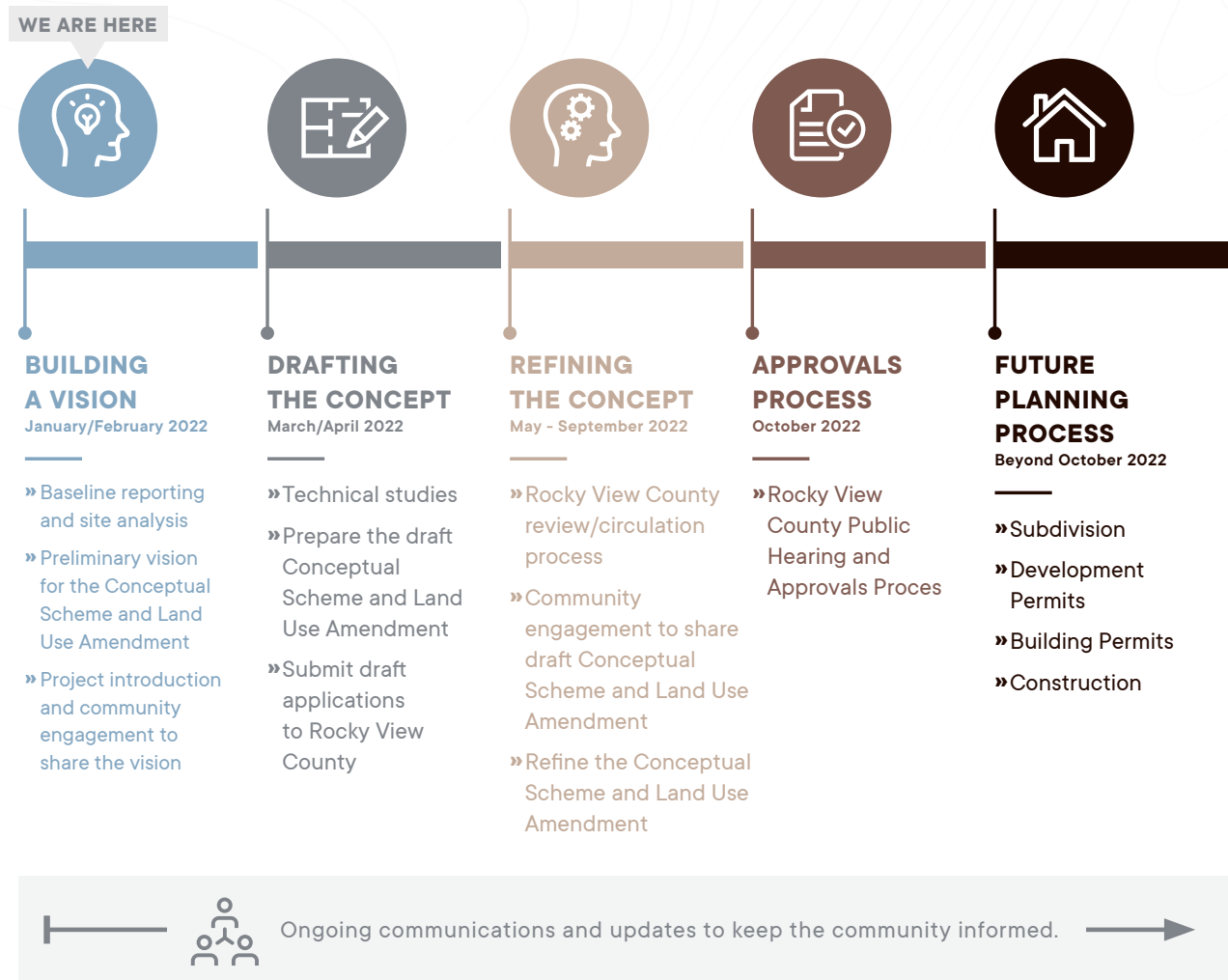
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# 1.0 INTRODUCTION

Canopy Lands, a division of Schikedanz West, is pursuing a Conceptual Scheme and Land Use Amendment for approximately 100 acres within the Cochrane Lake Hamlet area in Rocky View County, entitled “Neighbourhood C”. The Conceptual Scheme and Land Use Amendment will be in alignment with direction provided within the Cochrane North Area Structure Plan and the Cochrane Lake Hamlet Plan.

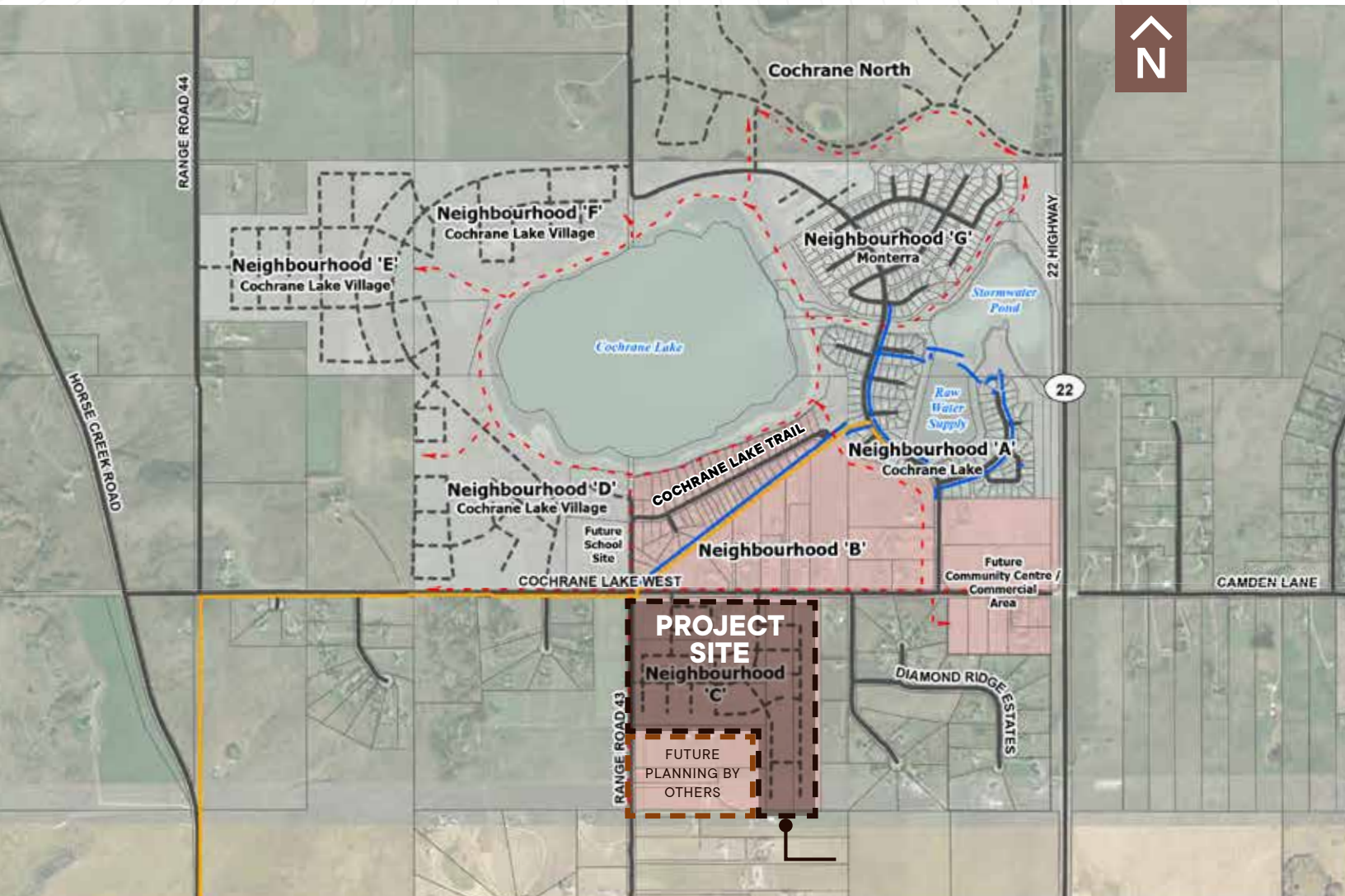
## 1.1 PROJECT PROCESS



\*Timeline is subject to change.

## 1.2 PROJECT AREA

The subject lands are identified within the Cochrane Lake Hamlet Plan as “Neighbourhood C” and are located west of Highway 22 on the south side of Cochrane Lake Road West. A portion of Neighbourhood C lands (~37 acres) will be planned by others at an undetermined time.



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

## 2.0 OUTREACH & ENGAGEMENT

Stakeholder and public engagement is an important component of the project. The project team is committed to sharing information, keeping the community informed throughout the project, answering questions and collecting feedback to strengthen project decisions.

Through both in-person and online engagement tactics, the project team shared information with, and collected input from adjacent landowners and surrounding area.

### 2.1 OUTREACH ACTIVITIES

The following outreach methods were used to inform adjacent landowners and community residents of the project, and invite them to participate.



#### **Project Website ([www.CLHPNeighbourhoodC.ca](http://www.CLHPNeighbourhoodC.ca))**

860 views as of February 14, 2022.



#### **Mailers**

~500 letters delivered to adjacent landowners and community residents.



#### **Community Facebook Pages**

Outreach to community Facebook pages to share information.

- » Monterra on Cochrane Lakes Community Connections (378 members)
- » Cochrane Lake Hamlet (68 members)



## 2.2 ENGAGEMENT ACTIVITIES

The following engagement methods were used to share information, facilitate conversations, answer questions and collect input.



### Project Email Address

6 emails received and responded to.



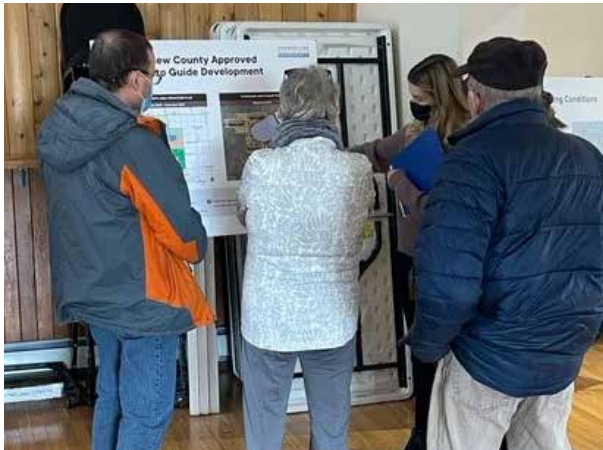
### Online Survey

3 online surveys completed.



### Community Coffee Chats

45 attendees and 11 feedback forms collected.



## 2.3 WHO PARTICIPATED

Coffee chat participants indicated where they lived by placing a sticky dot on a map of the area. The project team added dots to the map to identify the individuals who provided their address through email or the online survey.

# Where do you live?

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





## 3.0 WHAT WE HEARD

Feedback and questions received across all engagement methods have been consolidated and categorized into a number of themes. This section provides a list of the identified themes, as well as an overview of specific questions and comments received, with the responses provided by the project team.

### 3.1 FEEDBACK THEMES

Please see a summary of all comments, questions and responses prepared by the project team in **section 3.2**.



**Adjacent Property Owners**



**Traffic and Roads**



**Community Feel and Building Form**



**Water and Servicing**



**Construction**



**Emergency Services**



**Timing / Phasing**




**Wildlife / Environment & Green Spaces**



**Support**

### 3.2 FEEDBACK AND RESPONSES

To ensure transparency and open communication, the project team has responded to every question and comment received throughout the public engagement program to-date. This section includes all questions and comments, categorized into themes, along with responses prepared by the Project Team.

 <h2>Adjacent Property Owners</h2>	
Questions/Comments	Response
<p>Many adjacent landowners were unaware of Cochrane North ASP and Hamlet Plan identifying this land for a residential neighbourhood. Those who were aware did not feel properly engaged during the ASP and Hamlet Plan process.</p>	<p>The Cochrane North ASP was approved in 2007 and updated in 2018. A summary of the public consultation and stakeholder involvement can be found on page 3 of ASP: <a href="https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/ASP/ASP-Cochrane-North.pdf">https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/ASP/ASP-Cochrane-North.pdf</a></p> <p>The Cochrane Lake Hamlet Plan was approved in 2011. A summary of the public engagement program can be found on page 10 of the Hamlet Plan: <a href="https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/ASP/Cochrane-Lake-Hamlet-Plan.pdf">https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/ASP/Cochrane-Lake-Hamlet-Plan.pdf</a></p> <p>We look forward to sharing updates and engaging with the community throughout the Neighbourhood C Conceptual Scheme and Land Use Amendment process.</p>
<p>All impacted residents want to genuinely have input and be involved in the planning phase for Neighbourhood C and want to see areas of concern addressed during this process.</p>	<p>Canopy Lands is committed to keeping the community informed throughout the project. We will ensure responses are provided to questions and comments received, and we will consider feedback alongside technical review, analysis and assessment as we progress through the project.</p>
<p>Recommend landscaping and wider lots along the southern interface.</p>	<p>Canopy Lands has heard from landowners along the southern interface and will continue conversations with them.</p>

<p>Concern for impact of property values on adjacent property owners (potentially \$100,000 - \$120,000) due to loss of views, rural lifestyle, privacy, open space, which were invested in when they moved here. What mitigations are proposed?</p>	<p>Canopy Lands understands this development will bring change to directly impacted landowners and is open to hearing about concerns and considering mitigations where possible. We will follow the grades and will consider lot placement to help lessen impacts to views. Trees will also be planted along the eastern interface.</p>
<p>Who will compensate landowners for the loss of value?</p>	<p>This is not the responsibility of the developer. The plans for this land were approved through previous Rocky View processes. We do understand the impact this project will have on adjacent landowners and we are committed to sharing information and considering mitigations where possible.</p>
<p>Eastern interface buffer zone / transition zone is very important to respect existing properties. Neighbours would like to be involved in the planning for the eastern interface, including the type of buffer, transition and setbacks.</p> <ul style="list-style-type: none"> <li>» Reference to Hamlet Plan (p. 51): Transition strategies are particularly important on the east side of the neighborhood, including large lots, the provision of open space and landscaping.</li> <li>» Reference to Hamlet Plan (p. 52): Since the eastern edge is adjacent to R-2 lots, this area should establish a suitable landscape buffer to the east. Additional open space, trees, fences, berms, rear yard setbacks and Edge District shall be used to transition to existing country residential lots.</li> </ul> <p>Reccommendation for a green space along the eastern interface.</p>	<p>Canopy Lands is proposing deep lots and for trees to be planted along the boundary to help mitigate concerns for eastern landowners. We look forward to continuing discussions with adjacent landowners through this process.</p>
<p>Neighbours would like to provide input into streetlights and lighting as this is a concern. Neighbours like the dark skies and seeing the stars and northern lights.</p>	<p>Lighting in the community is expected to be dark sky compliant. Street lighting will only be provided where illumination is required for safety/security.</p>
<p>What is the plan to limit noise pollution caused by traffic for adjacent acreages?</p>	<p>As per Rocky View County's transportation plan, Cochrane Lake Road is classified as a Major Collector road and it will be designed based off Rocky View County standards.</p>

Concern with the number of houses / density proposed for the neighbourhood.

This proposed density is in alignment with direction provided by the Cochrane Lake Hamlet Plan (Neighbourhood C), which identifies a minimum of 4-6 UPA.



## Traffic and Roads

Questions/Comments	Response
<p>Concerns about traffic impacts on Highway 22 and Cochrane Lake Road intersection. This intersection is already a concern due to traffic bottlenecks and grades.</p>	<p>The Conceptual Scheme will be supported by a Traffic Impact Assessment (TIA) that will assess the capacities of all surrounding roadways. The TIA will be reviewed and approved by both RVC and Alberta Transportation and its methodology takes into consideration all existing and approved (not yet built) traffic assumptions. If the conclusions of the TIA indicate that the surrounding roadways require improvements, the County will require the developer to complete these upgrades. Furthermore, the County collects a Transportation Offsite Levy at the subdivision stage which is intended to fund improvements to the County's Long Range Transportation Network.</p>
<p>Concern with capacity of roads, as they are already busy with the buildout of Monterra. Development will require upgrades to Cochrane Lake Road (i.e. increased shoulders, capping for road bans).</p>	
<p>The Transportation Impact Assessment and proposed solutions for the Hwy22 and Cochrane Lake Road intersection will need to include the proposed population and traffic increases for Neighbourhoods C, D, E and F as well as any Range Road 43 residents who might prefer to travel north to Cochrane Lake Rd instead of going west on Township Rd 262 and south on Horse Creek Rd in order to go east on Hwy 1A.</p>	
<p>The future closure of Range Road 43 at Highway 22 will force all traffic including all the gas plant traffic onto Cochrane Lake Road adding to the new traffic from this development. What plans are in place to address this? With the closure of Range Road 43 at Highway 22, will Township 262 be paved?</p>	<p>The TIA prepared to support the Conceptual Scheme will assess the traffic conditions expected to be created by development within Neighbourhood C alongside the traffic distribution that will occur alongside the closure of Rge Rd 43 at Hwy 22. This is a community-wide issue that the County will need to address.</p>

Has the developer considered lobbying to keep Range Road 43 open to help limit the traffic on Cochrane Lake Road?	The decision to close Range Road 43 at Highway 22 was made by Alberta Transportation, who has superior jurisdiction over access matters.
Concern about increased traffic noise in the community.	The municipal roadways within the Cochrane North ASP and Hamlet ARP will be designed to accommodate the increased amount of traffic as the various projects in the community develop. Traffic noise is not expected to create any negative impacts.
Recommend updating guiding principles to include the expansion of the COLT bus services in the area (ie. planning for bus stops or central collector areas)	The overall density of development and population generation anticipated within the Cochrane Lake Area will not likely be able to support Transit Service.



## Community Feel and Building Form

Questions/Comments	Response
What size of lots is the plan proposing? What type of housing are you seeking? What is the maximum height of buildings proposed?	The project is proposing ~620 lots within the 100 acres owned by Canopy Lands and ~100 lots on an additional ~20 acres (during future planning by others). The housing is proposed to be majority single family, with some semi-detached and townhomes.
Mixed housing options such as duplexes/villas which provide opportunities for residents to age in place would be desirable; but it would be difficult to merge high-density multistory units into the existing community. Are there plans for high-density housing such as condos planned in any part of Neighborhood C?	Condos are not proposed in this plan.

<p>Is there any commercial planned?</p>	<p>There is no intention to include commercial uses on this site. Hwy 22 intersection is a more suitable location for the commercial.</p>
<p>Concern with a higher density neighbourhood next to 4-7 acre lots and not being a good “fit”.</p>	<p>This proposed density is in alignment with direction provided by the Cochrane Lake Hamlet Plan (Neighbourhood C), which identifies a minimum of 4-6 UPA. We are open to conversations with adjacent landowners to share our proposed mitigations and consider feedback provided.</p>
<p>The community should not include “cookie cutter homes”. Recommend providing 1940-style homes with wide lots and wrap around porches. Make the community different, people will drive out to the neighbourhood as a destination, because it would be a “time warp” to a warm, homey area.</p>	<p>Architectural guidelines for the residential homes will be established at the subdivision stage.</p>
<p>The theme of the community should fit in with rural surrounding community and setting. Reflect “Cochrane” in the planning of this area (i.e. horse trails)</p>	
<p>The neighbourhood may be less appealing due to the ethane facility to the immediate west. Was engagement completed with the plant? The land will overlook this facility.</p>	<p>We are unaware if engagement took place during the planning of the ethane plant, but we expect that they were engaged during the creation of the Cochrane North ASP and Cochrane Lake Hamlet Plan.</p>
<p>This entire Cochrane Lake / Cochrane Lake Hamlet is being marketed with some sort of usable lake being the center of the overall community i.e. pictures of sailboats in the ASP. What is being done and what plans are in place to accomplish this?</p>	<p>The developer agrees with this comment. The Cochrane Lake should be / and will be a regional amenity that will serve as a recreational focal point for the entire community. The developer will ensure the quality and quantity of surface drainage leaving the Plan area will meet or exceed Alberta Environment and County engineering standards.</p>



## Water and Servicing

Questions/Comments	Response
<p>Concerned about impact of development on well capacity for adjacent neighbours. Currently the open space collects rainwater, which contributes to recharging aquifers for well water. What plans or thoughts are in place to deal/mitigate this situation before the problem develops?</p>	<p>We are retaining a Hydrogeologist to do the assessment of the impact to the neighboring wells. Alberta Environment requires that pre and post stormwater management characteristics entering and leaving a development area must remain consistent. As such, there will not be any additional concentration of surface run off volumes leaving the site, either by direct overland conveyance or by groundwater seepage. Open spaces planned within the community will be irrigated with stormwater from the pond, which will maintain groundwater recharge. However, the pond will be lined so as to prevent seepage into the water table.</p>
<p>Concern that widening of Cochrane Lake Road would increase potential for contamination to well water.</p>	<p>Ground disturbances associated with construction within Neighbourhood C are not expected to affect depths greater than 5 – 7 m. Typically, groundwater wells are greater than 45 m. Impacts to groundwater wells are not expected to occur. A Construction Management Plan will be required by the County at the subdivision stage to establish procedures and protocols to address potential concerns from the surrounding community while construction activities are ongoing. The hydrogeologist retained by Canopy Lands will also assess the impact of widening of Cochrane Lake Road and Range Road 43.</p>
<p>Where will water access come from? Where does the pipeline run?</p>	<p>Servicing will be provided via connections with existing infrastructure. The potable water line will extend from MonTerra, through Sheriff Road to Cochrane Lake Road to our site. The location of the pipe run is under investigation.</p>
<p>Diamond Ridge residents were told servicing would be provided someday, along with future pathways – which never happened.</p>	<p>Rocky View County would be best to respond to this question.</p>

Concern with RVC water capacity and increased costs.	The developer has purchased water licensing and paid for upgrades to the water treatment plant. With the increased number of new residential connections anticipated to the water system, the overall function of the system is expected to increase, and monthly user fees should stabilize.
Request from some neighbours to tie into the water system to get fire hydrants, street lighting, sewer etc.	The water and sanitary utility systems within the Cochrane Lake Hamlet are owned by the County. Opportunities to connect private properties to these systems should be directed to the administration.
Concern with surface drainage/run-off, 1 in 50 storm event drainage, stormwater pond management.	Runoff in the community will be directed to an engineered drainage facility in the northwest corner of plan area. Pre and post development run off characteristics will be maintained.



## Construction

Questions/Comments	Response
Concern with dust being an issue with the prevailing wind out of the west blowing into the homes on the east.	A Construction Management Plan will be required by the County at the subdivision stage to establish procedures and protocols to address potential concerns from the surrounding community while construction activities are ongoing.
Construction noise and weekend construction.	
Security of site and adjacent properties.	
Trucks and construction vehicles coming off construction site and depositing mud and rocks on Cochrane Lake Road. Damage to road from construction traffic.	
Pest (voles, gophers, mice, badgers) being forced out of the construction area and into surrounding properties.	



Weed contamination from broken ground getting into our properties.	A Weed Management Plan will be required by the County at the subdivision stage with regular monitoring of potential weed spread to adjacent properties and, if required, mitigations through spraying of herbicides.
Unsold lots being uncared for.	Lots will be developed once there is a commitment from the builders to build houses within a certain timeframe
Construction garbage.	A Waste Management Plan will be required by the County at the subdivision stage to establish procedures and protocols to deal with construction waste.



## Emergency Services

Questions/Comments	Response
Concern with EMS and fire response times – already shortened service due to providing backup service in Calgary. What are the plans to ensure fire and emergency services?	Fire services will be provided from the Town via provisions of the existing Mutual Aid Agreement. Police will be provided from the RCMP Detachment in Cochrane, supplemented by RVC Peace Officers. EMS is currently provided by the Province. Our plan will be circulated to Emergency Services within Rocky View County
An emergency evacuation plan for community is required due to gas plant.	
Fire and emergency services to support a development of this size, is the MD putting a new firehall in this area?	
Neighbours pay premiums on insurance right now due to lack of fire/water.	



## Timing / Phasing

Questions/Comments	Response
<p>What is the phasing plan for development? Neighbours would like to provide input on this, as they'd like to see the eastern portion developed last:</p> <p>» Reference Hamlet Plan (p. 52): Since the eastern edge is adjacent to existing R-2 lots, this area should constitute the final development phase for the neighbourhood.</p>	<p>Phasing is expected to commence in the NE corner of the Plan area and extend east and south following the primary transportation and utility servicing networks. The developer is prepared to establish specific design treatments along the Eastern Interface of the Plan area through considerations such as deeper lots and enhanced landscaping (as per the adopted Hamlet Plan).</p>
<p>What is the estimated timeline for buildout?</p>	<p>We are early in the planning process, as an application has not yet been submitted to Rocky View County. Upon receiving approval on the Conceptual Scheme and Land Use Amendment application, Canopy will then obtain subdivision permits, development permits and building permits. We anticipate work to begin on the first phase of houses within two years.</p>
<p>From a 100,000 ft level, this neighbourhood seems premature until Monterra is built out.</p>	<p>Neighbourhood C is located in close proximity to the Water Treatment Plan in Monterra and it is situated immediately adjacent to the existing wastewater pipeline. As such, we feel phasing should actually begin within our property as opposed to the western side of the Lake.</p>



## Wildlife / Environment / Green Spaces

Questions/Comments	Response
Concern for wildlife in the area.	The proposed redevelopment of Neighbourhood C has been contemplated by RVC Council through the adoption of the Hamlet Plan. Figure 2.5 of the Hamlet Plan illustrates the natural areas and connections expected to be maintained within the community. According to the Hamlet Plan, Neighbourhood C does not contain an natural areas or wildlife corridors.
Can the trees on the property be maintained?	Canopy Lands is looking at this possibility, which will be determined further in detailed planning.
What percentage of this area would remain as natural areas as opposed to areas that would eventually be dedicated to playgrounds, dog parks or organized sports areas - and as such would no longer be considered natural areas?	Figure 2.5 of the Hamlet Plan illustrates the natural areas and connections expected to be maintained within the community. According to the Hamlet Plan, Neighbourhood C does not contain an natural areas or wildlife corridors.



## Support

Questions/Comments	Response
Great concept and I look forward to the future concept.	No response required.
Session was well laid out with the potential plans.	No response required.



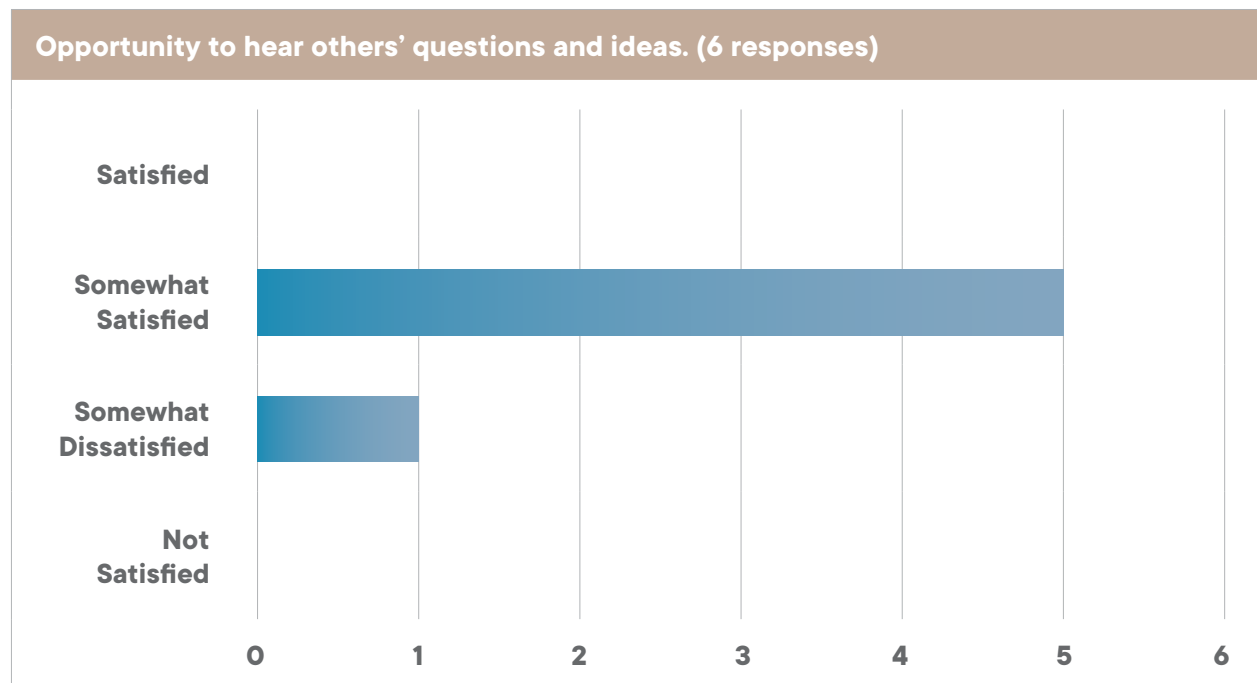
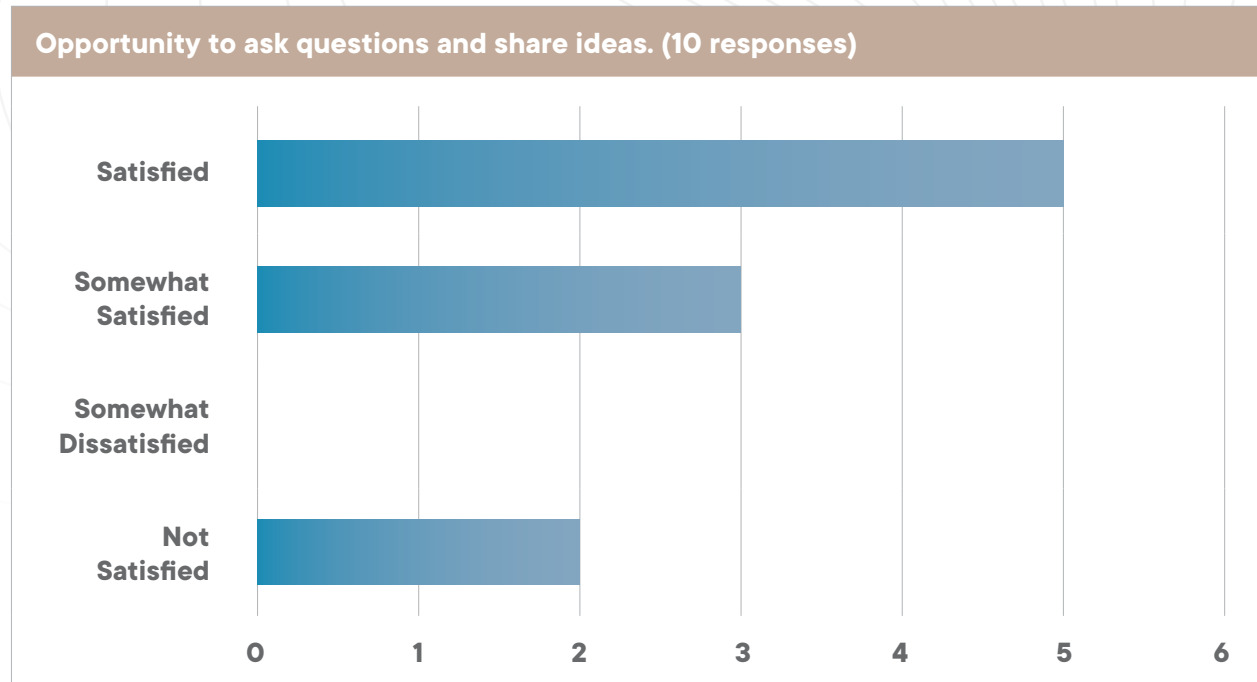
## Other

Questions/Comments	Response
With 600 new homes, does this create demand for a new school?	The Conceptual Scheme will be circulated to the Public and Separate School Boards to assess the need for a school (based on expected generation of school aged population). The Hamlet Area Plan contemplates a new school site within the lands directly north and east of Cochrane Lake Rd. It will be up to the Province to determine the timing of construction of this proposed school site.
Ensure local residents are kept up to date throughout each phase of the process.	Residents can sign up to receive email updates throughout the project, and can visit <a href="http://www.CLHPNeighbourhoodC.ca">www.CLHPNeighbourhoodC.ca</a> for the latest information.
Concern with increased crime in the area due to increased density.	The developer is of the opinion that, alongside more population and residential activities, potential for crime will likely decrease in the Cochrane Lake area.
Maps shown at coffee chats noted some roads in place that are ROWs (i.e. Cochrane Lake Road west to Horse Creek Road)	Our maps will be corrected. Thank you for raising this with us!
What is the density of Cochrane North / Monterra?	The residential density of Monterra is approximately 2.3 units per acre. The residential density of Cochrane Lake Village is approximately 3.2 units per acre. The residential density of Cochrane North is approximately 1.3 units per acre. The residential density within Neighbourhood C will be approximately 6 units per acre, in accordance with the adopted Hamlet Plan. The Cochrane North ASP sets a vision for Neighbourhood C as a part of the higher density “Hamlet” area, while adjacent development areas such as Cochrane Lake Village were envisioned as “Cluster Residential & Open Space” with lower densities.

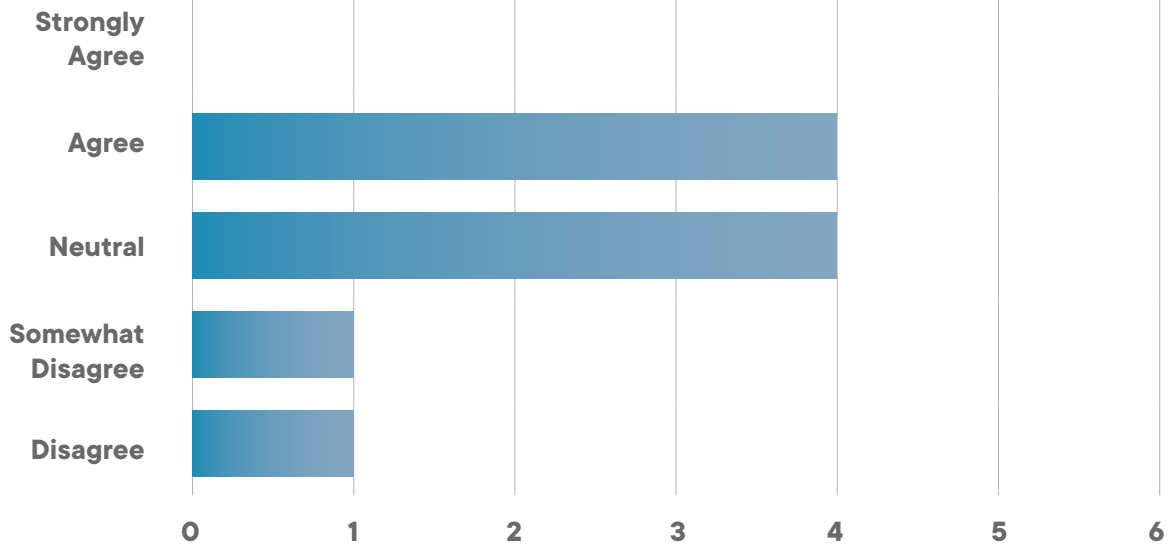
<p>What consultation has been completed with the Town of Cochrane? Adding a community of this size along with the proposed development on the west side of Cochrane Lakes is going to cause strain on the schools and recreational facilities, which are already stretched.</p>	<p>Our plan will be circulated to the Town of Cochrane through Rocky View County's circulation process. The Town was also engaged about these matters during the Cochrane North ASP and Cochrane Lake Hamlet Plan. Ongoing consultation with the school divisions and the County's recreation department will occur as part of the Conceptual Scheme process.</p>
<p>New development usually brings increased costs and disappointments. Hope this doesn't happen.</p>	<p>Canopy Lands will try its best to ensure this is not the case for Neighbourhood C.</p>
<p>What agency would be tasked with street maintenance and snow clearing within Neighbourhood C?</p>	<p>Rocky View County will take over maintenance of all the road infrastructure within the Hamlet (following a 2 year warranty period after the construction is completed wherein the developer will take care of all maintenance).</p>

### 3.3 EVALUATION

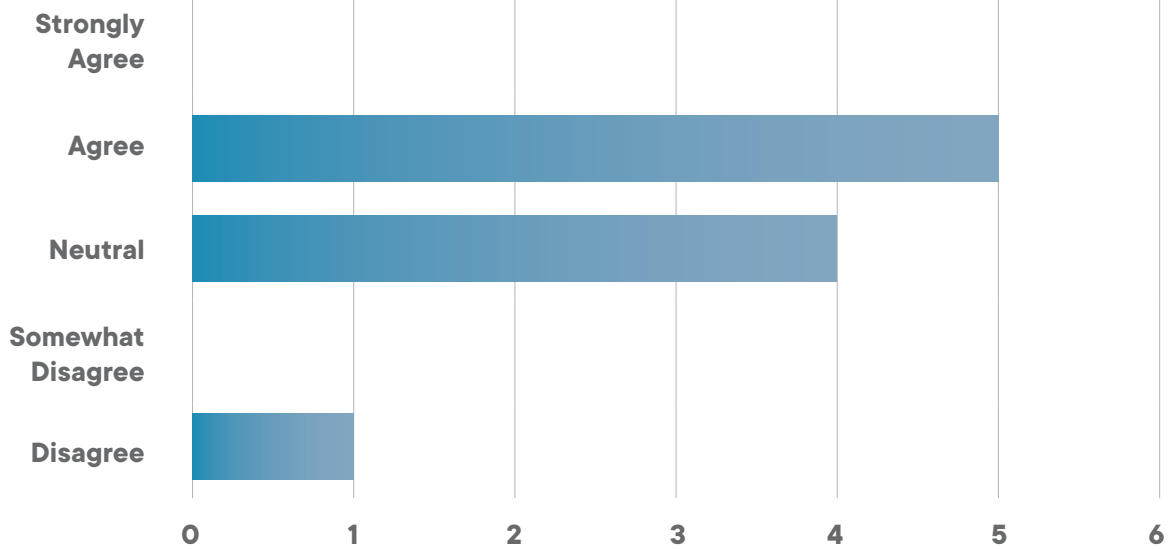
Participants were asked to evaluate the format of the coffee chats.



The information today helped me understand the vision for Neighbourhood C. (10 responses)



I understand the process and next steps. (10 responses)



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## 4.0 NEXT STEPS

This What We Heard Report will be shared with those who participated in the engagement program, posted on [www.CLHPNeighbourhoodC.ca](http://www.CLHPNeighbourhoodC.ca) and provided to Rocky View County with the Conceptual Scheme and Land Use Amendment application. Canopy Lands will continue to share information and updates through the project website and email subscriber list.









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