

ADJACENT LANDOWNER & STAKEHOLDER ENGAGEMENT CORRESPONDENCE SUMMARY

COCHRANE LAKE
HAMLET PLAN
NEIGHBOURHOOD 'C'

Following the Community Coffee Chat events on February 5, 2022, Canopy Lands has maintained ongoing direct communication with twenty-eight adjacent landowners, neighbours and key community members, engaging over one hundred emails, phone calls and text messages. The continued contact resulted in at least fifteen one-on-one meetings with landowners and neighbours to address their follow-up questions and concerns regarding the Conceptual Scheme.



These meetings covered various topics, including the plan for water servicing and drainage, the road network, open space and parks, phasing and more. Impacted residents expressed a desire to provide input and actively participate in the planning process for Neighbourhood C and to see areas of concern addressed during this process. Canopy Lands remains dedicated to keeping the community well-informed throughout the project.

After each meeting, the company promptly shared requested reports with landowners to ensure that questions were answered comprehensively.



The following tables, sorted by topic, provide an overview of key questions and comments received during these meetings, along with the responses provided by Canopy Lands:

Topic	Key Question/Comment	Response
Water & Servicing	Interest among residents in acquiring more details on the water servicing and drainage plan for the area.	<p>Canopy Lands retained a hydrogeologist to complete a Groundwater Risk Assessment in April 2022 to study the impact of potential development on adjacent wells. Based on the findings of this report, the Neighbourhood C development should not pose an adverse risk to any groundwater users. The full study and findings were posted on the project website and shared with the email subscriber list.</p> <p>Canopy Lands addressed future stormwater drainage concerns from the northernmost owner within the shadow plan area by committing to installing a concrete swale to intercept overland drainage. This concrete swale will be situated along the southern boundary of Canopy Lands' residential lots adjacent to the shadow plan area.</p> <p>Some landowners expressed interest in connecting to the municipal potable water line. Canopy Lands acknowledged their request, stating that those interested would have the opportunity to connect to the water line once it is installed, subject to County approval. Additionally, Canopy Lands addressed requests from landowners in the shadow plan area for a connection point to enable the eventual extension of water and sewer pipes to the shadow plan's boundary within the proposed road right-of-way.</p>
Traffic & Roads	Concerns about traffic impacts on Highway 22 and the Cochrane Lake Road intersection were raised.	In March 2022, a Traffic Impact Assessment (TIA) was completed by Watt Consulting. The purpose of the assessment is to evaluate traffic conditions expected to result from the development within Neighbourhood C and general incremental yearly growth caused by other developments in the area. It also considers the traffic distribution due to the closure of Range Road 43 at Highway 22. The TIA will be reviewed and approved by both Rocky View County and Alberta Transportation and the submitted draft TIA has been posted on the project website and shared with the email subscriber list.

Topic	Key Question/Comment	Response
Environment & Greenspace	Inquiries for more information about the plans for open space and parks within the project area.	<p>The plan includes approximately 13.7 acres of Municipal Reserve and public parks ranging from 0.5 to 3.8 acres to provide a range of program offerings for the community. During the subdivision phase, Canopy Lands intends to engage a landscape architect to prepare a comprehensive Landscaping Plan.</p> <p>A central park space is proposed as the main open space where residents can gather and interact. The Conceptual Scheme promotes open space and recreational opportunities within a five-minute walk of all residences, including incorporating passive recreation with stormwater management solutions. Green connections are provided throughout the neighbourhood, promoting walkability and community interaction.</p>
Phasing	Concerns expressed about the phasing plan, with a request for consideration of postponing the eastern interface to a later phase.	<p>Canopy Lands shared the rationale behind the proposed phasing sequence, including the extension of servicing from the northeast and grading requirements. To accommodate the concerns of adjacent neighbours, Canopy Lands outlined several measures, including grading the land adjacent to the eastern neighbours with roads and utilities installed. A Construction Management Plan, aligned with Rocky View County standards, will be in place to minimize the effects of construction to the east. An attractive, permanent fence will also be installed along the eastern interface, and the density and number of lots along the east will be lower than internal densities. Canopy Lands has offered to plant trees or provide landscaping within the neighbouring property to mitigate impacts on views into the Plan area.</p>

**QUESTIONS OR
COMMENTS?
CONTACT US.**

Megan McClure

Engagement Representative, B&A
mmcclure@bastudios.ca
 403-692-4546

Asad Niazi

President, Canopy Lands
asad@canopylands.com
 587-834-2600