

<b>Regional Evaluation Framework (REF) CMRB Administration Recommendation</b>	
<b>Member Municipality</b>	<b>Town of Cochrane</b>
<b>Application Name</b>	<b>Rolling Trails Area Redevelopment Plan</b>
<b>REF Application Number</b>	<b>2024-03</b>
<b>Type of Application</b>	<b>Area Redevelopment Plan</b>
<b>Municipal Bylaw #</b>	<b>17/2023</b>
<b>Date Application Circulated</b>	<b>March 28, 2024</b>
<b>Date of CMRB Administration Recommendation</b>	<b>April 29, 2024</b>
<b>CMRB Recommendation</b>	
That the Board <b>APPROVE</b> REF Application 2024-03, the Town of Cochrane Rolling Trails Area Redevelopment Plan	
<ul style="list-style-type: none"> <li>REF Application 2024-03 application is for the Town of Cochrane Rolling Trails Area Redevelopment Plan (Rolling Trails ARP). The Rolling Trails ARP proposes to guide the development of a Masterplan Community on 43 existing country residential parcels located in the Town of Cochrane. The Plan Area contains approximately 144 hectares (356 acres) of land and is bounded by Highway 22 to the east and existing Cochrane communities to the north and south. The west boundary of the plan area is adjacent to the Town of Cochrane/Rocky View County municipal boundary.</li> <li>The proposed Rolling Trails ARP is comprised of the Masterplan Community Placetype, a Preferred Placetype. The Growth Plan requires that the Masterplan Communities Placetype be located within a Preferred Growth Area. The Town of Cochrane is a Preferred Growth Area (Urban Municipality).</li> <li>The proposed Rolling Trails ARP contemplates the development of four neighbourhood areas and includes approximately 8 hectares (20 acres) of a mixed-use commercial area located central to the plan area with direct access onto Highway 22. The proposed ARP projects a future population of approximately 6,800 people with 650 jobs.</li> <li>Each proposed neighbourhood includes a variety of housing types with a minimum overall plan density of 19.8 units per gross developable hectare (8 dwelling units per acre) consistent with the density requirements for a Masterplan Community in Other Urban Municipalities as per Growth Plan policy 3.1.2.2 b).</li> <li>The proposed ARP includes a pedestrian and cycling network and a proposed transit route to accommodate connection to the greater town.</li> <li>There are Environmentally Sensitive Areas (ESAs) located on-site or within 100m of the plan area. An ecological inventory was completed that identified ESAs within the plan area. Full biophysical impact assessments will be required at the Neighbourhood Plan stage.</li> <li>The third-party consultant review, completed by Municipal Planning Services, found the application to be generally consistent with the Growth Plan.</li> </ul>	

- CMRB Administration finds REF Application 2024-03 to be generally consistent with the principles and policies of the Growth Plan and recommends the application for approval.

**Attachment**

- Third-Party Consultant Review, Municipal Planning Services

## **1.0 Background**

The Town of Cochrane has submitted a Regional Evaluation Framework (REF) application for a new Area Redevelopment Plan, the Rolling Trails Area Redevelopment Plan (Rolling Trails ARP), proposed Bylaw 17/2023. The Rolling Trails ARP was submitted to the CMRB through REF submission criteria 4.1 (c) which requires municipalities to refer all new Area Structure Plans or Area Redevelopment Plans to the Board. The Rolling Trails ARP proposes to guide the development of 144 hectares (356 acres) of existing country residential into a Masterplan Community within a Preferred Growth Area (Urban Municipality).

CMRB Administration notified CMRB members of REF Application 2024-03 on March 28, 2024.

## **2.0 Consistency with the Growth Plan**

### **2.1 *Third Party Review***

CMRB Administration retained Municipal Planning Services to evaluate the application with respect to the REF requirements. The third-party review (attached) evaluated the proposed Rolling Trails ARP in relation to the goals, objectives, and policies of the Growth Plan. Municipal Planning Services found REF Application 2024-03 to be generally consistent with the Growth Plan.

### **2.2 *CMRB Administration Review***

In consideration of the Town of Cochrane REF submission and the third-party review, and in consideration of its own review of REF Application 2024-03 materials, CMRB Administration finds REF Application 2024-03 to be generally consistent with the goals, objectives, and policies of the Growth Plan.

## **3.0 REF 2024-03 Application Overview**

The following provides an overview of the consistency of REF 2024-03 application for key areas of the Growth Plan applicable to this REF application. See the attached third-party review report for an overview of the consistency of REF Application 2024-03 with all Growth Plan policies.

### **3.1 *Placetype and Location***

REF Application 2024-03 proposes to develop the Masterplan Community Placetype, which is a Preferred Placetype which must be located within a Preferred Growth Area. The Town of Cochrane is a Preferred Growth Area (Urban Municipality) making REF

Application 2024-03 consistent with Growth Plan *Section 3.1.2 Preferred Placetypes* regarding the location of placetypes.

The proposed Rolling Trails ARP promotes development consistent with Growth Plan policy 3.1.2.1. which requires that Preferred Placetypes be planned and developed as complete communities. The proposed Rolling Trails ARP includes a mix of housing types with parks, trails and open spaces, multimodal connectivity, and an 8 hectare (20 acre) commercial and mixed-use area to be located at the corner of Highway 22 and Rolling Range Drive. As described in the proposed ARP, the mixed-use commercial site “will accommodate a variety of retailers to serve the daily needs of the community, provide for convenience shopping and offer goods and services to the surrounding region” (Rolling Trails ARP, page 37). Proposed Rolling Trails ARP *Section 8.2 Transit Network* and *8.3 Pedestrian and Cycling Network* establish multi-modal connections between the proposed development and the greater Town network to allow connections to the town by walking, cycling, and transit.

As noted in the REF Application 2024-03 Growth Plan Alignment Statement, “as servicing is extended to each existing acreage the existing private servicing is planned to be removed and replaced with municipal servicing” (REF Application 2023-03 Growth Plan Alignment Statement, page 1). The staff report to Town Council notes that “water and sanitary connections will be made to existing mains and trunk lines in adjacent lands. A sanitary lift station may be necessary once detailed design work is completed at the Neighbourhood Plan stage” ([2024-03 Council Report Feb 12, 2024 \(Second Reading\)](#), page 22). As noted in proposed Rolling Trails ARP policy 9.1.1, “the water distribution system for the ARP area shall be designed as generally shown on Figure 24 to adequately and efficiently serve the ultimate development of the Plan Area.” As noted in proposed Rolling Trails ARP policy 9.2.1, “the sanitary sewage system for the ARP area shall be designed generally as shown on Figure 25 to adequately and efficiently serve the ultimate development of the area.” Figure 24 and Figure 25 can be found on pages 59 and 60 of the proposed ARP.

Water and wastewater servicing strategies are required at the Neighbourhood Plan stage. The identification of rights-of-way for connection to Town systems are required at the Neighbourhood Plan stage as per proposed Rolling Trails ARP policy 6.5.6.n) and as shown in maps within the ARP. Interim servicing solutions for water and wastewater can be adopted during the servicing of the initial phases at the discretion of the Approving Authority as per Rolling Trails ARP policy 9.1.4 and 9.2.3.

### **3.2 Protect and Enjoy the Environment**

The Rolling Trails ARP includes specific policies to mitigate the effect of the proposed Masterplan Community on Environmentally Sensitive Areas (ESAs) on-site and within 100m of the plan area. The REF Application 2024-03 Growth Plan Alignment Statement includes an overview and mapping of the ESAs that are on-site or within 100m of the Rolling Trails ARP plan area. The presence of these ESAs triggered the need to complete an Environmental Study, as required by Growth Plan Policy 3.3.2.1. As noted in the REF Interpretation Guide, “environmental reports or studies previously completed as part of

the development planning process, or as part of another municipal process, can be used to fulfill the requirement for an Environmental Study provided they are consistent with the Growth Plan and consider a regional perspective using the CMR's definition of ESAs" (see [page 20 of the REF Interpretation Guide](#)). An ecological inventory was completed for the proposed ARP, and the REF Application 2024-03 Growth Plan Alignment Statement notes that the ecological inventory identified 48 potential wetlands, with two that are recommended to be preserved. Proposed Rolling Trails ARP policy 7.2.6 requires that a biological impact assessment shall be prepared at the Neighbourhood Plan stage.

### **3.3 Corridors**

Highway 22 is identified as a regionally significant transportation corridor in the Growth Plan on *Schedule 3: Regional Transit and Transportation Corridors*. The proposed Rolling Trails ARP is consistent with Growth Plan policy 3.5.1.1 which requires that statutory plans identify the regional transit and transportation corridor, describe how the plan optimizes the proximity and adjacency to the corridor, and how the plan mitigates potential impacts on the corridor.

- The proposed Rolling Trails ARP includes a mixed-use commercial node at the intersection of Highway 22 and Rolling Range Drive to optimize the proposed ARP's proximity and adjacency to Highway 22 consistent with Growth Plan policy 3.5.1.1.b).
- The plan describes how potential impacts on the corridor will be mitigated consistent with Growth Plan policy 3.5.1.1.c). The staff report to Town of Cochrane Council states that "during the development of the ARP, Alberta Transportation requests that the application complete an update to the Highway 22 Functional Study south of the Bow River to support the proposal to continue using an at grade intersection with added traffic lights and turn lane upgrades at the existing intersection location of Highway 22 and Rolling Range Drive to service the ARP area. The study was accepted by Alberta Transportation ([2024-03 Council Report Feb 12, 2024 \(Second Reading\)](#), page 20). This mitigation is identified in *Section 8 Transportation* and shown on *Figure 20: Road Network* in the proposed Rolling Trails ARP.

### **4.0 Recommendation**

That the Board **APPROVE** REF Application 2024-03, the Town of Cochrane Rolling Trails Area Redevelopment Plan.

17 April 2024

Attention: Jordon Copping, Chief Officer  
Calgary Metropolitan Region Board  
305, 602 11 Ave SW  
Calgary, Alberta T2R 1J8



Dear Mr. Copping:

**Reference: REF# 2024-02 for the Rolling Trails Area Redevelopment Plan (Town of Cochrane).**

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Please find attached the third-party evaluation of the Westbrook Communities Local Area Plan.

It is our opinion that the proposed plan is generally consistent with the goals, objectives, and policies of the Calgary Metropolitan Region Growth Plan, being Schedule A to Ministerial Order MSD:064/22.



Jane Dauphinee, RPP MCIP  
Principal & Senior Planner  
Municipal Planning Services (2009) Ltd.

**REGIONAL EVALUATION FRAMEWORK (REF) THIRD-PARTY REVIEW**

<b>Member Municipality</b>	<b>Town of Cochrane</b>
<b>Application Name</b>	<b>Rolling Trails Area Redevelopment Plan</b>
<b>REF Number</b>	<b>2024-02</b>
<b>Type of Application</b>	<b>Area Redevelopment Plan</b>
<b>Municipality Bylaw #</b>	<b>Town of Cochrane Bylaw 17/2023</b>
<b>Date of Third-Party Review Report</b>	<b>April 17, 2024</b>

**Findings**  
That the Rolling Trails Area Redevelopment Plan is generally consistent with the goals, objectives, and policies of the Calgary Metropolitan Growth Plan, beings Schedule A to Ministerial Order MSD:064/22.

**Summary of Review**

- The Rolling Trails Area Redevelopment Plan (the ARP) is an Area Redevelopment Plan affecting the established neighbourhoods of Rolling Range Estates and Towers Trail (totaling 144.06 ha) in the Town of Cochrane.
- The ARP provides comprehensive direction for the future development and redevelopment of the established rural neighbourhoods, including residential (lower density and higher density) and commercial (‘mixed-use’ and ‘flex’) developments, as well as space for public utility uses and open space.
- The ARP provides direction for a range of diverse housing forms and densities, including single-detached dwellings, duplexes, semi-detached dwellings, townhouses, and mid-rise buildings (i.e., apartments, rentals, and seniors housing).
- The ARP notes that neighbourhood design for future Neighbourhood Plans within the plan area will be guided by the Town of Cochrane’s Integrated Neighbourhood Design Guidelines.
- Future mixed-use and commercial redevelopment is identified along appropriate road corridors and at major intersections in the ARP area.
- Existing infrastructure corridors, a future road network, transit routes/stops, and a pedestrian/cycling network are accommodated to support increased residential densities, economic development, community vibrancy, and improved mobility options.
- The ARP area includes an escarpment that may include significant slopes that are 15% or above, as well as Environmentally Significant Areas (ESAs) and wetlands. Policies in the ARP support the protection of ESAs and Aquatic Environmentally Significant Areas (AESAs) through the identification of open space areas (municipal reserve and environmental reserve) and the establishment of policies that will guide future municipal reserve, environmental reserve, and conservation reserve dedication as part of the Neighbourhood Planning process.
- The review found that the Rolling Trails Area Redevelopment Plan is generally consistent with the goals, objectives, and policies of the Growth Plan.

**Review prepared by:**  
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Principal & Senior Planner  
  
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Senior Planner  
Municipal Planning Services (2009) Ltd.

## Part A: REF Review

The purpose of the REF review process is to confirm the alignment of statutory plans or statutory plan amendments with the goals, objectives, and policies of the Growth Plan.

The following tables provide a summary of the third party review findings and summarize how the proposed ARP aligns with applicable sections of the Growth Plan.

Growth Plan policy areas that are “not applicable” to this REF application have been marked as such.

3.1 Blueprint for Growth		
<b>3.1.1 Region-Wide Policies</b>	The <b>ARP aligns</b> with Section 3.1.1 of the Growth Plan as outlined below.	
	Policy 3.1.1.1	<ul style="list-style-type: none"> <li>The proposed ARP is in alignment with the land use direction and overall transportation and servicing network outlined in the Town of Cochrane &amp; MD of Rocky View (Rocky View County) Intermunicipal Development Plan and the Town of Cochrane MDP.</li> <li>The annexation of Rolling Range Estates and Towers Trail subdivisions by the Town of Cochrane from Rocky View County occurred in 2004. The lands were annexed for future urban growth. The annexation agreement between the two municipalities requires a plan to be prepared before urban redevelopment can proceed.</li> </ul>
	Policy 3.1.1.2	<ul style="list-style-type: none"> <li>The western portion of the ARP area abuts lands within Rocky View County. Rocky View County was provided a copy of the draft ARP during the referral agency circulation process and was invited to provide comments.</li> </ul>
	Policy 3.1.1.3	<ul style="list-style-type: none"> <li>The ARP specifically cites the Cochrane Sustainability Plan’s targets, including “Target 7: The values of Western Heritage and meeting the needs of the current reality of the Agriculture sector are reflected in the Town of Cochrane’s development, planning, and decision-making processes”. The ARP notes that it is guided by the Cochrane Sustainability Plan.</li> </ul>
	Policy 3.1.1.4	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> <li>Future residents within the proposed ARP will have access to local institutional and recreational amenities in the Town of Cochrane.</li> </ul>
	Policy 3.1.1.5	<ul style="list-style-type: none"> <li>The ARP area includes areas for future commercial development to support local/regional economic growth.</li> </ul>
	Policy 3.1.1.6	<ul style="list-style-type: none"> <li>The ARP proposes a logical and efficient expansion of existing water and wastewater infrastructure to service the area.</li> </ul>
<b>3.1.2 Preferred Placetypes</b>	The <b>ARP aligns</b> with Section 3.1.2 of the Growth Plan as outlined below.	
	Policy 3.1.2.1	<ul style="list-style-type: none"> <li>The future land use concept for the ARP area is consistent with the density requirements for a Masterplan Community (proposed residential density of 8 dwelling units/acre). Masterplan Community is a preferred placetype in the Growth Plan.</li> </ul>

		<ul style="list-style-type: none"> <li>The ARP could also be considered an Infill/Redevelopment preferred placetype. The future land use concept is also consistent with this preferred placetype.</li> </ul>
	Policy 3.1.2.2	<ul style="list-style-type: none"> <li>The proposed residential density of the ARP is consistent with the requirement for ‘other urban municipalities’.</li> </ul>
	Policy 3.1.2.3	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>
<b>3.1.3 Preferred Growth Areas</b>	The <b>ARP aligns</b> with Section 3.1.3 of the Growth Plan as outlined below.	
	Policy 3.1.3.1	<ul style="list-style-type: none"> <li>The ARP area is within the Town of Cochrane, identified as an Urban Municipality on Schedule 1: Regional Growth Structure.</li> <li>The ARP policies support additional growth and redevelopment in established neighbourhoods of the Town, utilizing existing and planned infrastructure.</li> <li>The ARP supports new development and redevelopment along existing road infrastructure, making efficient and cost-effective use of mobility network infrastructure.</li> </ul>
	Policy 3.1.3.2	<ul style="list-style-type: none"> <li>Lands within the ARP area will connect to existing and planned municipal infrastructure within the Town of Cochrane. It is contiguous to existing services and developments so connection will be efficient and cost-effective and contained within the urban boundaries of the Town of Cochrane.</li> </ul>
	Policy 3.1.3.3	<ul style="list-style-type: none"> <li>The planned commercial area in the ARP is close to planned population centres and is located near major transportation routes and transit connections.</li> </ul>
	Policy 3.1.3.4	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>
	Policy 3.1.3.5	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>
	3.1.3.6	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>
	<b>3.1.4 Placetype Targets for Population Growth</b>	The <b>ARP aligns</b> with Section 3.1.4 of the Growth Plan as outlined below.
Policy 3.1.4.1		<ul style="list-style-type: none"> <li>The planned residential density of the ARP area will help enable the Town of Cochrane to continue to achieve (and exceed) the required minimum proportion of dwelling units in Preferred Placetypes.</li> </ul>
Policy 3.1.4.2		<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>
Policy 3.1.4.3		<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>
Policy 3.1.4.4		<ul style="list-style-type: none"> <li>The planned residential density of the ARP area is in alignment with the requirements for ‘other urban municipalities.’</li> </ul>



<b>3.1.5 Rural and Country Cluster Placetype</b>	Policies in Section 3.1.5 of the Growth Plan <b>are not applicable</b> to the ARP.	
	Policy 3.1.5.1	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.5.2	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.5.3	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
<b>3.1.6 Rural Employment Area</b>	Policies in Section 3.1.6 of the Growth Plan <b>are not applicable</b> to the ARP.	
	Policy 3.1.6.1	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.6.2	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.6.3	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.6.4	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
<b>3.1.7 Location Criteria for Placetypes</b>	The <b>ARP aligns</b> with Section 3.1.7 of the Growth Plan as outlined below.	
	Policy 3.1.7.1	<ul style="list-style-type: none"> <li>• The commercial development component of the ARP aligns with the Growth Plan’s requirement that Employment Areas be located within a Preferred Growth Area (the Town of Cochrane).</li> </ul>
	Policy 3.1.7.2	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.7.3	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.7.4	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
<b>3.1.8 Hamlet Growth Areas</b>	Policies in Section 3.1.8 of the Growth Plan <b>are not applicable</b> to the ARP.	
	Policy 3.1.8.1	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.8.2	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.8.3	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.8.4	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>

	Policy 3.1.8.5	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.8.6	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
<b>3.1.9 Joint Planning Areas</b>	Policies in Section 3.1.9 of the Growth Plan <b>are not applicable</b> to the ARP.	
	Policy 3.1.9.1	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.9.2	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.9.3	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.9.4	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.9.5	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.9.6	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.9.7	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.9.8	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.9.9	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.9.10	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.9.11	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
<b>3.1.10 Existing Area Structure Plans and Area Redevelopment Plans</b>	Policies in Section 3.1.10 of the Growth Plan <b>are not applicable</b> to the ARP.	
	Policy 3.1.10.1	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.10.2	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.10.3	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>

	Policy 3.1.10.4	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
<b>3.1.11 Municipal Development Plan Updates</b>	Policies in Section 3.1.11 of the Growth Plan <b>are not applicable</b> to the ARP.	
	Policy 3.1.11.1	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.1.11.2	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
<b>3.1.12 Exceptions to the Policy</b>	The Policy in Section 3.1.12 of the Growth Plan <b>is not applicable</b> to the ARP.	
	Policy 3.1.12.1	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>

## 3.2 Economic Wellbeing

<b>3.2.1 Municipal Development Plans</b>	The <b>ARP aligns</b> with Section 3.2.1 of the Growth Plan as outlined below.	
	Policy 3.2.1.1	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> <li>• The ARP is consistent with the economic development polices in the Town of Cochrane’s Municipal Development Plan.</li> <li>• The ARP supports future economic development and growth as identified in the Town’s Municipal Development Plan, to be located adjacent to major transportation corridors in the ARP area.</li> </ul>
	Policy 3.2.1.2	<ul style="list-style-type: none"> <li>• The ARP identifies future transit connections and pathways (i.e. walking, biking) in the ARP area close to planned commercial areas and population centres.</li> </ul>
	Policy 3.2.1.3	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
<b>3.2.2 Regional Transportation Planning Support for Economic Wellbeing</b>	The Policy in Section 3.2.2 of the Growth Plan <b>is not applicable</b> to the ARP.	
	Policy 3.2.2.1	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
<b>3.2.3 Agricultural Economy</b>	Policies in Section 3.2.3 of the Growth Plan <b>are not applicable</b> to the ARP.	
	Policy 3.2.3.1	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.2.3.2	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>

### 3.3 Protect and Enjoy the Environment

<b>3.3.1 Flood Prone Areas</b>	The <b>ARP aligns</b> with Section 3.3.1 of the Growth Plan as outlined below.	
	Policy 3.3.1.1	<ul style="list-style-type: none"> <li>The ARP area is not identified within a provincially identified floodway (as of the date of this report's submission).</li> <li>The ARP identifies the treed escarpment area (which slopes to lower lands outside the ARP area adjacent to the Bow River) as an existing/future Environmental Reserve area.</li> <li>The ARP identifies that impacts to existing wetlands shall be minimized and should be integrated into the overall stormwater management system (ARP Policy 9.3.6).</li> </ul>
	Policy 3.3.1.2	<ul style="list-style-type: none"> <li>The ARP area is not identified within a provincially identified flood fringe area (as of the date of this report's submission).</li> </ul>
	Policy 3.3.1.3	<ul style="list-style-type: none"> <li>Not applicable for this ARP (the policy applies to Area Structure Plans in Greenfield Areas only)</li> <li>The ARP area is not identified as being within a 'Hazard' or 'Inundation' area on the province's Flood Awareness Map Application (as of the date of this report's submission).</li> </ul>
	Policy 3.3.1.4	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>
<b>3.3.2 Environmentally Sensitive Areas</b>	The <b>ARP aligns</b> with Section 3.3.2 of the Growth Plan as outlined below.	
	Policy 3.3.2.1	<ul style="list-style-type: none"> <li>Based on initial assessments identified in the ARP, one portion of the ARP area is considered an Environmentally Significant Area (ESA) and two are considered as Aquatic Environmentally Significant Areas (AESAs). The northeast-facing escarpment is a distinct and unique type within the region and the municipality that would qualify as an ESA. Two semi-permanent-freshwater shallow open water wetlands would qualify as AESAs.</li> <li>An Ecological Inventory was completed by EnviroLead Canada to support the ARP, as required by Policy 3.3.2.1(c).</li> <li>The Ecological Inventory included a desktop review and field investigation by resource specialists. It identified the sloped areas along the northeastern boundary of the Plan Area as an ESA and the semi-permanent -freshwater shallow open water wetlands as AESAs. The Ecological Inventory provided a high level assessment of the environmental features with the Rolling Trails. The ARP notes that more high level Biological Impact Assessments are required to be prepared at the Neighbourhood Plan stage.</li> <li>Recommendations from the Ecological Inventory have been incorporated into the policies of the ARP.</li> </ul>
	Policy 3.3.2.2	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>
	Policy 3.3.2.3	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>

	Policy 3.3.2.4	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>
<b>3.3.3 Climate Change</b>	The Policy in Section 3.3.3 of the Growth Plan <b>is not applicable</b> to the ARP.	
	Policy 3.3.3.1	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>

### 3.4 Water Stewardship

<b>3.4.1 Watershed Protection</b>	Policies in Section 3.4.1 of the Growth Plan <b>are not applicable</b> to the ARP.	
	Policy 3.4.1.1	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>
	Policy 3.4.1.2	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>
	Policy 3.4.1.3	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>
<b>3.4.2 Stormwater Management</b>	Policies in Section 3.4.2 of the Growth Plan <b>are not applicable</b> to the ARP.	
	Policy 3.4.2.1	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>
	Policy 3.4.2.2	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> <li>No potential impacts on Regional Infrastructure from planned stormwater management systems have been identified in the ARP.</li> </ul>
<b>3.4.3 Water Efficiency</b>	Policies in Section 3.4.3 of the Growth Plan <b>are not applicable</b> to the ARP.	
	Policy 3.4.3.1	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>
	Policy 3.4.3.2	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>
<b>3.4.4 Collaboration and Governance</b>	Policies in Section 3.4.4 of the Growth Plan <b>are not applicable</b> to the ARP.	
	Policy 3.4.4.1	<ul style="list-style-type: none"> <li>Not applicable for this ARP</li> </ul>

### 3.5 Shared Services Optimization

	The <b>ARP aligns</b> with Section 3.5.1 of the Growth Plan as outlined below.
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<b>3.5.1 Transportation &amp; Transit Corridors</b>	Policy 3.5.1.1	<ul style="list-style-type: none"> <li>• The ARP identifies a regional transportation and transit corridor (Highway 22) within and in proximity to the ARP area on Figure 20 of the ARP.</li> <li>• The ARP demonstrates how the plan optimizes the proximity and adjacency to the corridor and provides mitigation for potential impacts to the corridor (i.e. controlled highway access, signaled intersections, updates to highway intersection with Rolling Range Drive).</li> </ul>
	Policy 3.5.1.2	<ul style="list-style-type: none"> <li>• The ARP identifies how transit systems can service the ARP area in the future, by identifying transit corridors and stops in relation to planned residential areas and amenities.</li> </ul>
	Policy 3.5.1.3	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> <li>• The ARP includes a pedestrian and cycling network that demonstrates where pathways will be developed in the ARP area in the future (ARP Figure 22), and identifies how connections may be made to existing pathways in the Town of Cochrane to further the Town’s pedestrian and cycling network.</li> </ul>
<b>3.5.2 Energy and Utility Corridors</b>	The <b>ARP aligns</b> with Section 3.5.2 of the Growth Plan as outlined below.	
	Policy 3.5.2.1	<ul style="list-style-type: none"> <li>• The Plan identifies existing pipeline corridors within and adjacent to the ARP area (ARP Figure 6). Regional pipeline corridors are identified on Schedule 4 of the Growth Plan.</li> <li>• The Plan protects existing pipeline corridors by integrating them into the future land use concept, and by establishing policies for limited recreational and open space use.</li> <li>• The ARP also includes policies that identify requirements for consultation with the pipeline operator for developments proposed on or adjacent to the existing pipelines.</li> </ul>
<b>3.5.3 Planning and Protection for Regional Corridors</b>	The <b>ARP aligns</b> with Section 3.5.3 of the Growth Plan as outlined below.	
	Policy 3.5.3.1	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
	Policy 3.5.3.2	<ul style="list-style-type: none"> <li>• The ARP identifies regionally significant corridors and includes policies that mitigate potential impacts on their continued operation as subdivision and development occurs in the ARP area in the future.</li> </ul>
	Policy 3.5.3.3	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>
<b>3.5.4 Recreation</b>	Policies in Section 3.5.4 of the Growth Plan <b>are not applicable</b> to the ARP.	
	Policy 3.5.4.1	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> <li>• The future growth of the ARP area will enable the development of an existing municipal reserve parcel with regional recreational amenities which will provide a benefit to local and regional residents, visitors, and community organizations.</li> </ul>
	Policy 3.5.4.2	<ul style="list-style-type: none"> <li>• Not applicable for this ARP</li> </ul>

	Policy 3.5.4.3	<ul style="list-style-type: none"><li>• Not applicable for this ARP</li></ul>
	Policy 3.5.4.4	<ul style="list-style-type: none"><li>• Not applicable for this ARP</li></ul>
	Policy 3.5.4.5	<ul style="list-style-type: none"><li>• Not applicable for this ARP</li></ul>

## Part B: Consistency with applicable Context Study

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As per Growth Plan policy 4.1.1.3, “prior to the incorporation of outcomes of Context Studies within amendments to the Growth Plan, the Board must consider approved context Studies in its decision-making.”

1. Is any portion of the plan area of the statutory plan or plan amendment within a Joint Planning Area?

Yes  No

2. If yes, has a Context Study been approved by the Board for this Joint Planning Area?

Yes  No

3. If yes, please complete the appropriate Context Study review template and attach to this third party review.