

March 13, 2024

Calgary Metropolitan Region Board
Suite 305, 602 – 11 Ave SW
Calgary AB, T2R 1J8

Attention: Liisa Tipman, Director of Regional Planning – CMRB
MO #: MSD: 064/22

RE: ROLLING TRAILS AREA REDEVELOPMENT PLAN (BYLAW 17/2023) REF SUBMISSION

Dear Ms. Tipman,

Please find enclosed an application to the CMRB for review of Bylaw 17/2023, the proposed new Rolling Trails Area Redevelopment Plan (ARP) within the Town of Cochrane.

Description of Bylaw

The purpose of Bylaw 17/2023 is to adopt a new Area Redevelopment Plan to facilitate future urban development of ±145 ha (±356 ac) of the NW 27-25-4-W5M, NE 27-25-4-W5M, NE 33-25-4-W5M, SW 34-25-4-W5M & NW 34-25-4-W5M in southwest Cochrane.

The lands were annexed into the Town of Cochrane in 2004 from Rocky View County. At the time of annexation, the lands were subdivided into their current acreage alignment of 43 parcels ranging from approximately 2 to 20 acres in size. No further subdivision has been permitted by the Town of Cochrane until such time as higher level planning has been completed for these lands. The Town's current Municipal Development Plan identifies these lands as a future "comprehensively designed residential community with commercial and industrial uses in proximity to Highway 22." A developer has now come forward to lead the ARP process for these lands.

This bylaw received first reading by Council on September 25, 2023. The Public Hearing was held January 22, 2024 and Second Reading was granted February 12th, 2024.

If approved, this Area Redevelopment Plan will act as a long term guiding document to facilitate the redevelopment of the lands into future urban residential, commercial and institutional uses in a complete community. The redevelopment will not occur overnight. It is expected that this Plan will act as a 50 year Plan, guiding the incremental and eventual redevelopment of the lands to a more sustainable and efficient land use placetype.

While the development proposed is Infill/Redevelopment in nature, the ARP will lead to the development of a master planned community placetype.

Requested Action

Town of Cochrane Administration respectfully requests that the CMRB approve the proposed Rolling Trails Area Redevelopment Plan (Bylaw 17/2023) as presented.

Consultants

B&A Planning Group prepared the Rolling Trails Area Redevelopment Plan on behalf of Canopy Lands and Schickedanz Wrak Ltd. through a developer-funded and Town supported process.

The following additional consultants were involved in preparing the various engineering, Transportation and ecological analysis to support the plan:

- Watt Consulting Group
- Almor Testing
- Bison Historical Services Ltd.
- EnviroLead Canada Ltd.
- Stormwater Solutions

Contact Information

Candace Banack is the Town of Cochrane project manager for this application and can be reached at candace.banack@cochrane.ca or 403-851-2578 for any questions or if any further information is required.

Sincerely

Candace Banack

Candace Banack, RPP, MCIP

Senior Planner

Attachments:

1. Proposed Rolling Trails Area Redevelopment Plan
2. Bylaw 17/2023
3. Council First Reading Report
4. Council Public Hearing Report – Including Submissions
5. Public Hearing Council Minutes
6. Council Second Reading Report
7. Ecological Inventory & Mapping
8. Growth Plan Alignment Statement
9. GIS Shapefiles of Plan Area