

Growth Plan Alignment Statement

Rolling Trails Area Redevelopment Plan (ARP)

Growth Plan Policies: 3.1 Blueprint for Growth	Town of Cochrane Rationale
<p>3.1.1 Region-Wide Policies</p>	<p>The Rolling Trails ARP aligns with Section 3.1.1 of the Growth Plan as outlined below:</p> <p>Growth Plan Policy 3.1.1.1 – The proposed ARP is in alignment with the proposed land use direction and overall transportation network outlined in the MDP for the Town. The MDP was circulated to the adjacent municipality, Rocky View County for feedback. The proposed ARP will connect into the regional transportation corridor of Highway 22 and will provide road upgrades adjacent to the County lands as well as bring servicing connections in close proximity to the Town and County boundary.</p> <p>Growth Plan Policy 3.1.1.2 – Under the terms of the Town of Cochrane and Rocky View County Intermunicipal Development Plan, the draft ARP was circulated to Rocky View as it is located within the Intermunicipal Referral Area. Rocky View requested additional information which was provided to them.</p> <p>Growth Plan Policy 3.1.1.3 – The proposed ARP will impact existing acreage development, thus there is no loss of agricultural land associated with the ARP. These lands are also within a preferred growth area which validates the transition to more urban uses. As the draft ARP is located adjacent to the Town of Cochrane / Rocky View County boundary and existing agricultural lands, the ARP has identified this boundary as an enhanced interface and as per the Town of Cochrane / Rocky View County IDP, edge treatment and boundary condition policies meant to minimize future impacts on adjacent agricultural lands will be part of forthcoming Neighbourhood Plans. Additionally, redeveloping acreage parcels into more efficient urban development extends the lands available for development within the Town's current boundaries and lessens future growth demands on surrounding agricultural lands.</p>

Growth Plan Policy 3.1.1.4 – Within the ARP area, a 16 acre undeveloped Municipal Reserve parcel exists. Through the development of this ARP area, these lands will be developed into some form of recreational amenity, potentially a regional amenity. The details will be determined through the future Neighbourhood Plan stage. The future residents of this area will also be able to enjoy access to the Town of Cochrane and Rocky View County co-owned Spray Lakes Family Sports Centre. Additionally the ARP proposes the installation of pathways immediately adjacent to County lands which will allow Town and County residents access to the Town extensive pathway system for recreation and mobility. The 20 acre commercial site will also allow for institutional uses that may be enjoyed regionally.

Growth Plan Policy 3.1.1.5 – The proposed plan area will incorporate a commercial node immediately adjacent to Highway 22. While the initial intersection upgrades to service this development will be developer funded, future upgrades to Highway 22, including future twinning, may be the responsibility of the Province to fund. The proposed residential, commercial and recreational uses within the plan area would benefit from potential future provincial investment in this CMRB identified Level 2 Highway.

While no schools are proposed within the ARP area, 3 existing schools and 4 future school sites exist or are proposed within close proximity to the plan area and would service the plan area. Increasing the residential population on the south side of the Bow River will increase the need for provincial school funding in the near future.

Growth Plan Policy 3.1.1.6 – The draft ARP will incorporate approximately 20 acres of commercial lands and 330 acres of residential lands. As this ARP guides the redevelopment of 43 existing parcels, this plan will take time to develop and has been referred to as a 50 year plan. Each landowner will have to determine when they choose to move forward with redevelopment of their lands. As redevelopment occurs, servicing will extend further and become more available throughout the plan area, increasing availability of serviced land. Over the course of many years, the ARP will eventually result in a comprehensive well-planned, contiguous, higher-density development.

3.1.2

Preferred Place-types

* While this is a redevelopment situation, the ultimate placetype achieved through the development outlined in the ARP will be a Master Planned Community placetype

Growth Plan Policy 3.1.2.1 – This proposed ARP aligns with this policy as it proposes a complete community as follows:

- a. Compact, contiguous development that makes efficient use of infrastructure and services. The proposed ARP outlines a servicing strategy that ties into servicing and existing road infrastructure in adjacent communities. These connections then integrate into the overall Town network and replace the existing private servicing currently used on these lands. (Section 8 & 9 of the Draft ARP).
- b. A diverse mix of housing types. The proposed ARP includes policy that encourages a variety of housing types within each future neighbourhood area (6.0.5) and a follow up policy that the redevelopment take into account which sectors of the housing market are under supplied or not available in Cochrane and incorporate that form of housing where possible and demand exists (6.0.6).
- c. Density in accordance with the associated Placetype definitions. The minimum density of the proposed plan is 19.8 units per hectare / 8 units per acre (Policy 6.0.3). The density calculations will be further refined at the Neighbourhood Plan stage once future Environmental Reserve dedications are known following further wetland and slope study. However, the ARP sets the requirement that a minimum density of 8 upa will be achieved through the redevelopment.
- d. Interconnected street network and urban form to support active transportation and transit. The proposed plan (as outlined in Figure 13 – Land Use Concept) will upgrade existing road infrastructure that connects into adjacent communities. A modified grid network, including bike lanes and extensions of existing pathways will further increase multi modal and active transportation connectivity within the southwest portion of Cochrane. Currently, the community of Fireside to the south of Rolling Trails is not connected to the remainder of Town via active transportation network. The Rolling Trails development will connect that plan area in addition to the Fireside community to the remainder of Cochrane.
- e. Access to local services, neighbourhood amenities, and commercial uses.

The policies and land use concept of the Rolling Trails ARP incorporate a mix of open spaces including a large undeveloped Municipal Reserve parcel and a commercial neighbourhood center that will provide a range of local services and amenities to residents (See Sections 6 & 7). In addition, Employment Lands are located immediately across Highway 22 from the Plan area.

- f. access to local institutional and recreational services and/or enabling use of existing regional facilities in other municipalities where municipal agreements are in place.

As Per Figure 12 – Land Use Concept, the proposed ARP incorporates an large 16 acre undeveloped Municipal Reserve parcel that will be developed through this Plan. In addition, the 20 acre mixed use commercial site proposes to include institutional uses to support residents. The ARP will also connect into the Bow River Pathway system and is only located 5 km from the Spray Lakes Family Sports Centre.

- g. High quality, parks, trails and open spaces that connect to regional trails where appropriate.

As Per Figure 12 – Land Use Concept, the proposed ARP incorporates an large 16 acre undeveloped Municipal Reserve parcel that will be developed through this Plan. Neighbourhood scale recreational opportunities such as tot lots, playgrounds and similar uses will be woven throughout the Open Space network with the remaining MR to be dedicated. (as per policies in Section 7 of the ARP). The large MR parcel was the MR dedicated in the 1970's from the subdivision of the Towers Trail portion of the Plan. Cash in lieu of MR was collected during the subdivision of many of the parcels in the Rolling Range portion of the Plan area prior to their annexation to the Town. Accordingly, about 5 acres of MR remain outstanding within the Plan area. The Plan is also proposing to use the various pipeline and electrical transmission line Right of Ways to extend the pathway connections through the community. The pathways provided in the Plan will connect into the Bow River Pathway system and eventually into the Trans Canada Trail.

Growth Plan Policy 3.1.2.2 states that the minimum average residential density for Masterplan Communities shall be as follows:

- (b) Other Urban Municipalities and Joint Planning Areas: 20 dwelling units/hectare (8 dwelling units/acre).

	<p>This proposed ARP will have a minimum density of 19.8 units per gross developable hectare (8 dwelling units per acre) which exceeds the minimum requirements for other urban municipalities.</p>
<p>3.1.3 Preferred Growth Areas</p>	<p>Growth Plan Policy 3.1.3.1 – This development will connect to existing and planned municipal infrastructure within the Town of Cochrane. As servicing is extended to each existing acreage the existing private servicing will be removed and replaced with municipal servicing. 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. The development is adjacent to existing development and is in close proximity to all municipal infrastructure options.</p> <p>Growth Plan Policy 3.1.3.2 – This development will have access and be in close proximity to a full range of community services and facilities offered by the Town of Cochrane via multi-modal connections.</p> <p>Growth Plan Policy 3.1.3.3 – This ARP proposes 20 acres of land for future commercial development. Employment lands are proposed a short distance from the ARP area, across Highway 22 in the Southbow Landing Lands. Thus the ARP lands will provide residential development in close proximity to the area's employment lands.</p> <p>Growth Plan Policy 3.1.3.4 – N/A</p> <p>Growth Plan Policy 3.1.3.5 – N/A</p> <p>Growth Plan Policy 3.1.3.6 – N/A</p>
<p>3.1.4 Placetype Targets for Population Growth</p>	<p>Growth Plan Policy 3.1.4.1 – With the adoption of this ARP and the Infill/Redevelopment and Masterplanned Community placetypes being implemented, the Town will continue to exceed the minimum requirement of 75% of new dwelling units in a preferred placetype.</p>

	<p>Growth Plan Policy 3.1.4.2 – The preferred placetype is integrated within the Town and adopted in accordance with the future land use concepts in the Town’s Municipal Development Plan.</p> <p>Growth Plan Policy 3.1.4.3 – N/A – this development falls within a preferred placetype</p> <p>Growth Plan Policy 3.1.4.4 – N/A – this development is a Infill and Redevelopment/ Masterplanned Community</p>
<p>3.1.5</p> <p>Rural and Country Cluster Placetype</p>	<p>These policies are not applicable as this ARP does not propose this placetype.</p>
<p>3.1.6</p> <p>Rural Employment Area</p>	<p>These policies are not applicable as this ARP does not propose this placetype.</p>
<p>3.1.7</p> <p>Locational Criteria for Placetypes</p>	<p>Growth Plan Policy 3.1.7.1 – This ARP aligns with this policy as the commercial lands/ employment area is proposed within a Preferred Growth Area.</p> <p>Growth Plan Policy 3.1.7.2 – N/A – Rural and Country Cluster Placetype is not proposed in this ARP</p> <p>Growth Plan Policy 3.1.7.3 – N/A – The proposed Placetype is Infill and Redevelopment/ Masterplanned Community and not Residential Community</p> <p>Growth Plan Policy 3.1.7.4 – The Rural Employment Area Placetype is not proposed in this ASP.</p>
<p>3.1.8</p> <p>Hamlet Growth Areas</p>	<p>These policies are not applicable as this ARP is not within a Hamlet Growth Area.</p>

<p>3.1.9</p> <p>Joint Planning Areas</p>	<p>These policies are not applicable as this ARP is not within a Joint Planning Area.</p>
<p>3.1.10</p> <p>Existing Area Structure Plans and Area Redevelopment Plans</p>	<p>These policies are not applicable as this ASP is not an amendment or proposed where existing ASPs or ARPs are in place.</p>
<p>3.1.11</p> <p>Municipal Development Plan Updates</p>	<p>These policies are not applicable as this proposal does not propose any changes to the Municipal Development Plan.</p>

<p>Growth Plan Policies:</p> <p>3.2 Economic Wellbeing</p>	<p>Town of Cochrane Rationale</p>
<p>3.2.1</p> <p>Municipal Development Plan</p>	<p>Growth Plan Policy 3.2.1.1 N/A - The policies of Section 3.2.1 are not applicable as this proposal is for an ARP and not an MDP nor MDP amendment.</p> <p>Growth Plan Policy 3.2.1.2 – The proposed plan, as illustrated by Figures 21, 22 & 23 as well as the policies in Section 8.2 and 8.3 provide multi-modal access to adjacent lands within Cochrane, including employment lands and the broader Town network so that residents of Rolling Trails can access employment by walking, cycling and/or transit. The proposed street network in the plan area is a modified grid which will further provide opportunities for future transit. Currently, the Town utilizes an on-demand type system which will be able to access these residents with efficient routes.</p> <p>Growth Plan Policy 3.2.1.3 – The ARP is proposing to allow a variety of uses withing the 20 acre commercial mixed use site, which wold include light, non-polluting industrial uses such as technology businesses, breweries or artisan studios. Adjacent to these uses would be complementary commercial uses. The ARP does not contemplate full scale industrial uses within it.</p>

<p>3.2.2 Regional Transportation Planning Support for Economic Well-being</p>	<p>Growth Plan Policy 3.2.2.1 – The development of the proposed ARP will lead to a urban density, contiguous, well-connected community that will be well-served by any future regional transit systems and minimize congestion through multiple connections, access points and an available multi-modal network.</p>
<p>3.2.3 Agricultural Economy</p>	<p>Growth Plan Policy 3.2.3.1 – N/A as this is not an MDP amendment Growth Plan Policy 3.2.3.2 – N/A as this is a broader policy objective and not specific to this plan.</p>

Growth Plan Policies 3.3 Protect and Enjoy the Environment	Town of Cochrane Rationale
3.3.1 Flood-prone Areas	<p>Growth Plan Policy 3.3.1.1 – N/A - The proposed ARP does not include any lands within the provincially identified floodway.</p> <p>Growth Plan Policy 3.3.1.2 – N/A - The proposed ARP does not include any lands within the provincially identified flood-fringe.</p> <p>Growth Plan Policy 3.3.1.3 – N/A - The proposed ARP does not include any lands within the flood hazard area</p> <p>Growth Plan Policy 3.3.1.4 – N/A – This is a broader objective once provincial mapping is finalized</p>

3.3.2

Environmentally Sensitive Areas

Growth Plan Policy 3.3.2.1

Brief Overview of Statutory Plan:

The proposed Rolling Trails ARP is a long-range 50 year plan that will guide the redevelopment of an existing acreage community into a future masterplanned community. The Plan area is 144 ha (356 ac) The Plan area is roughly bounded by Highway 22 to the east, George Fox Trail and the community of Bow Meadows to the north, Towers Trail and Rocky View County to the west and the community of Fireside to the south. 43 Individual parcels currently make up the Plan area, 39 being existing acreages, 1 Town owned Municipal Reserve parcel, 1 Town owned Environmental Reserve parcel, 1 Altalink owned electrical substation and 1 parcel owned by Nova Gas.

An Ecological Inventory was completed by EnviroLead Canada Ltd. in August 2019 for the Plan area to identify Environmentally Significant Areas. The EI overview noted that the Rolling Trails ARP area does contain a regionally and municipally distinct and unique escarpment facing to the northeast within the northern portion of the Plan area. Due to the existing acreage land uses occurring, there was no presence of native grassland or shrubland and no species of conservation concern were detected.

No provincially mapped watercourses, Environmentally Significant Areas nor Aquatic Environmentally Significant Areas occur within or adjacent to the ARP area. 48 wetlands were identified within the Plan area, 2 of which were previously determined to be Crown Claimable. These 2 wetlands would also qualify as Aquatic Environmentally Significant Areas for their higher ecological complexity as per the EI.

Due to the high level nature of the ARP, combined with there being 43 parcels that would need to grant authorization for researchers to access the parcels to complete higher level assessments of the environmental features on and adjacent to the ARP lands, policy has been included within the ARP that full Biophysical Impact Assessments will be require at the time of Neighbourhood Plan. Therefore additional areas or wetlands may be identified for preservation once more detailed assessments are completed.

The EI provides mapping and overview of mitigation measures in alignment with the Growth Plan and provincial regulations. It did identify at least 3 significant environmentally sensitive areas and municipal and provincial tools will be utilized for the preservation of identified environmental features

Brief overview of Assessment Methods:

- Town of Cochrane Biophysical Impact Assessment Guidelines (Link: <https://www.cochrane.ca/media/619>)
- Ecological Inventory (EnviroLead Canada – August 2019) for Rolling Trails ARP Plan Area

3. Map of Findings

There were three significant ESA's within the Plan Area or within 100m. A map of all identified Natural Assets has been included for reference from the Ecological Inventory.

4. Summary of Findings – Does the plan area or within 100m of the plan area include any of the following?

- a. Areas maintaining the provision of water quality and quantity and providing protection against droughts and flooding events

Yes No

The Ecological Inventory has identified 48 potential wetlands, 2 that are recommended to be preserved at this time, however this is subject to further review when a Neighbourhood Plan and associated Biophysical Impact Assessment is completed for the subject lands. Wetlands play an important role in the overall protection of areas against flooding events in rainfall events and should be incorporated into overall plans when deemed necessary by supporting studies. This will be further studied when more detailed biophysical reporting is completed at the Neighbourhood Plan stage.

- b. Area providing habitat for identified local species of interest, designated species of conservation concerns (SCC), or identified local species group.

Yes No

The Ecological Inventory notes that due to the previous and current uses occurring on the land, "native habitats on the property have been significantly fragmented by habitat loss and non-native grass invasion." No species of Conservation Concern were detected on the lands.

c. Area providing rare, unique or biologically diverse ecosystems or unique landforms

Yes No

The proposed plan area has a northeast facing escarpment located within the northern portion of the Plan area that was identified as being distinct and unique within the region and municipality in the Ecological Inventory. The natural coniferous forest that covers the escarpment is essentially the only remaining coniferous forest within Cochrane. Policies in the ARP speak to considering this area as ER and retaining it as natural open space dependent due to the slope and the forest land cover.

d. Areas contributing to other important ecosystem functions or services at a regional or local scales

Yes No

Other than the wetlands identified and the forested slope, no additional areas contributing to other important ecosystem function were identified to be preserved. This will be further investigated when BIA's are completed for the Plan area and this matter will be handled through municipal and provincial legislation.

5. Recommendation

a. Is an Environmental Study required for this Area Structure Plan or Area Redevelopment Plan?

Yes No

b. Provide a brief rationale for the recommendation

Due to the number of wetlands and the forested slope identified in the Ecological Inventory, Cochrane will be requiring Biophysical Impact Assessments to further review the ecological features on these lands as well as provide recommendations on mitigation as development occurs. Due to the existing acreage configuration and number of landowners it was deemed non feasible to complete the BIA at the ARP stage. Instead, policy was included that will require these studies to be completed at the time of each Neighbourhood Plan.

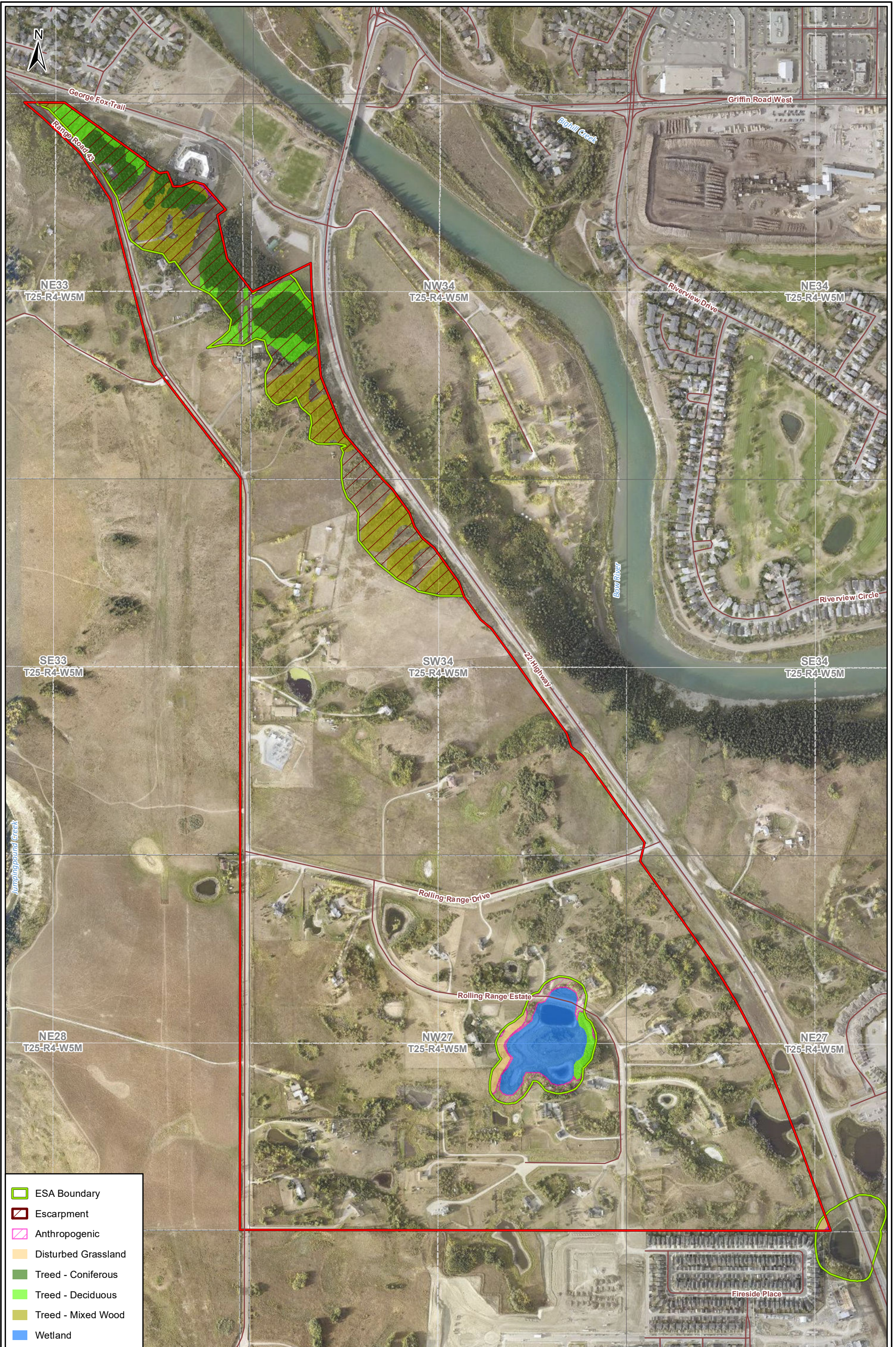
	<p>Any features or areas identified as being environmentally sensitive through the BIA will be mitigated and managed through municipal and provincial legislation.</p> <p>In accordance with the Growth Plan, lands have been preliminary explored within 100m of the plan area and further detailed analysis in the form of Biophysical Impact Assessments will be completed as development on surrounding lands moves forward into the Neighbourhood Plan stage.</p>
<p>3.3.3 Climate Change</p>	<p>Growth Plan Policy 3.3.3.1 – N/A – This is not a proposed MDP amendment.</p>

Growth Plan Policies Water Stewardship	Town of Cochrane Rationale
3.4.1 Watershed Protection	<p>Growth Plan Policy 3.4.1.1 – N/A – This policy is not applicable to an ARP-level plan.</p> <p>Growth Plan Policy 3.4.1.2 – N/A – This policy is not applicable to an ARP-level plan.</p> <p>Growth Plan Policy 3.4.1.3 – N/A – This policy is not applicable to an ARP-level plan.</p>
3.4.2 Stormwater Management	<p>Growth Plan Policy 3.4.2.1 – N/A – This policy is not applicable to an ARP-level plan.</p> <p>Growth Plan Policy 3.4.2.2 – N/A – This policy is not applicable to an ARP-level plan.</p>
3.4.3 Water Efficiency	<p>Growth Plan Policy 3.4.3.1 – N/A – This policy is not applicable to an ARP-level plan.</p> <p>Growth Plan Policy 3.4.3.2 – N/A – This policy is not applicable to an ARP-level plan.</p>
3.4.4 Collaboration and Governance	<p>Growth Plan Policy 3.4.4.1 – This policy is not applicable to an ARP-level plan.</p>

Growth Plan Policies Shared Services Optimization	Town of Cochrane Rationale
<p>3.5.1 Transportation & Transit Corridors</p>	<p>Growth Plan Policy 3.5.1.1 – This plan is within 1.6km of a provincial highway. This has been shown in mapping within the draft ARP. Through the development of the ARP a Traffic Impact Assessment was completed as was an update to the Highway 22 Functional Study as requested by Alberta Transportation. The ARP includes upgrades to the existing intersection at Highway 22.</p> <p>Growth Plan Policy 3.5.1.2 – Currently, the Town of Cochrane operates an On Demand transit service. At this time there is no transit service provided to the Plan area lands. The development of Rolling Trails will allow transit service to extend into these previously unserved lands and also provide connections through the Plan area to connect adjacent developed areas.</p> <p>The design of the internal road network proposed for Rolling Trails includes a proposed future transit route. Policy in the draft ARP notes that future transit routes and stops should be conceptually identified at the future Neighbourhood Plan stage to support a future fixed route transit system.</p> <p>Growth Plan Policy 3.5.1.3 – The proposed ARP will connect with adjacent transportation and multimodal corridors and provide missing connections to aid in connecting all of Cochrane. This will align with policy in terms of maximizing the use of local transportation, mobility, transit and recreation corridors.</p>
<p>3.5.2 Energy & Utility Corridors</p>	<p>Growth Plan Policy 3.5.2.1 – There are no regional power transmission, water nor wastewater corridors that run through nor in close proximity to this proposed ASP Plan Area. There are a number of identified pipelines that run through the northern portion of the Plan area that have been identified in mapping in the ARP. A Pipeline section was included in the ARP that outlines the requested setback distances of the pipeline operators in policy and also identifies the referral distance of 300m for future stages of development.</p>

<p>3.5.3</p> <p>Planning and Protection for Regional Corridors</p>	<p>Growth Plan Policy 3.5.3.1 – This policy is not applicable to an ARP-level plan in this context.</p> <p>Growth Plan Policy 3.5.3.2 – Highway 22 is identified as a Existing Level 2 Highway in the CMRB Mapping - Schedule 3. The ARP respects the Highway 22 Right of Way and provides for intersection upgrades on the Highway which have been accepted by Alberta Transportation. The regional pipeline corridors in the CMRB Mapping – Schedule 4 are identified in mapping in the ARP and policy has been included within the plan identifying setbacks and referral distances for future stages of development in order to protect the infrastructure and Right of Ways.</p> <p>Growth Plan Policy 3.5.3.3 – N/A - This policy is not applicable for this ARP.</p>
<p>3.5.4</p> <p>Recreation</p>	<p>Growth Plan Policy 3.5.4.1 – This ARP will lead to the development of an existing 16 acre Municipal Reserve parcel which will create further opportunities for recreational amenities for the Town of Cochrane and our regional neighbours which aligns with the policy of delivering high quality recreational amenities to CMRB municipalities. The details of the open space and recreation spaces in the ARP will be determined at the future Neighbourhood Plan stage.</p> <p>Growth Plan Policy 3.5.4.2 – N/A – This policy is not specific to an ARP-level plan.</p> <p>Growth Plan Policy 3.5.4.3 – N/A – This policy is not specific to an ARP-level plan.</p> <p>Growth Plan Policy 3.5.4.4 – N/A – This policy is not specific to an ARP-level plan.</p> <p>Growth Plan Policy 3.5.4.5 – N/A – This policy is not specific to an ARP-level plan.</p>

Growth Plan Policies 3.7 Truth and Reconciliation	Town of Cochrane Rationale
3.7.1 Truth & Reconciliation	Growth Plan Policy 3.7.1.1 – This policy speaks to the broader CMRB organization.



- ESA Boundary
- Escarpment
- Anthropogenic
- Disturbed Grassland
- Treed - Coniferous
- Treed - Deciduous
- Treed - Mixed Wood
- Wetland

SCALE: 1:7,500 AUGUST 2019

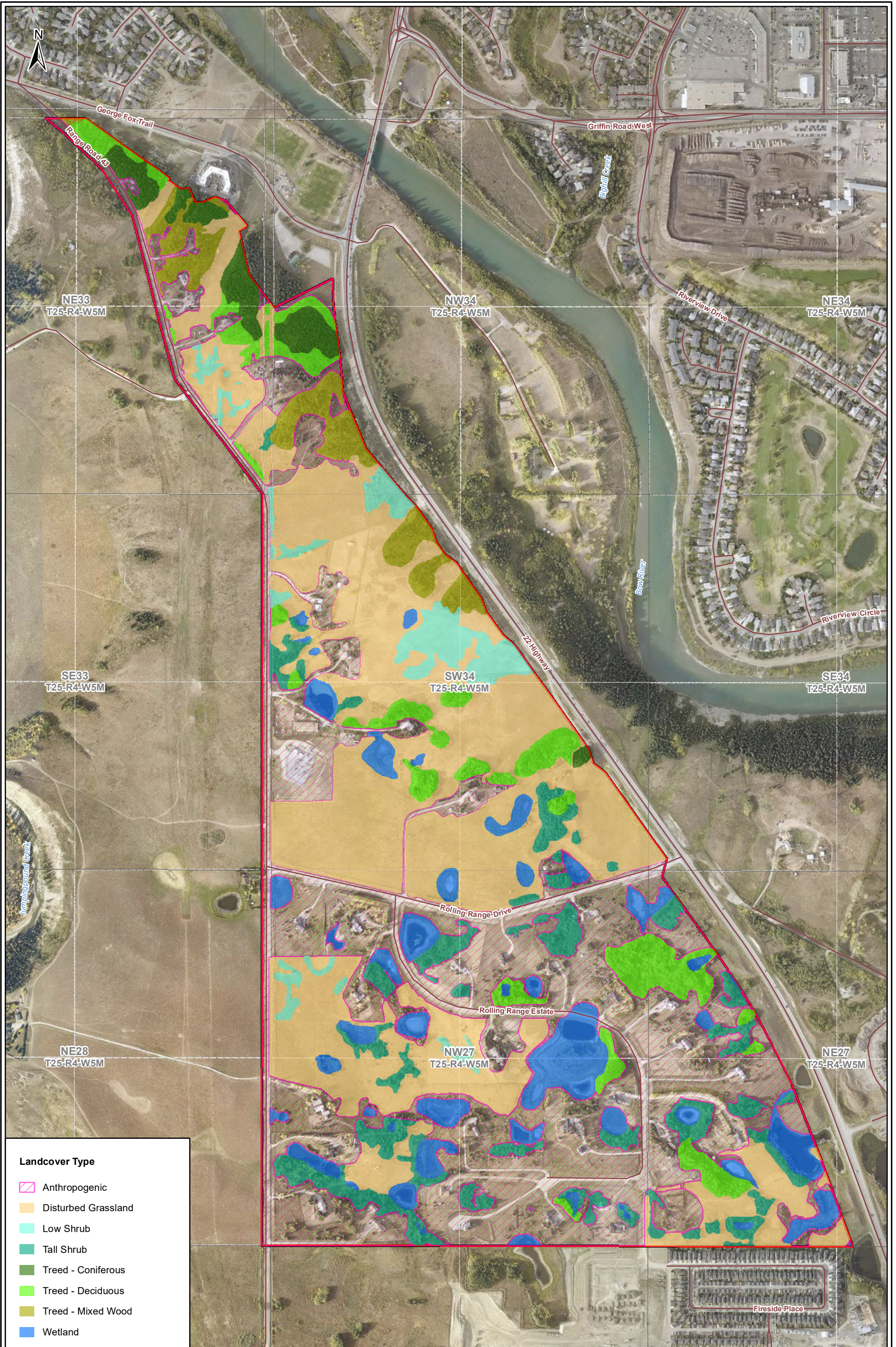
0 50 100 150 200 250
Meters
(ALL LOCATIONS APPROXIMATE)

— Road
 Project Area

NAD 1983 UTM Zone 11N
 Altalis, 2019. Contours supplied by EnviroLead, 2019. Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



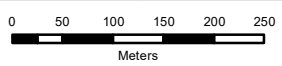
FIGURE 4
 ENVIRONMENTALLY SIGNIFICANT
 AREAS (ESA)
 ROLLING TRAILS ARP



Landcover Type

- Anthropogenic
- Disturbed Grassland
- Low Shrub
- Tall Shrub
- Treed - Coniferous
- Treed - Deciduous
- Treed - Mixed Wood
- Wetland

SCALE: 1:7,500 AUGUST 2019



(ALL LOCATIONS APPROXIMATE)

- Road
- Project Area

NAD 1983 UTM Zone 11N
 Altiris, 2019. Contours supplied by EnviroLead, 2019. Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



FIGURE 1
 LANDCOVER TYPES
 ROLLING TRAILS ARP



SCALE: 1:7,500 AUGUST 2019

0 50 100 150 200 250
Meters
(ALL LOCATIONS APPROXIMATE)

— Road
 Project Area

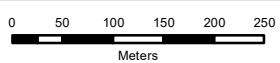
NAD 1983 UTM Zone 11N
 Altalis, 2019. Contours supplied by EnviroLead, 2019. Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



FIGURE 2
 WETLANDS
 ROLLING TRAILS ARP



SCALE: 1:7,500 AUGUST 2019



(ALL LOCATIONS APPROXIMATE)

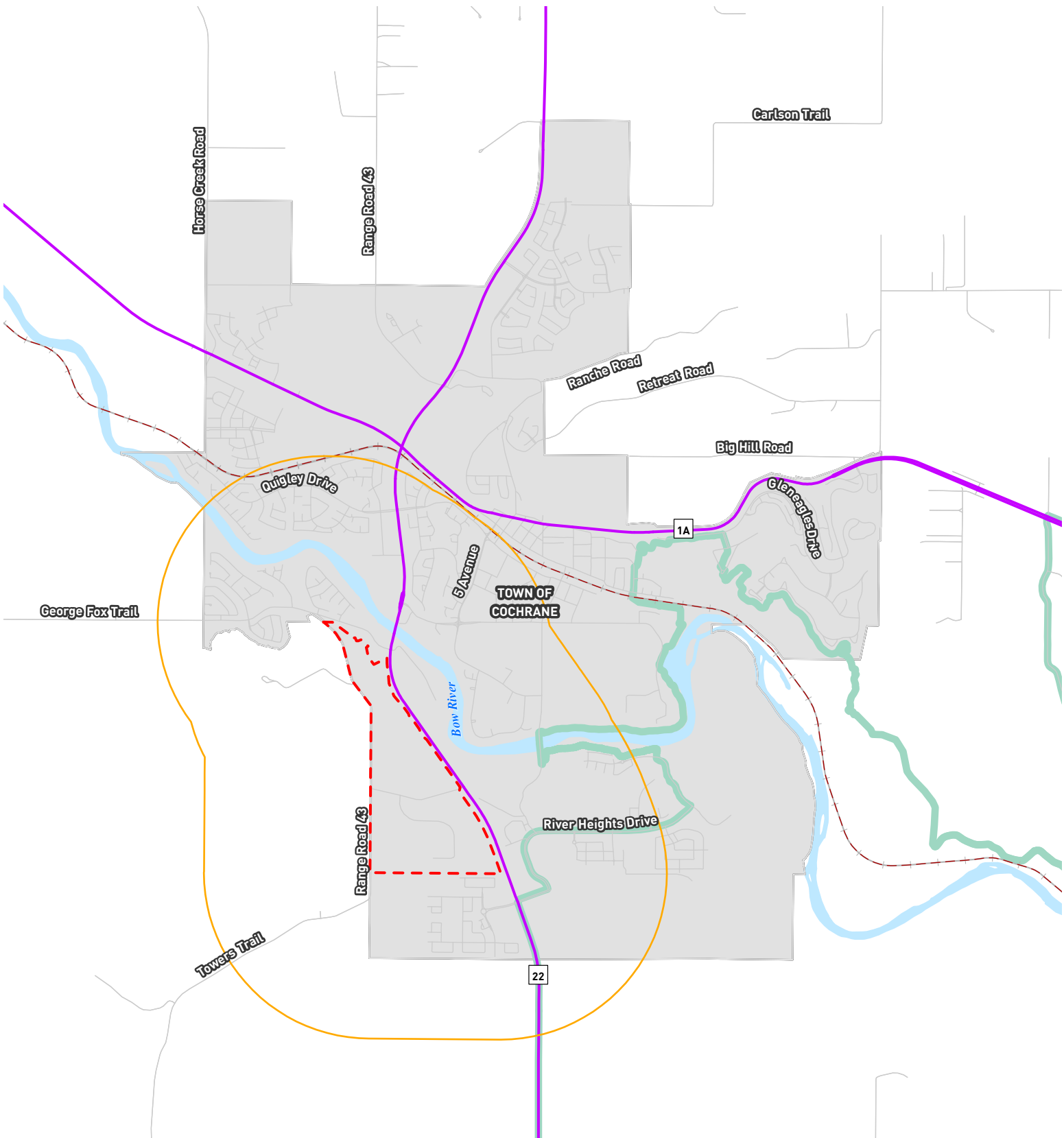
- Road
- Project Area
- X Amphibian / Breeding Bird Survey Location

NAD 1983 UTM Zone 11N
 Altalis, 2019. Contours supplied by EnviroLead, 2019. Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

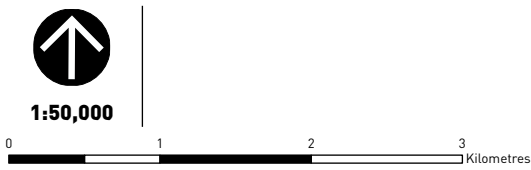


FIGURE 3
 AMPHIBIAN AND BREEDING BIRD
 AUDITORY SURVEY PLOT LOCATIONS

ROLLING TRAILS ARP



- Subject Site
- Subject Site Boundary Buffer (1.6 km)
- Existing & Proposed Major Active Transportation Corridor
- Existing Level 2 Highway
- Existing Rail
- Proposed Regional Transit Corridor
- Road
- Town Of Cochrane
- Waterbody



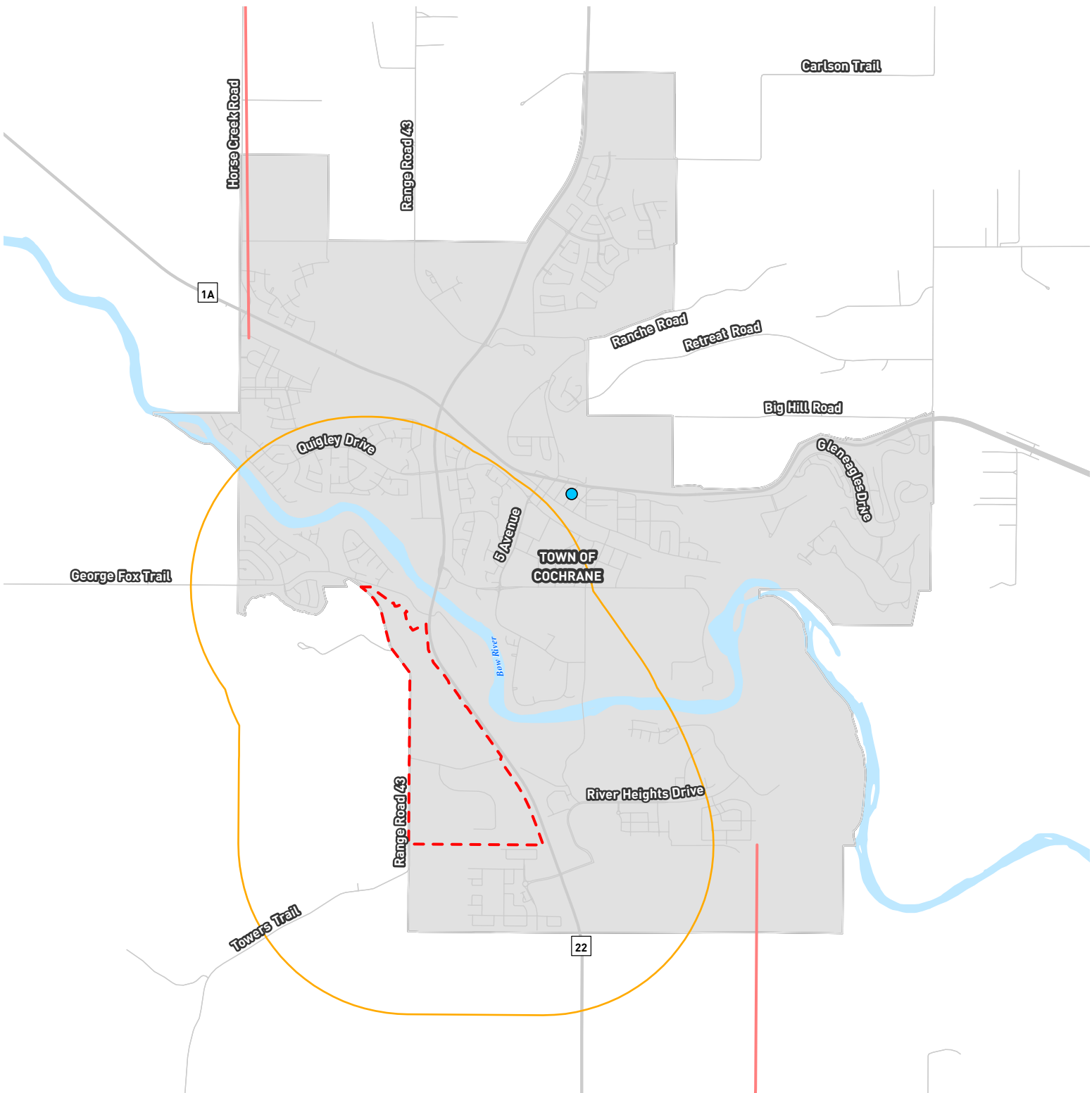
Rolling Trails Area Structure Plan

Regional Transit and Transportation



Town of Cochrane
March 2024

Data Sources: CMRB, Calgary Open Data
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- Subject Site
- Subject Site Boundary Buffer (1.6 km)
- Water Treatment Facility
- Existing Wastewater Corridor
- Road
- Town Of Cochrane
- Waterbody



1:50,000



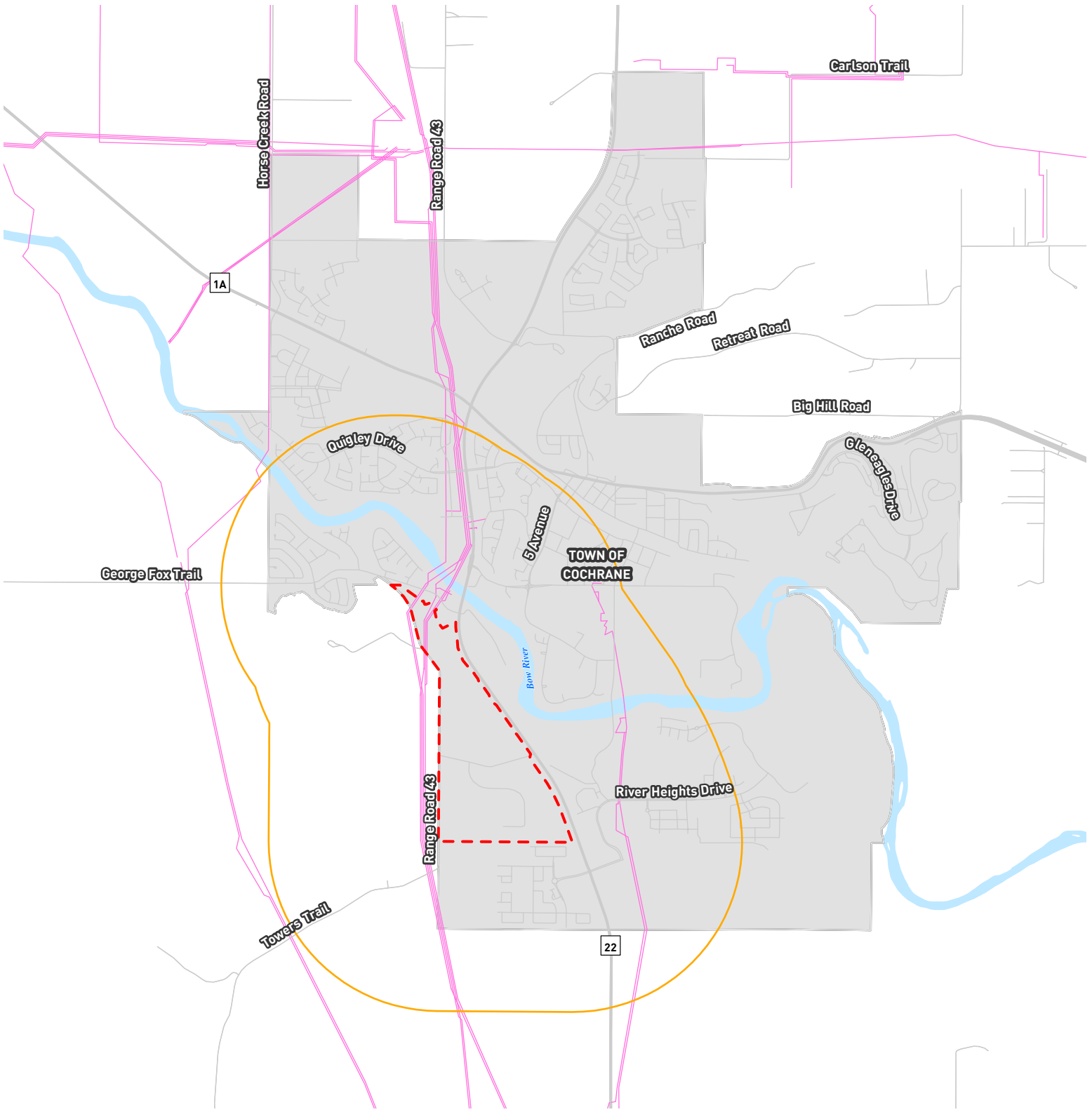
Rolling Trails Area Structure Plan

Regional Water and Wastewater Infrastructure

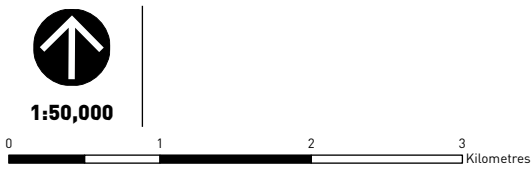


Town of Cochrane
March 2024

Data Sources: CMRB, Calgary Open Data
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- Subject Site
- Subject Site Boundary Buffer (1.6 km)
- Pipeline
- Road
- Town Of Cochrane
- Waterbody



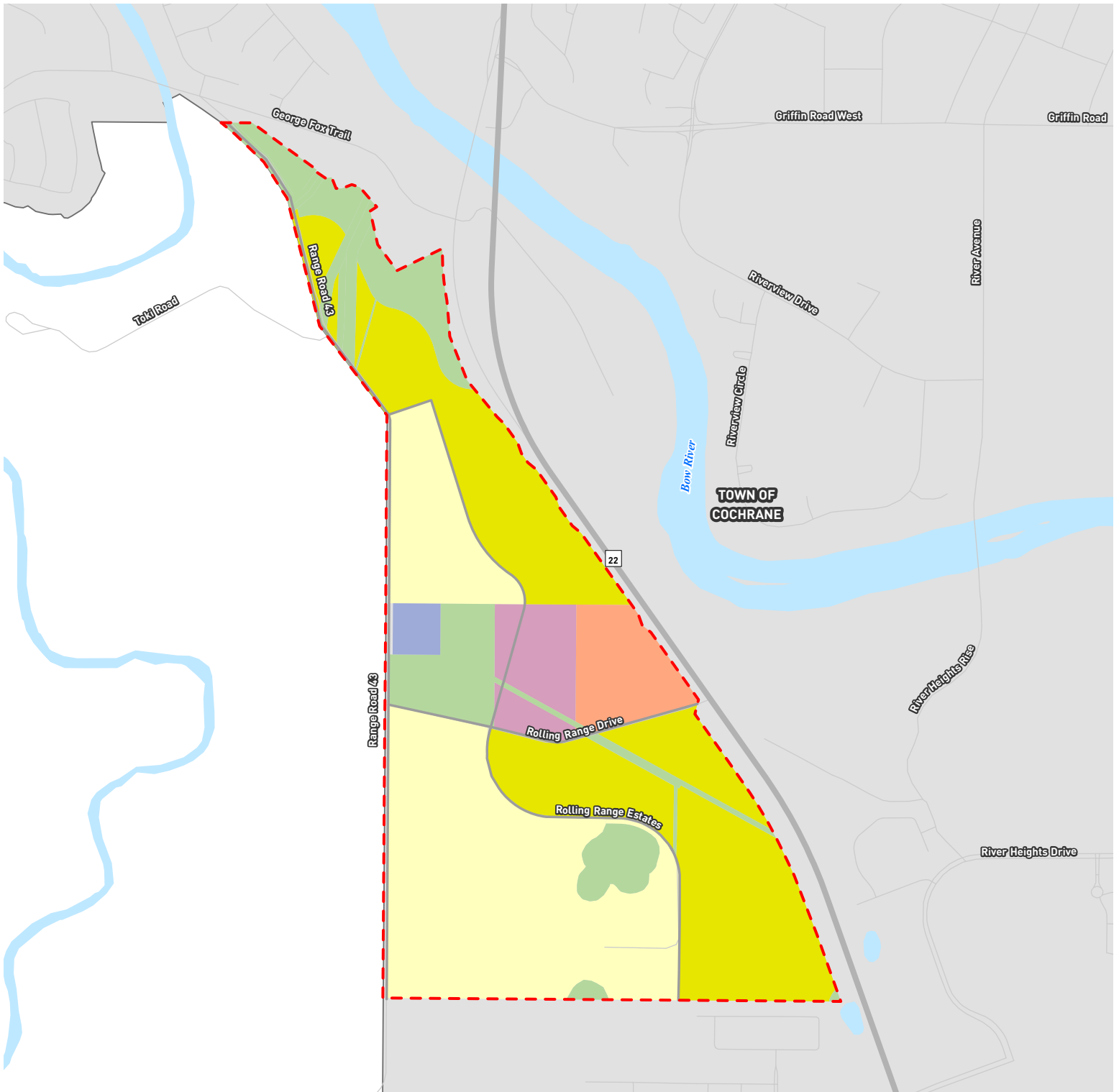
Rolling Trails Area Structure Plan

Regional Energy and Utility Corridors



Town of Cochrane
March 2024

Data Sources: CMRB, Calgary Open Data
Mar 12, 2024 - 16:00 PM W:\C2163 Rolling Range Estates ASP_NP - 2018\Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\Maps\C2163_Mapping\C2163_Mapping.aprx



Subject Site

- Land Use
- Flex
 - Higher Density Residential (8 UPA and above)
 - Lower Density Residential (below 8 UPA)
 - Mixed Use
 - Open Space
 - Public Utility

- Future Highway
- Skeletal Road Network
- Road
- Town Of Cochrane
- Waterbody

LAND USE	PLACE TYPE
HIGHER DENSITY RESIDENTIAL (8 UPA OR ABOVE)	MASTERPLAN COMMUNITY
OPEN SPACE	MASTERPLAN COMMUNITY
MIXED USE	MASTERPLAN COMMUNITY
PUBLIC UTILITY	MASTERPLAN COMMUNITY
LOWER DENSITY RESIDENTIAL (8 UPA OR BELOW)	MASTERPLAN COMMUNITY
FLEX	MASTERPLAN COMMUNITY



1:15,000



Rolling Trails Area Structure Plan

Land Use



Town of Cochrane
March 2024