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1201

Content

606 Replacements
360 Insertions
160 Deletions

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Rolling Trails

Canopy Lands

ROLLING TRAILS

First Neighbourhood Plan

MARCH 2026

ROLLING TRAILS
First Neighbourhood Plan



MARCH 2026

Rolling Trails



Canopy Lands

ROLLING TRAILS

First Neighbourhood Plan

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CIMA + B&A Studios Inc. | Watt Consulting Group, Stormwater Solutions, Arletta Water Resources,
Bison Historical Services, EnviroLead Canada/Sage Ecological Solutions

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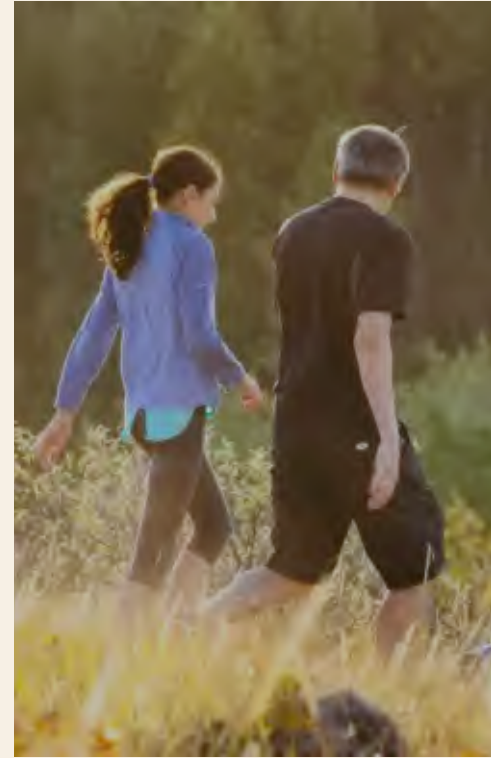


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1.0

PART 1: NEIGHBOURHOOD PLAN
Introduction

Introduction

The Rolling Trails First Neighbourhood Plan comprises the entirety of the community of Rolling Range Estates and a share of Towers Trail which are in the southwest portion of the Town of Cochrane. The Plan Area is bounded by Highway 22 to the east, the community of Fireside to the south, Towers Trail to the west and the remainder of the Towers Trail community to the north.

The topography of the Plan Area is best described as knob and kettle with rolling hills and pockets of smaller wetlands. 31 different properties are included in the Neighbourhood Plan where 29 are large country residential lots, one is an electrical substation and one is owned by the Town of Cochrane.

Rolling Range Estates and Towers Trail were annexed by the Town in 2004 and are identified in *Envision Cochrane 2050* for neighbourhood residential and a planned neighbourhood centre. The Rolling Trails Area Redevelopment Plan (ARP) was approved in 2024 to provide guidance on the redevelopment of the two communities. Before land use or subdivision could proceed, the ARP directs that a Neighbourhood Plan be prepared. The subject document constitutes the first Neighbourhood Plan for Rolling Trails. This non-statutory Neighbourhood Plan refines the broader policy requirements of the Rolling Trails ARP through the application of more detailed guidance that has been specifically formulated for the Plan Area.

Given the fragmentation of Rolling Trails, it is anticipated that redevelopment will occur gradually over time. To ensure that this transition results in a coherent urban neighbourhood, the Neighbourhood Plan document is divided into parts. Part 1 provides an overall redevelopment framework for the entire Plan Area. The subsequent parts provide specific details on the layout, placement of parks, built form, transportation network and servicing requirements for each set of properties, or cell, that come forward for redevelopment. Those areas outside of a cell are shadowed planned to demonstrate possible access, road alignments and servicing opportunities. The Neighbourhood Plan will be amended from time to time to recognize the development intentions of subsequent cells. Thus, this Neighbourhood Plan will be a living document that progressively realizes the transformation of this area into a vibrant and complete community within Cochrane.





2.0

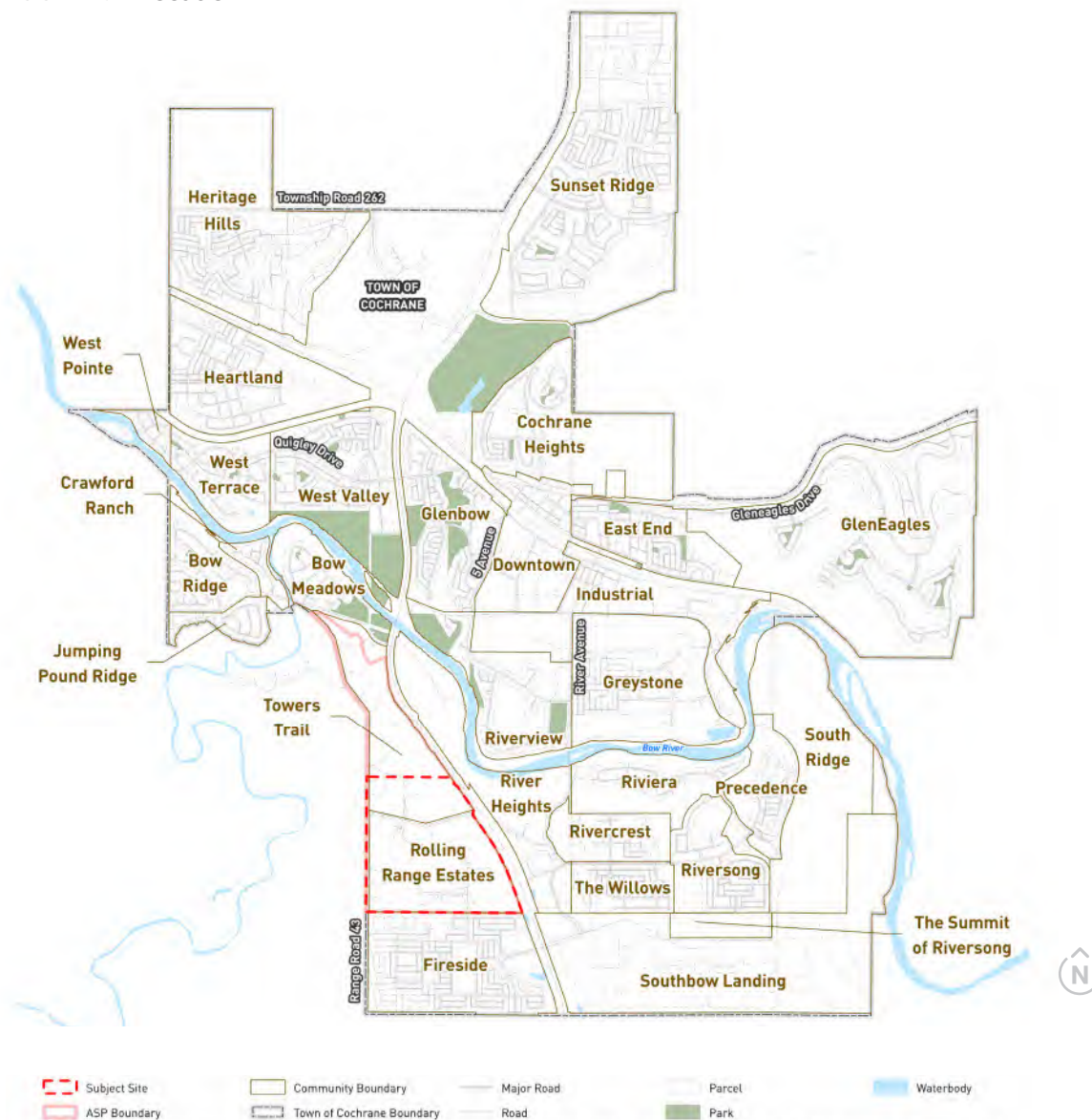
Context

Context

2.1 LOCATION

The Plan Area is located in the southwest portion of the Town of Cochrane as shown in Figure 1: Location. The Plan Area is situated between Highway 22 to the east and Towers Trail to the west. The surrounding Cochrane communities include Bow Meadows to the north, River Heights to the east, Fireside to the south and Rocky View County to the west.

FIGURE 1: Location



2.2 PLAN AREA DEFINITION

The Plan Area contains approximately 100.48 hectares (248.28 acres) of land consisting of two historical country residential subdivisions, namely 'Rolling Range Estates' in the southern portion and 'Towers Trail' in the northern portion. Rolling Range Estates consists of twenty-seven parcels of land totaling approximately 76.00 hectares (187.79 acres) and the Towers Trail section consists of four parcels of land totaling approximately 24.48 hectares (60.49 acres). These areas are described in the following table:

Table 1: Rolling Range Estates

Lot #	Ownership	Legal Description	Legal	
			Hectares (ha)	Acres (ac)
1	Private	Plan 9610569 Block 4	1.866	4.61
2	Private	Plan 9610569 Block 3	2.03	5.00
3	Private	Plan 9811998 Lot 18	1.60	3.95
4	Private	Plan 9811998 Lot 19	1.61	3.98
5	Private	Plan 9811998 Lot 20	1.60	3.95
6	Private	Plan 9811998 Lot 21	1.60	3.95
7	Private	Plan 9411966 Lot 15	1.62	4.00
8	Private	Plan 9111270 Lot 14	1.62	4.00
9	Private	Plan 0411781 Block 2 Lot 20	1.87	4.62
10	Private	Plan 0211697 Block 1 Lot 19	1.82	4.50
11	Private	Plan 0510106 Block 1 Lot 22	1.63	4.00
12	Private	Plan 0510106 Block 1 Lot 23	2.03	5.00
13	Private	Plan 9012373 Lot 12	1.86	4.60
14	Private	Plan 9412419 Lot 19	1.92	4.74
15	Private	Plan 9412419 Lot 18	1.78	4.40
16	Private	Plan 9412419 Lot 17	2.54	6.28
17	Private	Plan 9611502 Lot 21	1.62	4.00
18	Private	Plan 9611502 Lot 20	1.62	4.00
19	Private	Plan 8211052 Lot 3	4.46	11.03
20	Private	Plan 8011554 Lot 2	7.78	19.22
21	Private	Plan 9310444 Block 1	3.89	9.61
22	Private	Plan 0211697 Block 1 Lot 18	4.13	10.21
23	Private	Plan 9311545 Lot 17	5.01	12.39
24	Private	Plan 8610324 Lot 10	4.36	10.78
25	Private	Plan 0412781 Block 2 Lot 21	3.04	7.51
26	Private	Plan 9411966 Lot 16	4.90	12.11
27	Private	Plan 8310324 Lot 7	6.21	15.35
Subtotal			76.00	187.79

Table 2: Towers Trail

Lot #	Ownership	Legal Description	Legal	
			Hectares (ha)	Acres (ac)
13	Town of Cochrane	Plan 301LK Block R10	6.52	16.11
14	Private	Plan 1674LK, Block 9	8.05	19.90
15	Private	Plan 1674LK Block 8	8.05	19.88
16	Private	Plan 1112498, Block A	1.86	4.60
Subtotal			24.48	60.49
TOTAL			100.48	248.28

Note: Areas based on land titles

FIGURE 2: Ownership



FIGURE 3: Existing Conditions



2.3 EXISTING CONDITIONS/FEATURES

The Plan Area includes developed country residential estate lots ranging in size from 1.60 ha (3.95 ac) – 8.05 ha (19.90 ac) in size. The lands generally slope down towards the northeast in the direction of the Bow River. In terms of soils, the exposed subgrade materials are composed of glacial clay till, with some cobbles to boulders and this material typically has a very stiff to hard consistency.

Eight distinct broad land cover types occur within the Plan Area including anthropogenic, disturbed grassland, low shrub, tall shrub, treed-coniferous, treed mixedwood, treed-deciduous and wetland. No native grassland, or shrubland exist. 49 wetlands occur within or intersect the Neighbourhood Plan boundary, four man-made ponds, and two dugouts. A total of 8.99 hectares of **Class II, Class III and Class IV wetlands exist** within the Plan Area. Minimal offsite drainage from the property occurs and most drainage is expected through wetland infiltration and evaporation.

Two **Class IV** wetlands (WL16 & WL42) are considered to qualify as Environmentally Significant Areas. WL16 & WL42 were also previously determined to be Crown claimable waterbodies by the Government of Alberta's Water Boundaries Unit in 2018. In 2024, further assessment of WL16 was conducted and the results were forwarded to the Water Boundaries Unit. On October 16, 2024, based on the new review of almost all available historical aerial photos of the area from 1926 to 2023, it was concluded by the Water Boundaries Unit that as open water within that wetland prior to the road construction was seasonal, the current permanent presence of open water appears to be the result of anthropogenic activities especially due to diversion of surface runoffs by road ditches to this wetland. As such, they found it not prudent to conclude the existing body of water in R/W Plan 021 1698 is entirely a naturally occurring body of water. Therefore, its bed and shore does not meet the criteria for a Crown ownership claim under Section 3 of the Public Lands Act. It was mentioned that the surface water in that wetland only became permanent due to man-made activities, which makes the current bed and shore within that wetland to be ineligible for a Crown ownership claim under Section 3 of the Public Lands Act. The crown claim of WL42 is still being assessed by the Water Boundaries Unit. All other wetlands are considered not sufficiently permanent to be Crown-claimable.

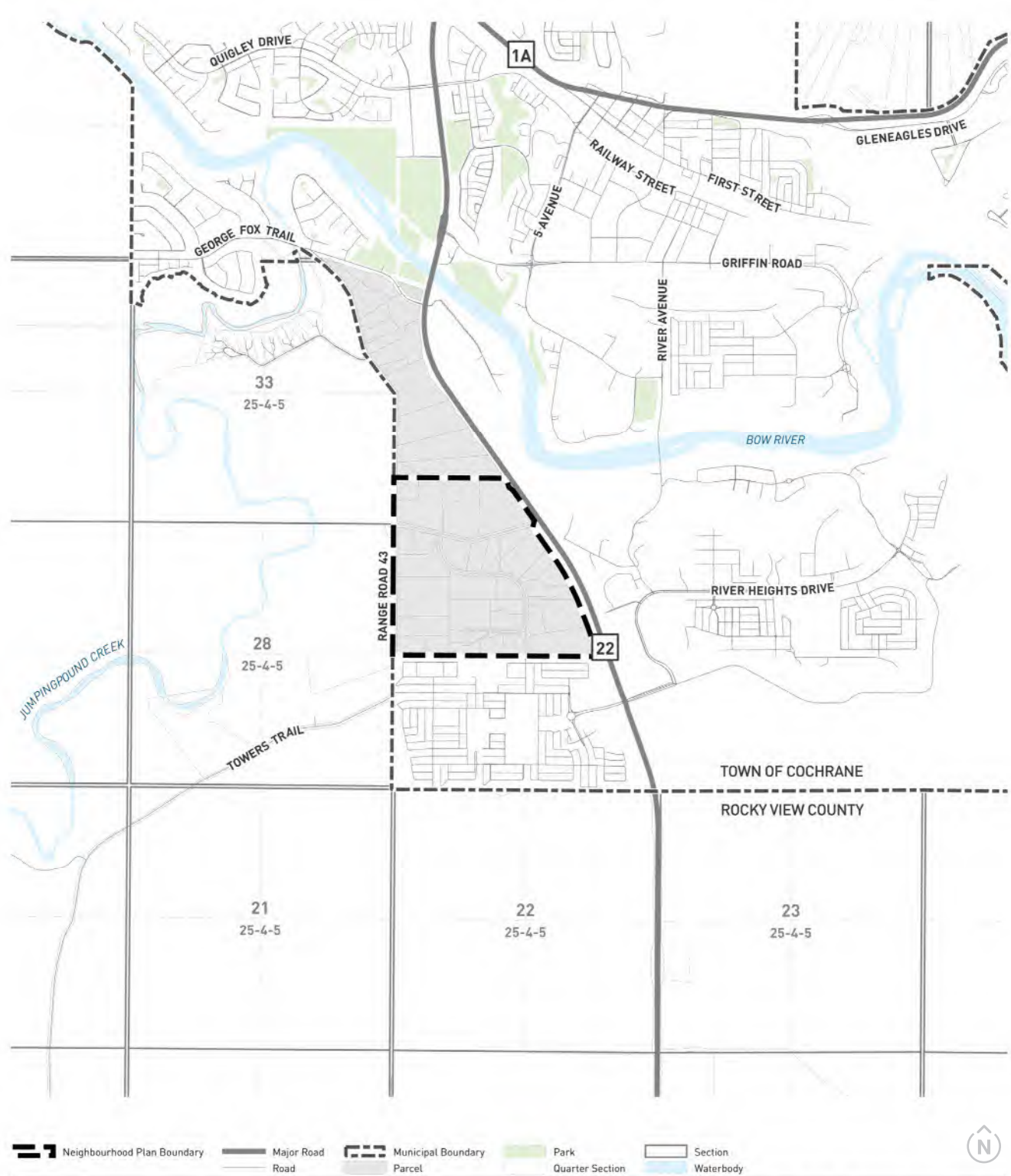
Most of the lots currently contain a residence with associated structures and improvements. Plan 1112498 Area A is owned by Altalink Management and consists of a substation site. A powerline also runs east-west through the northern and central portions of the Plan Area.

Highway 22 (Cowboy Trail) and Towers Trail provide the main access to the Plan Area while Rolling Range Drive, Rolling Range Estates and Rolling Range Place function as internal subdivision roads.



Most of the lots currently contain a residence with associated structures and improvements.

FIGURE 4: Surrounding Context



2.4 SURROUNDING CONTEXT

The following provides an overview of the surrounding context:

- To the north of the Plan Area are the remainder of the Towers Trail community and the residential communities of Bow Meadows, Bow Ridge and Jumping Pound Ridge which are accessed via George Fox Trail from Highway 22. The area north of the Plan Area and south of George Fox Trail contain an apartment style development named Lofts on the Bow, and to the east is St. Peter's Lutheran Church.
- Along the west boundary of the Plan Area runs Towers Trail, forming the division between the Town of Cochrane and Rocky View County. West of Towers Trail consists of agricultural land and acreage development with access to Towers Trail.
- Across Highway 22 to the northeast of the Plan Area is the Bow River and the residential neighbourhood of Riverview and the future neighbourhood of RiverRidge; this area also includes St. Mary's Parish and various employment and commercial uses.
- South of the Plan Area is the residential neighbourhood of Fireside which is currently under development.



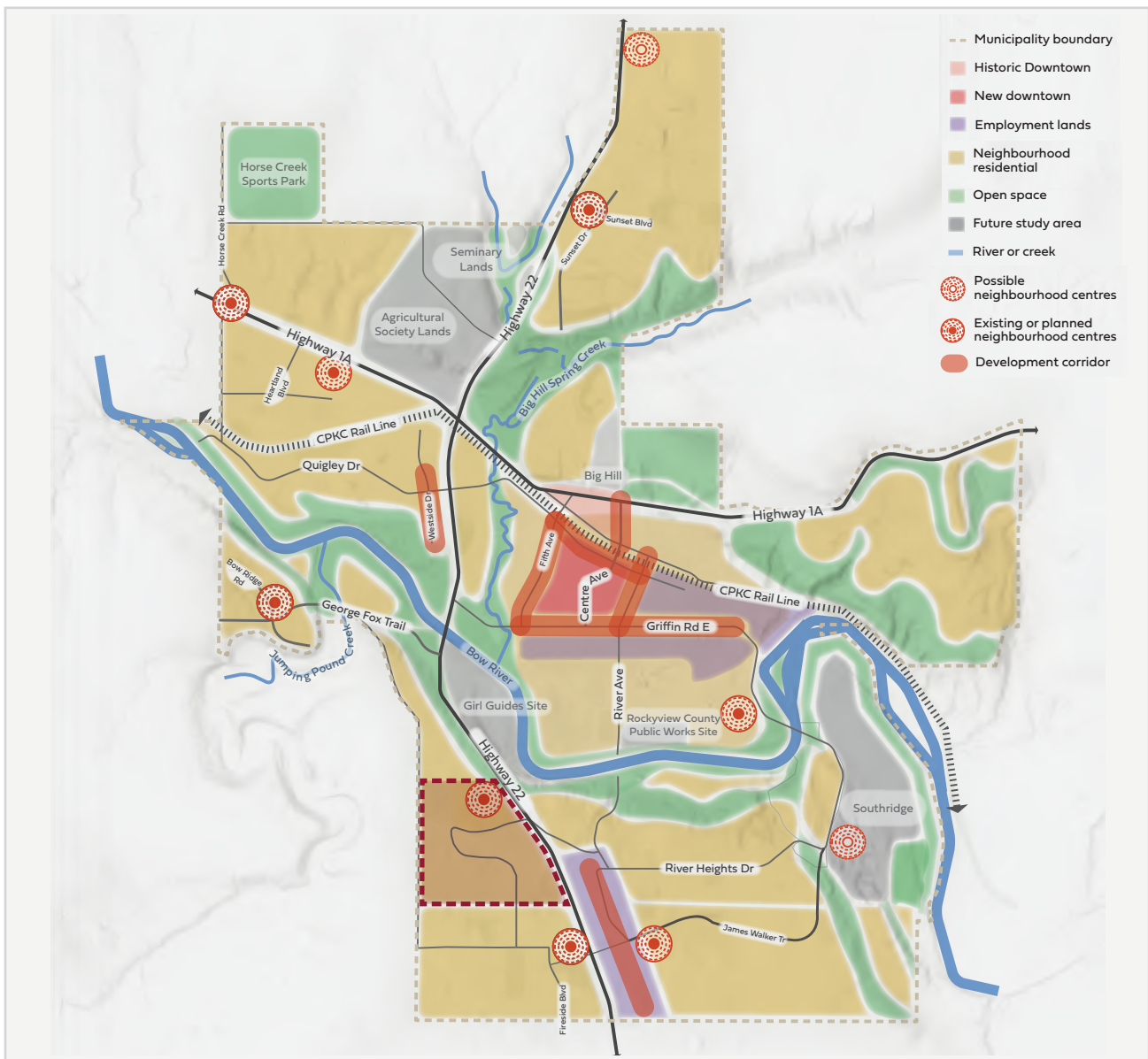
2.5 POLICY CONTEXT

Municipal Development Plan

The Town of Cochrane’s Municipal Development Plan - Envision Cochrane 2050, adopted by Council in March 2024, is a long-term strategy that establishes the overall pattern for land use, transportation and servicing in the Town. The MDP’s vision is to establish financially, sustainable, inclusive and welcoming neighbourhoods.

The MDP provides a Generalized Future Development Map that presents anticipated uses. The Rolling Trails NP is identified for Neighbourhood Residential and a Possible Neighbourhood Centre. Neighbourhood Residential is to encourage diverse housing options, ranging from lower density to higher density, concentrated around neighbourhood centres. A minimum density of 20 units per hectare (8 units per acre) is to be achieved. The Neighbourhood Centre is to include a concentration of small-scale commercial and institutional uses alongside multi-unit dwellings. Neighbourhood Centres are to achieve a minimum density of 37 units per hectare (15 units per acre).

FIGURE 5: Municipal Development Plan





Rolling Trails Area Redevelopment Plan

The Rolling Trails Area Redevelopment Plan (ARP) was approved on June 10th, 2024, by the Town of Cochrane. This statutory document provides guidance for the redevelopment of the acreage communities of Rolling Range Estates and Towers Trail. The land use zones identified are:

- Lower Density Residential
- Higher Density Residential
- Mixed Use
- Flex
- Open Space
- Public Utility

The Rolling Trails ARP requires that before any land use or subdivision application is approved within the Plan Area, a Neighbourhood Plan shall be prepared or amended and approved by Council to reflect the intentions of the land use or subdivision application. Section 6.5 of the ARP identify the requirements for preparation of a Neighbourhood Plan. This Neighbourhood Plan builds off and align with the policies established throughout the ARP.

2.6 EXISTING LAND USE CONTEXT

The Town of Cochrane Land Use Bylaw regulates the use and development of land and buildings in the municipality. As shown on Figure 7: Existing Land Use Designations, the majority of the Plan Area is designated as Urban Holding (UH). The purpose of this district is to protect land intended for future development from premature subdivision and development until urban development can proceed in an orderly fashion consistent with the Municipal Development Plan (MDP) and other statutory plans.

2.7 ALIGNMENT WITH TOWN GUIDELINES

The Town has established several documents that provide design guidance for new neighbourhoods within Rolling Trails. They include:

- Intergrated Neighbourhood Design Guidelines
- Rolling Trails ARP: Enhanced Interface Policies
- Cochrane Sustainability Plan
- Open Space Master Plan
- Western Heritage Design Guidelines
- Envision 2050 - MDP
- Cochrane Strategic Plan

Each new development Cell is to demonstrate alignment with these guiding documents.



Northwest of Rolling Range Drive are lands designated as Parks and Recreation (PR) which are to provide for the development of parks to meet the passive and active recreational pursuits of the public.

FIGURE 6: Rolling Trails Area Redevelopment Plan

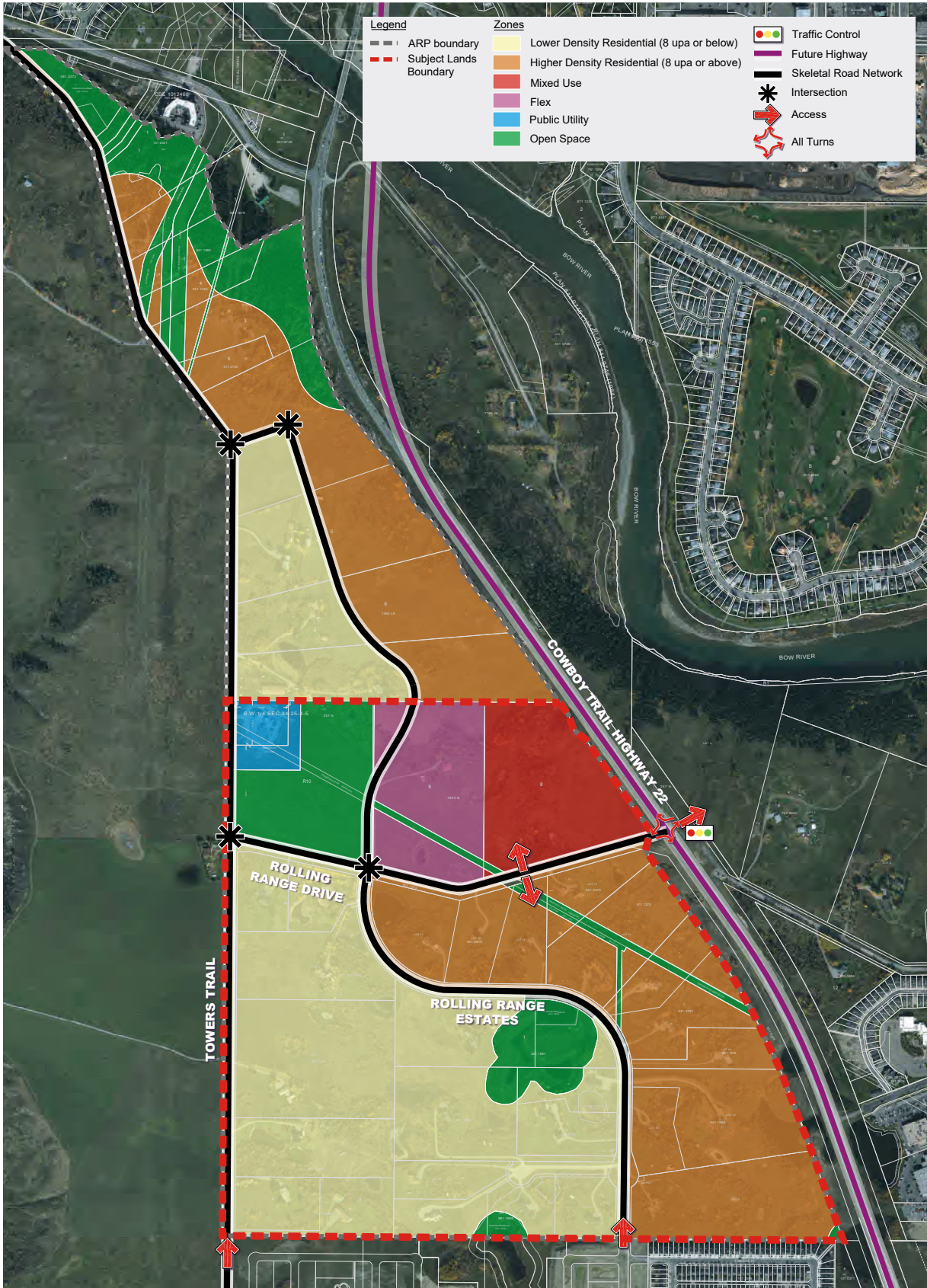
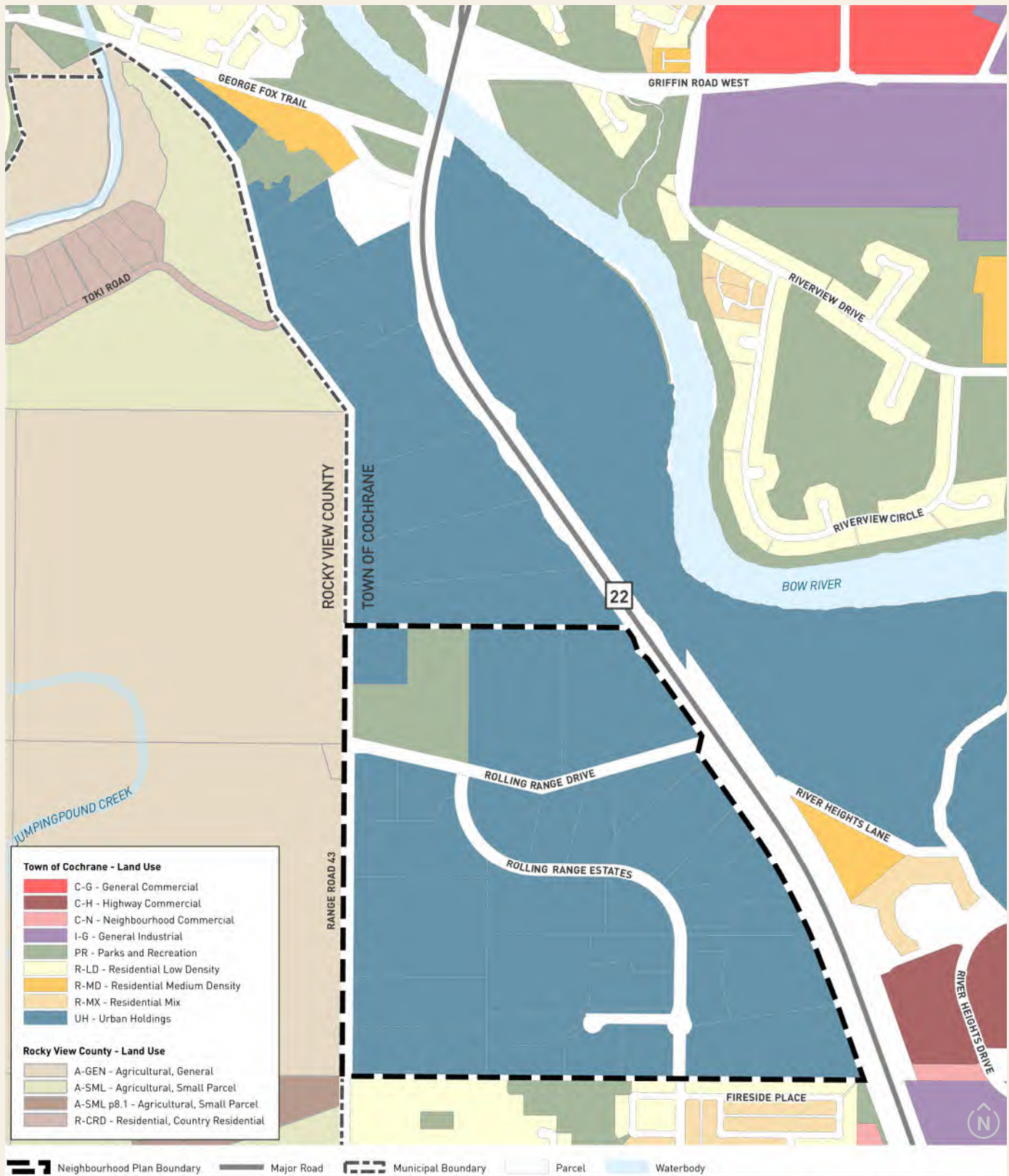


FIGURE 7: Existing Land Use Designations





3.0

Neighbourhood Identity

Neighbourhood Identity

The Neighbourhood Plan is intended to implement the vision for the area as defined by the Rolling Trails ARP.

The vision for Rolling Trails is a community that has organically redeveloped over time into four quality urban neighbourhoods that are distinct yet complimentary, sensitive to their surroundings, responds to the local topography, conveys a sense of place, integrates local services and employment and offers homes that enhance Cochrane's housing mix. The result is a place that embodies western heritage, where multiple generations live together harmoniously and appreciate the unique geography of the area and the amenities that are only a short walk away.

Implementation of the vision will:

1. Address the housing products missing in Cochrane including wider lots, low rise townhouses, bungalow villa-style housing and rental product for **55 plus** and young families
2. Provide retail to address the shopping needs for residents south of the Bow River
3. Link the community with the rest of Cochrane by introducing missing pathway connections
4. Offer a more diverse and balanced property tax base through the provision of higher **densit**

Principles

The following principles established in the Rolling Trails Area Redevelopment Plan provide a guide for redevelopment within the Rolling Trails NP.



Innovation

A flexible and innovative approach is applied at the detailed design stage to generate the most appropriate solutions to respond to the fragmented nature of the Plan Area, uncertainty of development timing, and potential market shifts in order to achieve Rolling Trails' long-term vision.

Organic Design

Rolling Trails gradually transitions into an urban community where redevelopment has responded to its unique topographical and redevelopment situation.

Sense of Place

Thoughtful design elements are incorporated into each neighbourhood to create a sense of place while also tying the community together in terms of character and theming.

Integration of Commercial Business and Community Services

A commercial and business node is incorporated into Rolling Trails to provide residents with convenience shopping and employment within close proximity of their homes.

Market Based Housing

Housing is provided that addresses market demand and underserved segments of Cochrane.

Pedestrian and Transit Friendly

The strategic location of transit stops, and the comprehensive pedestrian network ensures that residents are within a short walk of neighbourhood amenities and transit.

Quality Focus

There has been a focus on the quality of the layout of neighbourhoods, the design of homes and the location of services to ensure a comfortable living environment within Rolling Trails while still meeting the sustainability targets and thresholds of the Town.

Boutique Open Space

Each neighbourhood park has unique elements that have been designed to complement and align with surrounding development.

Sensitive Redevelopment

Redevelopment has been undertaken in a manner that is respectful of its surrounding neighbours while also allowing for urban forms to arise.





4.0

Neighbourhood Elements

Neighbourhood Elements

4.1 LAND USE ZONES

Expanding on the vision and principles, the following provides a conceptual overview of the main elements of the neighbourhood as described in the Rolling Trails ARP.

It is anticipated that the full build-out of the Neighbourhood Plan Area will result in a population of approximately 4,733 people. This is based on consideration of these neighbourhood elements, a gross developable area of 92.10 hectares (227.57 acres), 20.0 units per hectare (8.0 units per acre) and assuming 2.6 people per dwelling, which is the average household size for Cochrane according to the latest Statistics Canada census date. The gross developable area discounts the Town's MR Lands and the transmission station.

Policy 4.1.1

Land use redesignations should generally align with those land use zones as illustrated in Figure 8: Land Use Zones.

Policy 4.1.2

The minimum gross residential density of the Plan Area should achieve the 20.0 units per hectare (8.0 units per acre) target identified in the Town of Cochrane Municipal Development Plan.

Policy 4.1.3

Each redevelopment should consider introducing 55 plus housing to meet the needs of this growing market segment. Housing forms may include villas, townhomes, apartments and seniors facilities that make accessibility a priority.





Lower Density Residential

Lower density residential development is identified for the western half of the Plan Area to ensure a diversity of housing product. The form of housing is anticipated to include single-detached dwellings, semi-detached dwellings and townhomes.

Policy 4.1.4 The Lower Density Residential Zone should achieve a gross residential density of 20.0 units per hectare (8.0 units per acre) or below.

Higher Density Residential

Higher density residential development is identified on the eastern half of the Plan Area to take advantage of access to Highway 22, views towards the downtown and proximity to future commercial services. Expected housing forms include  semi-detached dwellings, townhomes and apartments. This form of development will generate higher property taxes per hectare for the Town.

Policy 4.1.5 The Higher Density Residential zone should achieve a gross residential density of 20.0 units per hectare (8.0 units per acre) or above. 

Mixed Use

A mixed-use zone is identified in the northeast portion of the Plan Area. This zone is expected to take advantage of its exposure and close access to Highway 22 via Rolling Range Drive. The zone will mainly include commercial development that provides local and regional services with an element of supporting multi-residential. This form of development will generate higher property taxes per hectare for the Town.

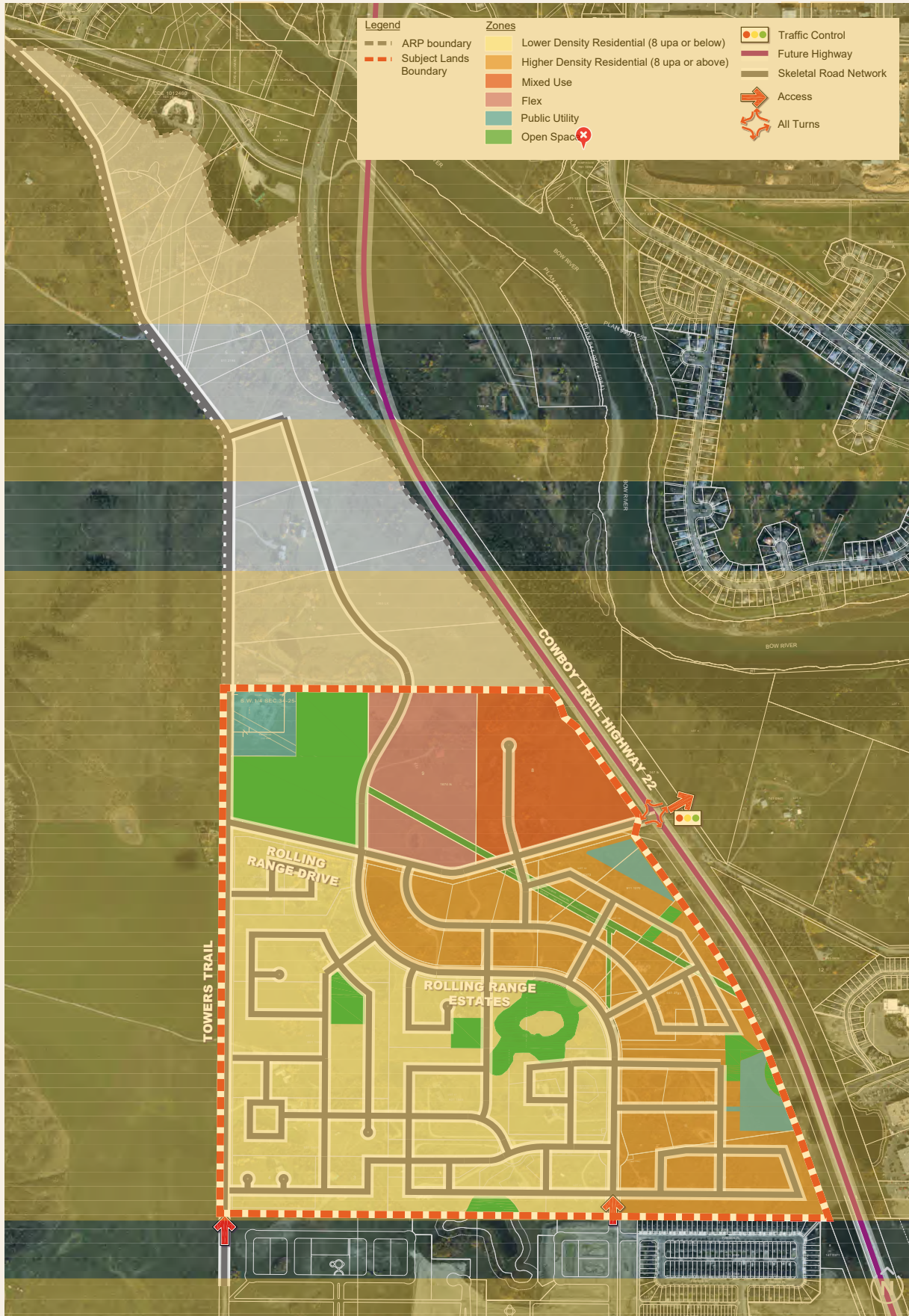
Policy 4.1.6 Commercial shall be the predominant use while multi-residential and interim stormwater management facilities may be located within the Mixed Use Zone.

Flex

A flex zone is identified where commercial, residential or a combination of both uses may occur. Notwithstanding this flexibility, it is expected that the development that does result within the flex zone will complement and support the future mixed use zone and the Town's MR lands and provide an appropriate transition between the two zones. This form of development will generate higher property taxes per hectare for the Town.

Policy 4.1.7 The Flex Zone may include commercial or residential development, or a combination thereof.

FIGURE 8: Land Use Zones





4.2 OPEN SPACES

Town's MR Lands

The Town's MR lands are located on the west side of the neighbourhood. These lands are to be programmed by the Town in the future based on the needs of the surrounding communities. The size and configuration of the site offers a significant opportunity to accommodate the larger recreational needs and aspirations of the Town.

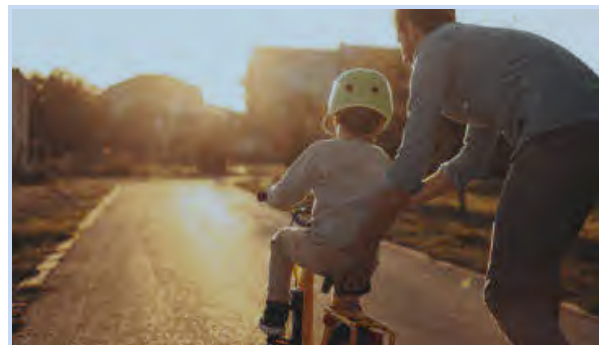
Policy 4.2.1

The Towns' MR lands should be programmed and developed by the Town based on community and municipal needs. The programming, cost and method for equitably collecting funds to develop the Town's MR lands shall be determined by the Town before approval of the first subdivision. Developers and/or landowners within Rolling Trails shall be responsible for the cost of programming and developing the Town's MR lands for local amenities at the time of site redevelopment. The Town shall be responsible for the cost of programming and developing the Town's MR lands for regional amenities where applicable.

Local Parks

The provision of Municipal Reserve is outstanding for only six properties within the neighbourhood. The possible location for the outstanding 10% Municipal Reserve is identified on Figure 9. Nevertheless, local parks should be established throughout the neighbourhood so that all residents are within a 5-minute walk (400 meters) of local recreation and open space. Thus, alternative approaches to the provision of open space to serve residents in the form of parks, plazas, linear greenways and sportfields will need to be considered at the Neighbourhood Plan stage. Four Season Design will be considered in the Neighbourhood Plan landscape concepts.

Policy 4.2.2	The full amount of Municipal Reserve owing shall be dedicated or paid as cash-in-lieu at the discretion of the Development Authority at time of subdivision.
Policy 4.2.3	Where dedication of Municipal Reserve is not required, the Town, in accordance with the Municipal Government Act, may negotiate any of those options as outlined in Policy 7.1.3 of the Rolling Trails Area Redevelopment Plan.
Policy 4.2.4	The Subdivision Authority may register a deferral of Municipal Reserve in accordance with the Municipal Government Act.
Policy 4.2.5	Open Spaces should generally align with those locations as illustrated in Figure 9: Open Space but may be refined at the time of land use redesignation or subdivision.





Environmental Features

It is **expected** that these **WL33 and WL42** areas will be preserved through the dedication of Environmental Reserve to continue to allow for residents to enjoy these natural features. **Most of WL16** is anticipated to be preserved as Environmental Reserve where the southwest leg of the wetland could be removed given near separation from the main body of the wetland. As Biological Impact Assessments are completed for each successive development, further environmental features may be found to be worthy of conservation.

Policy 4.2.6 Environmental Reserve is anticipated to be dedicated in those areas generally illustrated in Figure 9: Open Space. Notwithstanding, any additional areas identified as qualifying lands through Biological Impact Assessments at the time of subdivision should also be dedicated in accordance with the Municipal Government Act.

Right-of-Ways

A powerline right-of-way that runs northwest to southeast through the neighbourhood. This right-of-way offers the possibility to incorporate further open space into the neighbourhood. **The** Powerline right-of-way could be integrated into the design of individual developments and incorporate amenities such as pathways, dog runs, community gardens or other features where possible.

Policy 4.2.7 The powerline right-of-way may be integrated with individual developments to incorporate public amenities.

Policy 4.2.8 When safe and acceptable to the utility company, the Town of Cochrane may consider proposal for development beneath the powerlines.

FIGURE 9: Open Space



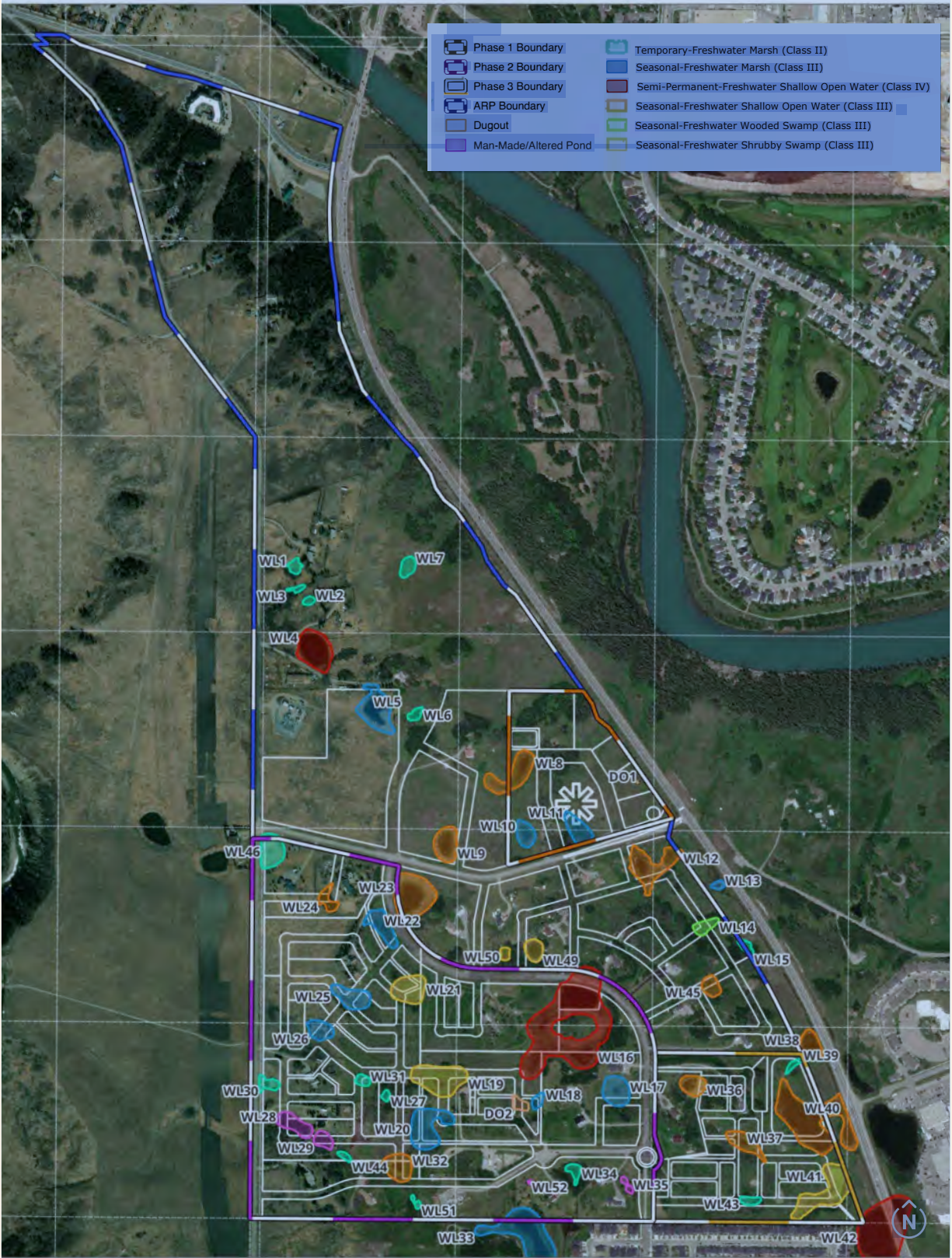


Wetlands

Two **Class IV** wetlands (WL16& & WL42) were identified as Environmentally Significant Areas. Only WL42 was identified as **Crown-claimed** and thus will be retained. In addition, the wetland that extends from Fireside into Rolling Range Estates (WL33) is to be conserved.

<p>Policy 4.2.9</p>	<p>The Crown-claimed wetland (WL42) and Wetland WL33 illustrated in Figure 10: Wetlands and Waterbodies, shall be conserved and dedicated as Environmental Reserve. The southwest leg of WL16 within Cell A may be removed in accordance with the Water Act where the remainder shall be retained.</p>
<p>Policy 4.2.10</p>	<p>To ensure the viability of these wetlands, the following mitigation measures shall be undertaken as identified in the supporting Biophysical Impact Assessment:</p> <ul style="list-style-type: none"> • Implement a 6-metre setback in accordance with the Municipal Government Act. • Lots backing onto the wetland will not drain directly into wetlands. • Native vegetation will be augmented into the 6-metre buffer, within a vegetated swale, to capture any potential pollutants that were not captured within private lots. • Lots backing onto natural wetlands will not have gates within the rear lot fencing. • Upon occupancy of lots backing onto wetlands, owners will be provided with educational materials regarding the use of pesticides and fertilizers and the impact on wetlands, as well as the benefits of landscaping with native and indigenous plant materials. Additional information will be provided on other methods of retaining wetland health (i.e. keeping dogs inside the yard fence and cats inside to prevent disturbance to wildlife, bird friendly design, minimized lighting at night, etc.).
<p>Policy 4.2.11</p>	<p>Wetlands that are not considered Environmentally Significant Areas or Crown-claimable may be removed.</p>
<p>Policy 4.2.12</p>	<p>Where impacts to or removal of wetlands cannot be avoided, the following is to be implemented in accordance with the Alberta Wetland Policy and associated directives:</p> <ul style="list-style-type: none"> • Conduct an assessment of relative wetland value using the Alberta Wetland Rapid Evaluation Tool – Actual (ABWRET-A). • Prepare a Wetland Assessment & Impact Report for proposed impacts to wetlands. • Obtain approvals under the Water Act. • Execute a Wetland Replacement Plan including the payment of in-lieu fees.

FIGURE 10: Wetlands and Waterbodies



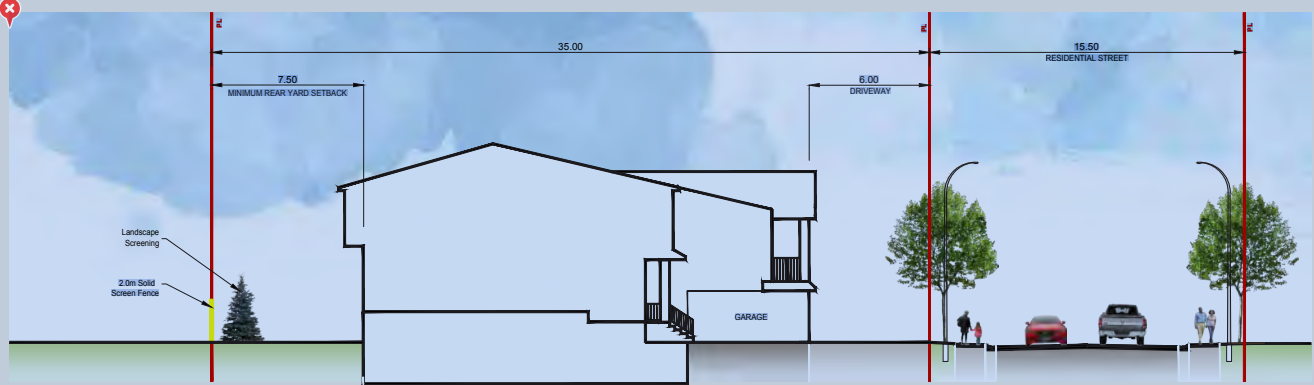


4.3 DESIGN GUIDELINES

The Rolling Trails ARP anticipated the creation of design policies at the Neighbourhood Plan stage. The following policies provide direction on the design of new development cells:

<p>Policy 4.3.1</p>	<p>All buildings will be setback 7.5-metres from a property line shared with an acreage and Fireside dwellings.</p>
<p>Policy 4.3.2</p>	<p>Standard screen fencing and landscape screening will be provided adjacent to Highway 22, Towers Trail, existing acreage and Fireside to limit views and mitigate sounds emanating from urban development. The developer will install the screen fencing at the time of subdivision. The developer will require the builder to provided the screen landscaping. Maintenance of the screen fencing and landscaping will the responsibility of each property owner.</p>
<p>Policy 4.3.3</p>	<p>The trees and shrubs provided adjacent to Highway 22 and Towers Trail should be more than required by the Land Use Bylaw where fencing has not been provided.</p>
<p>Policy 4.3.4</p>	<p>Dwellings will front or side onto Rolling Range Estates, collector streets and residential streets.</p>
<p>Policy 4.3.5</p>	<p>Lot depths will be a minimum of 40-metres for lots sharing a rear property line with those lots within the Fireside community.</p>
<p>Policy 4.3.6</p>	<p>Residential uses located directly adjacent to Fireside shall be limited to single-detached, semi-detached and/or townhouses. The heights of these buildings shall be no more than 2 storeys tall.</p>
<p>Policy 4.3.7</p>	<p>The above design guideline policies will be incorporated into architectural controls registered on Title. At the time of subdivision, the architectural controls are to be submitted to the Town for review and approval before registering them on Title. The developer will require that the builders follow the architectural controls.</p>

FIGURE 11: Shared Property Line Interface between Existing and Future Residential



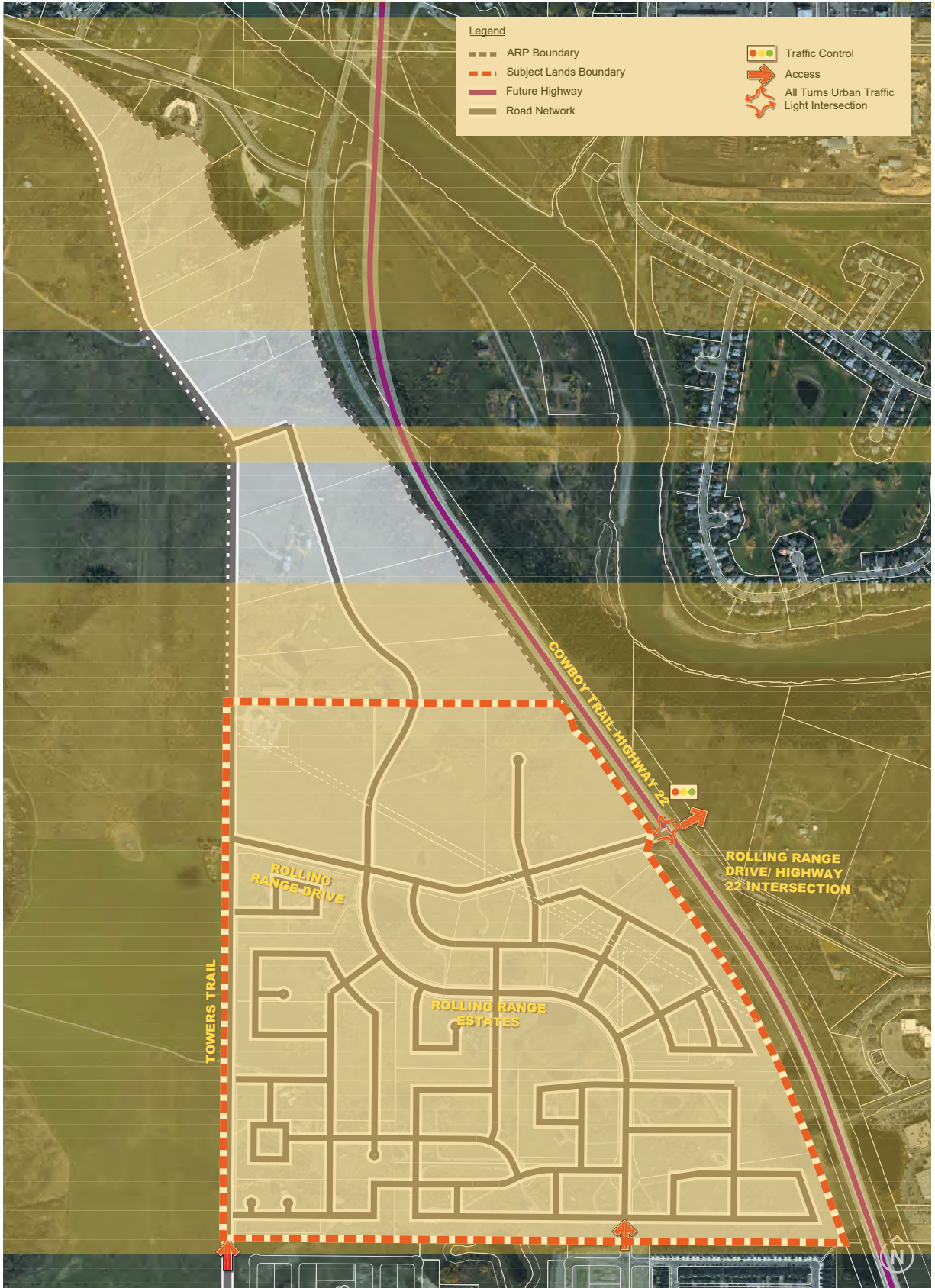
Residential Section



Commercial Section



FIGURE 12: Street Network



4.4 TRANSPORTATION NETWORK

Street Network

The street network for the Plan Area is to take advantage of existing roads and integrate with the existing and future transportation network of the Town. This approach will involve:

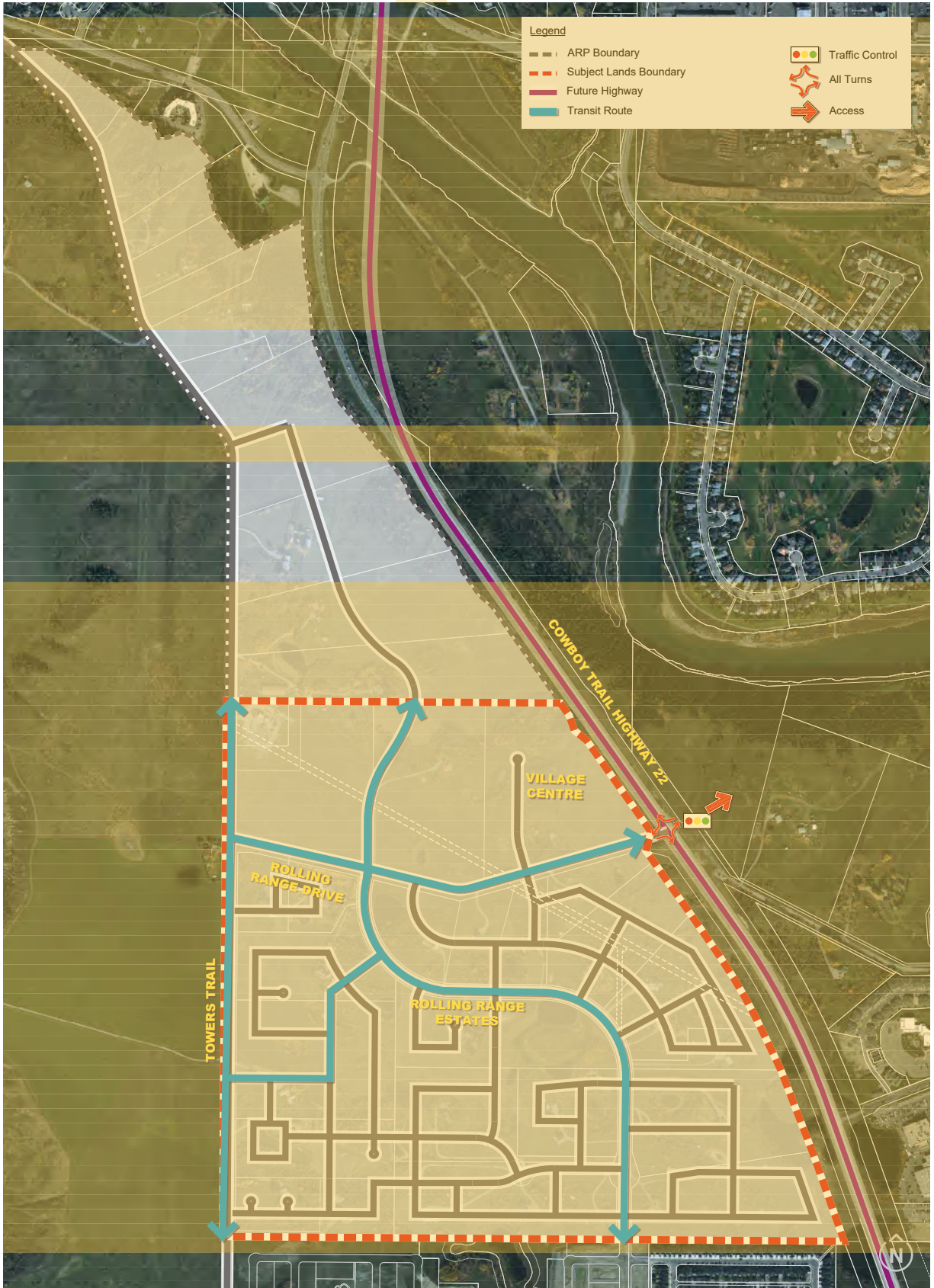
- Upgrades to Rolling Range Drive, Rolling Range Estates and Towers Trail to accommodate anticipated traffic volumes;
- Extending Rolling Range Estates south to access the community of Fireside; and
- Upgrading the junction of Rolling Range Drive and Highway 22 with a controlled **all-turns** intersection.

Internally, the transportation network will predominantly be a modified grid with opportunities for crescents and cul-de-sacs to achieve high levels of connectivity while responding to the topography of the land and accommodating unique products.

Policy 4.4.1	The neighbourhood street network and related intersections should be located as generally illustrated in Figure 12: Street Network but may be refined at the subdivision stage to reflect up-to-date infrastructure requirements.
Policy 4.4.2	Road rights-of way shall be dedicated by the developer at each phase of subdivision.
Policy 4.4.3	A Traffic Impact Assessment, or an updated Traffic Memo, may be required at the time Neighbourhood Plan amendment, land use redesignation or subdivision, at discretion of the Town.



FIGURE 13: Transit Network



Transit Network

Cochrane's On-Demand Local Transit (COLT) commenced operations in Fall 2019. Stops have already been identified throughout the Town. It is expected that transit services will be expanded to meet demand as the neighbourhood builds-out. Transit routes are identified along cross community collector streets to reach most residents and connect them with neighbourhood amenities. There is the potential location for future stops at the mixed-use centre, the Town's MR lands and at key intersections.

Policy 4.4.4	Transit routes should be located along the cross-community collector streets, as generally illustrated in Figure 13: Transit Network.
Policy 4.4.5	The design of cross-community collector streets should be able to support future transit routes and stops.
Policy 4.4.6	The ultimate location of transit stops should be identified at the time of subdivision and be located adjacent to neighbourhood amenities including the mixed-use centre, the Town's MR lands and at key intersections.
Policy 4.4.7	The ultimate location of transit stops should maximize a 400m walkshed radius which captures neighbourhood amenities including the mixed-use centre, the Town's MR lands and key intersections.

Pedestrian Network

An interconnected pedestrian and cycling system shall be provided throughout the neighbourhood. Regional pathways will extend along Towers Trail, Rolling Range Drive and Rolling Range Estates offering enhanced connectivity into the rest of Cochrane for the neighbourhood residents as well as those living in Fireside and River Heights. The internal street network will also include sidewalks along all roads to enhance pedestrian movements.

Policy 4.4.8	An interconnected pedestrian and cycling system shall be integrated within each Neighbourhood Plan and implemented at the time of subdivision.
Policy 4.4.9	Regional pathways should be extended located and constructed along Towers Trails, Rolling Range Drive and Rolling Range Estates as generally illustrated in Figure 14: Pedestrian Network.
Policy 4.4.10	The internal street network should include sidewalks along all roadways and should generally follow the Street Design Guidelines provided within the Town of Cochrane's Integrated Neighbourhood Design Guidelines.

4.5 SERVICING NETWORK

Servicing to the neighbourhood will be achieved by extending water, sanitary and stormwater utilities from the east through the River Heights community and under Highway 22. Subsequently, the utilities will run under the roads and through right-of-ways to services residents and businesses. Ultimate and temporary stormwater ponds will be established to manage runoff. The shapes and sizes of ultimate and temporary ponds will be determined through subsequent detailed design.

Policy 4.5.1	All servicing systems should be designed as generally illustrated in Figures 15,16 & 17. Notwithstanding, the systems designs may be modified at the time of subdivision to the satisfaction of the Town.
Policy 4.5.2	Permanent stormwater facilities shall be located as shown in Figure 17: Servicing Network – Stormwater. Notwithstanding, the shape and sizing of stormwater facilities may be further delineated at the time of subdivision.
Policy 4.5.3	Where an ultimate stormwater facility is proposed entirely outside the location shown on Figure 17, an amendment to this Neighbourhood Plan may be required.

FIGURE 14: Pedestrian Network

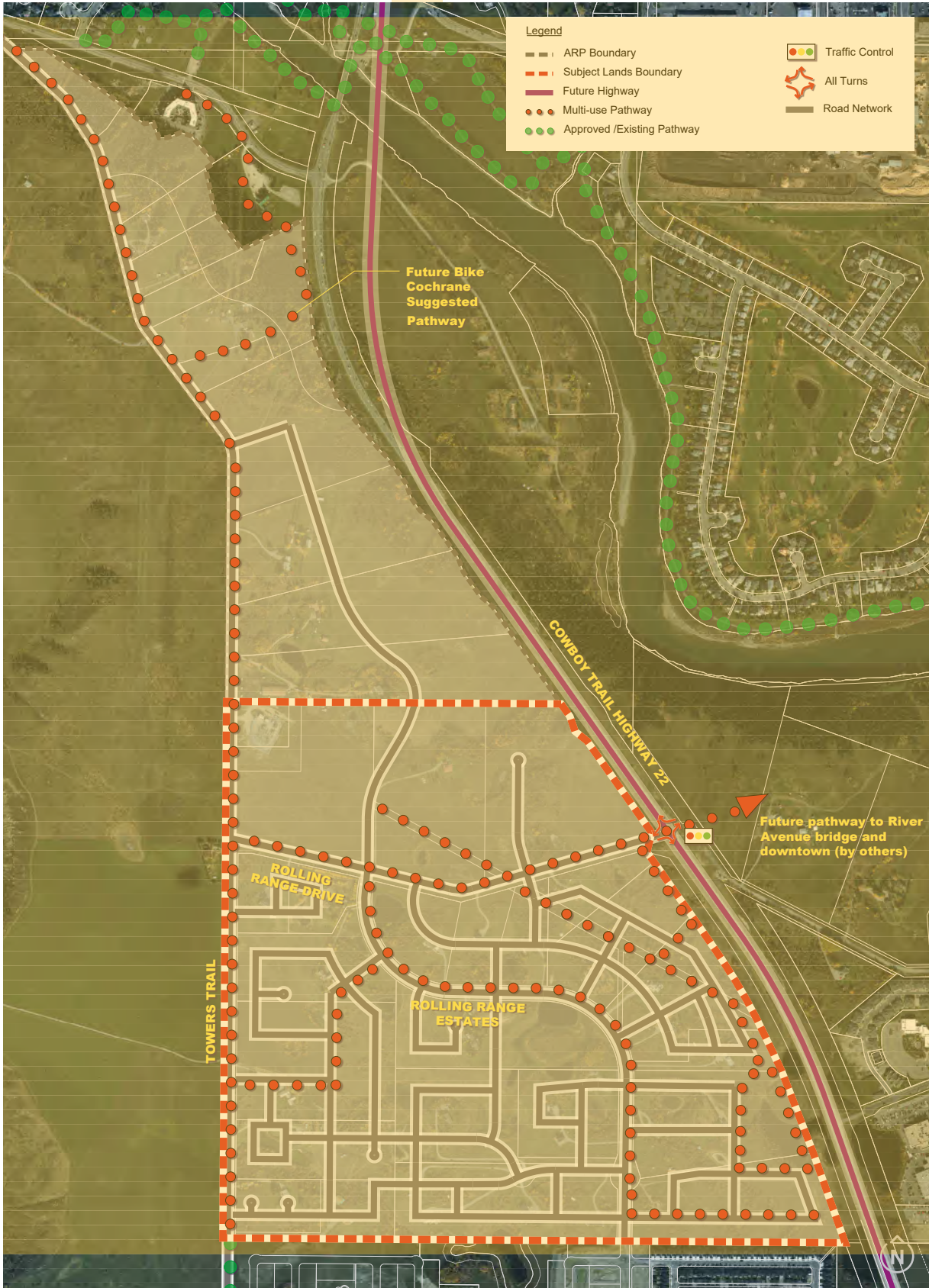


FIGURE 15: Servicing Network – Water



FIGURE 16: Servicing Network – Sanitary

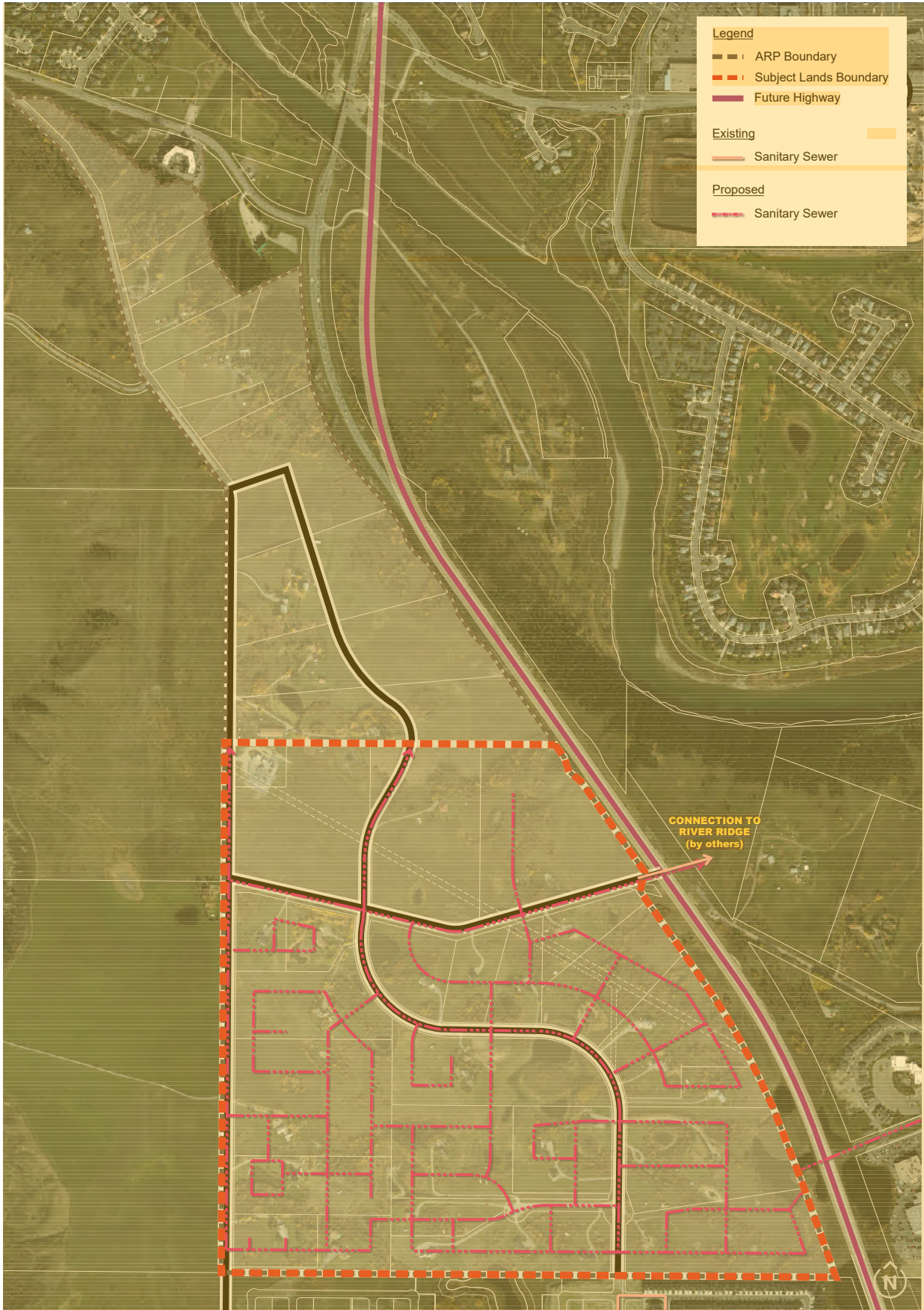
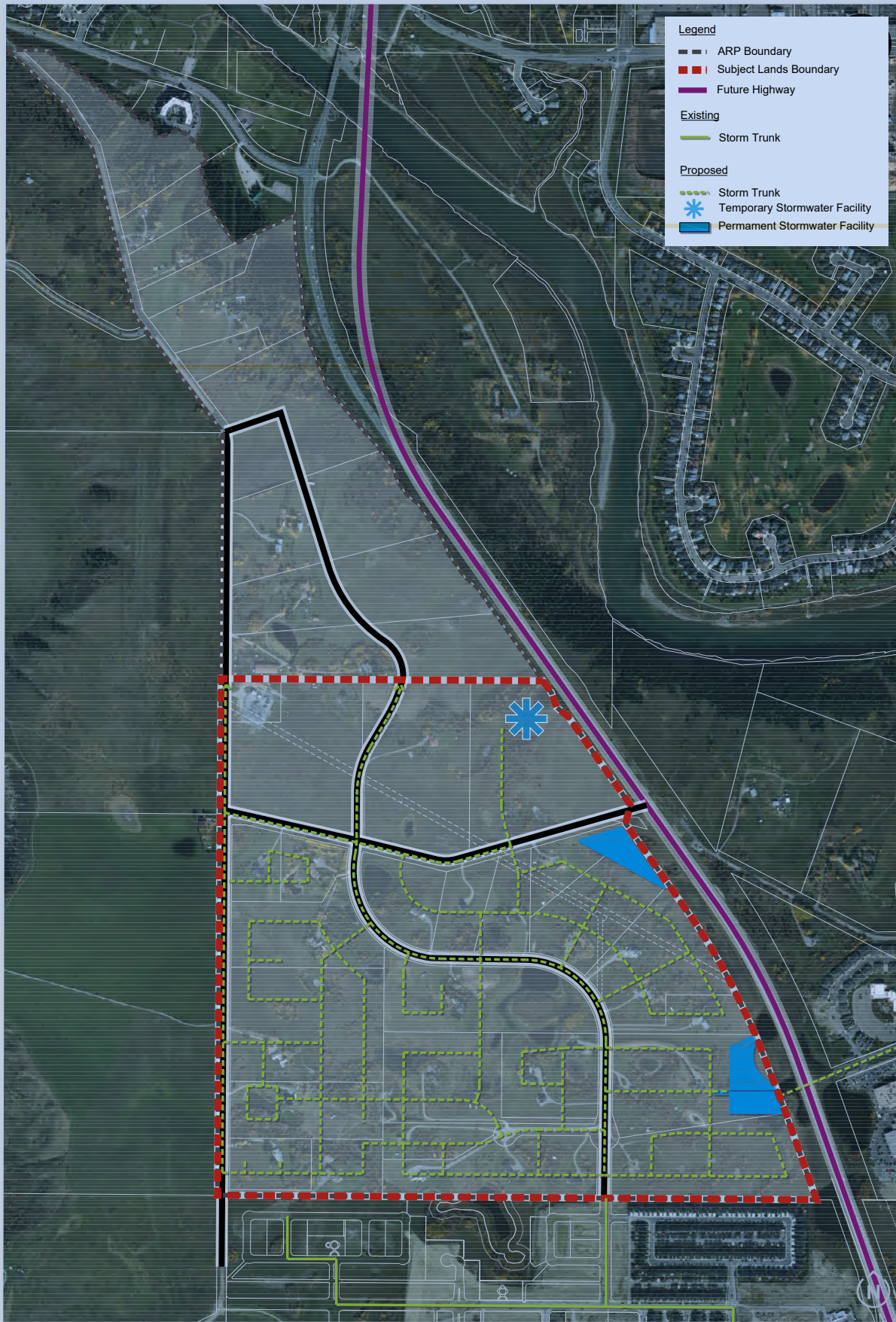


FIGURE 17: Servicing Network – Stormwater





5.0

Implementation

Implementation

The Rolling Trails Neighbourhood Plan is to serve as a guide to Administration and Council for future land use redesignations, subdivisions and development within the Plan Area.

Review of the Neighbourhood Plan is to be undertaken every 5 years to determine if updates are required to ensure the relevance of this document. Amendments to the Rolling Trails First Neighbourhood Plan will require a public hearing and approval by Council.

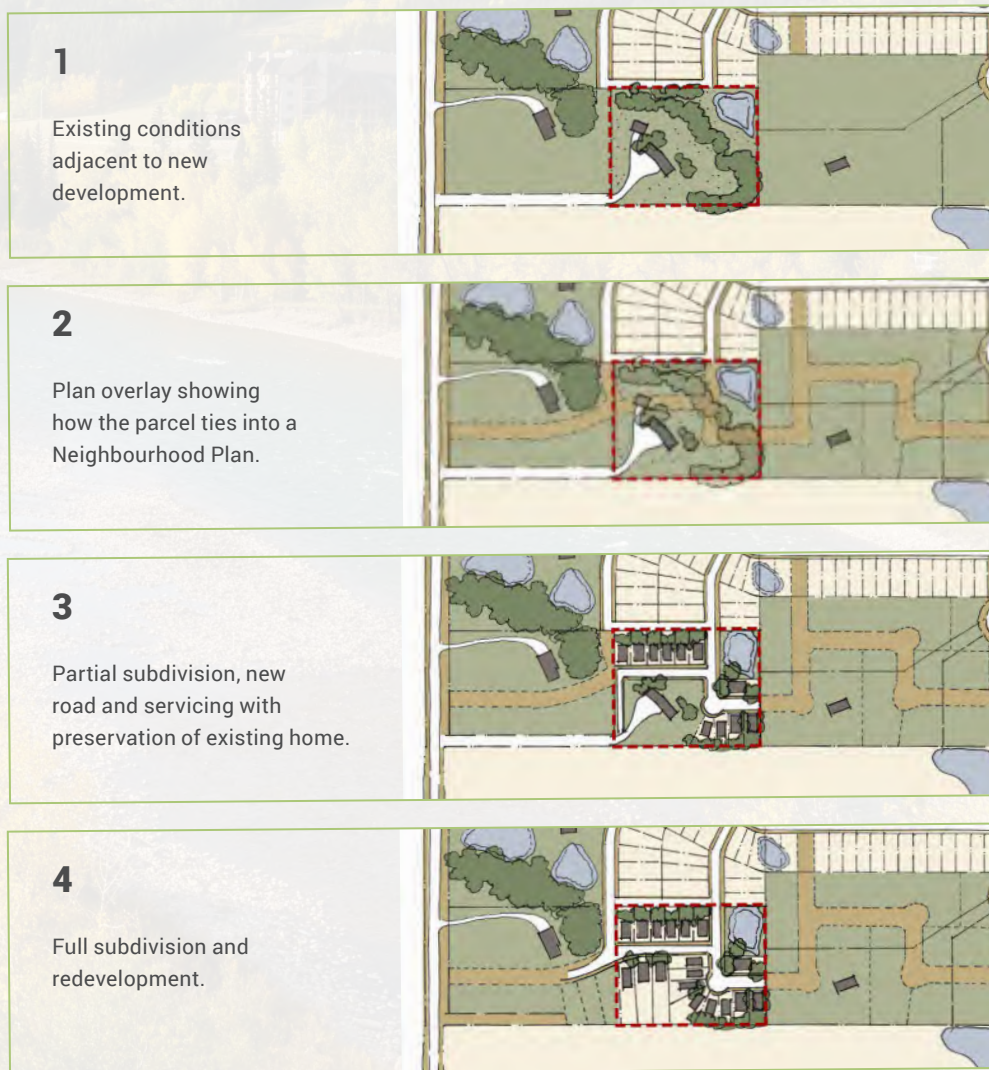
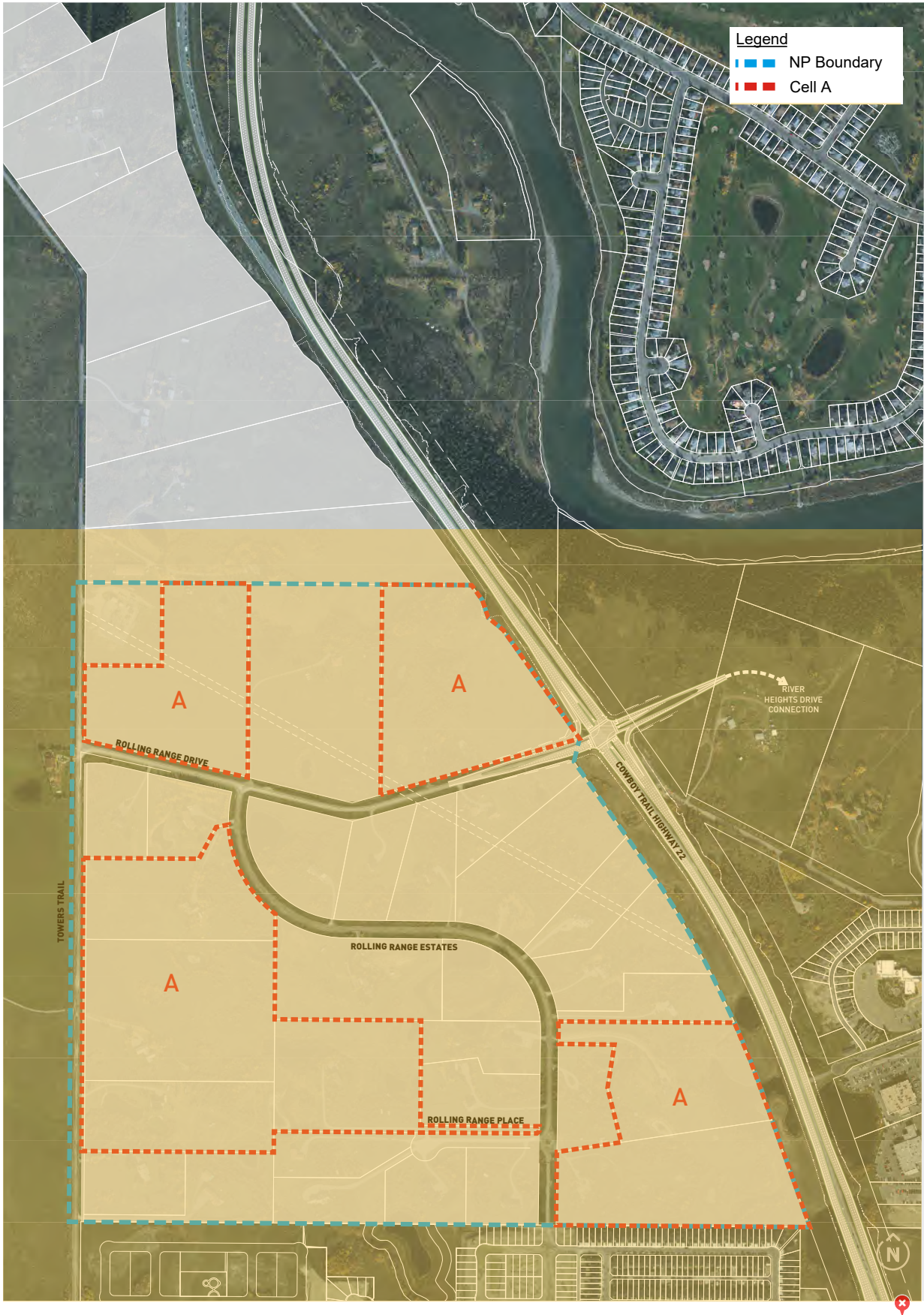


FIGURE 18: Cell Planning Areas



5.1 CELL PLANNING AREAS

The timeframe for redevelopment will be different for each property within the Plan Area. To manage these intervals, each set of properties that moves forward for redevelopment will be considered as a cell. Each cell will be issued a new part within this document for which to describe the layout, the placement of parks, the built form, the transportation network and servicing requirements of the cell. It is expected that the development will adhere to the expectations of the Rolling Trails ARP as well as this Neighbourhood Plan.

5.2 SHADOW PLAN

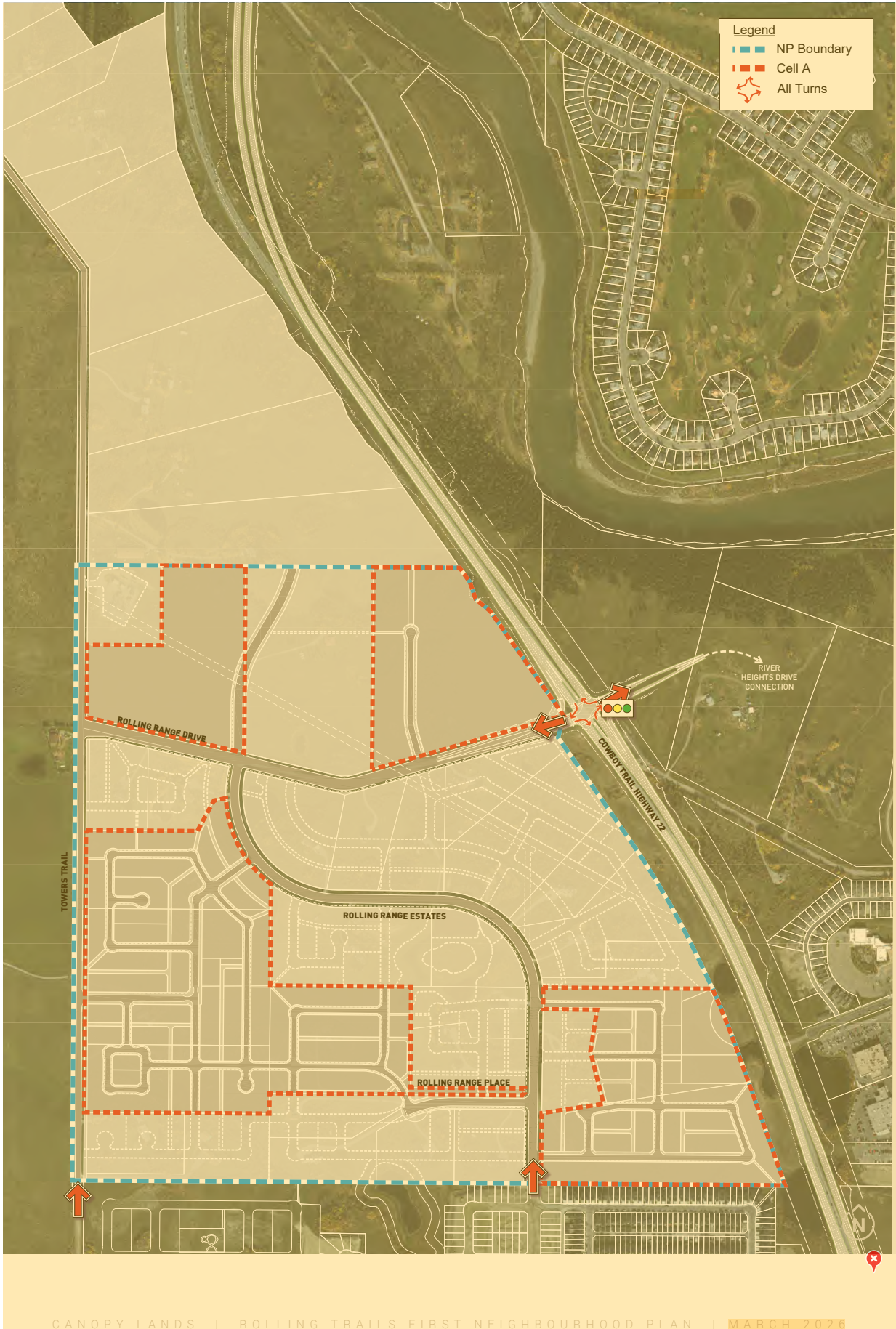
For those portions of the neighbourhood area that are outside of a cell, a shadow plan has been provided that demonstrates how the remaining lands could conceivably be developed by identifying the possible location of streets, utility connections and open space. An area subject to a shadow plan may not proceed with a land use redesignation until the development intentions for that area are identified in accordance with the ARP through a Neighbourhood Plan amendment. The shadow plan will be updated as each cell is approved for development.

Policy 5.2.1

As generally illustrated in Figure 19: Shadow Plan, areas subject to a shadow plan shall provide redevelopment details through a Neighbourhood Plan amendment consistent with the Rolling Trails Area Redevelopment Plan.



FIGURE 19: Shadow Plan



5.3 ENDEAVORS TO ASSIST

The lead developer has established the Rolling Trails Area Redevelopment Plan and the Rolling Trails First Neighbourhood Plan. In addition, they have been tasked to construct the leading infrastructure to initiate the redevelopment of Rolling Trails including the upgrades to the existing street network, improvements to the Highway 22/Rolling Range Drive intersection, introduction of public utility lines and provision of stormwater management ponds. Some of this infrastructure will include the boundary upgrades responsible by others or will be oversized to benefit further developers. The Town will endeavor to assist the lead developer to recuperate the applicable share of the costs from benefiting developers for the preparation of the plans and the leading infrastructure. In this regard, the following is required to be undertaken:

<p>Policy 5.3.1</p>	<p>Where a developer-funded Area Redevelopment Plan and Neighbourhood Plan cost recovery policy or bylaw has been established by Council, applicable cost recoveries shall be paid by the subdivision applicant for the preparation of the Rolling Trails Area Redevelopment Plan and the Rolling Trails First Neighbourhood Plan. The applicable payment shall be added as a condition of subdivision. Before endorsement of the tentative plan, the applicant shall provide confirmation to the Town that the payment of the applicable cost recoveries was provided to the lead developer.</p>
<p>Policy 5.3.2</p>	<p>Where a developer is required to construct municipal improvements (boundary and/or oversize improvements) to benefit future development areas, the developer shall provide cost estimates acceptable to the Town, for the applicable improvements. The cost estimate should clearly distinguish the basic improvements costs from the boundary and oversizing cost components. The Town will endeavour to assist in the recovery from future development areas the boundary and oversize costs by requiring that the applicable costs be paid by the benefiting developer before endorsement of the relevant tentative plan.</p>

5.4 LAND USE REDESIGNATION

The applicant for a Neighbourhood Plan amendment may submit a concurrent land use amendment application to redesignate the entirety of the applicable cell planning area. In that case, the Town will process the land use amendment application concurrently with Neighbourhood Plan amendment.

<p>Policy 5.4.1</p>	<p>When Neighbourhood Plan and Land Use Bylaw amendments are submitted together, the Town shall process the two applications concurrently.</p>
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5.5 INTERPRETATION

The following provides guidance to the Approving Authority when interpreting this Neighbourhood Plan:

<p>Policy 5.5.1</p>	<p>✖ It is recognized that in certain instances, an inconsistency may arise between this Neighbourhood Plan and a provision of the Land Use Bylaw; and, if this occurs:</p> <ul style="list-style-type: none"> • The Approving Authority may grant a relaxation of the Rules of the Land Use Bylaw in accordance with the provisions of the Bylaw or the Municipal Government Act (as the case may be), where the Plan provides clear direction in support of the relaxation; and • Where the Approving Authority lacks the jurisdiction to grant the relaxation of the Rules contained in the Land Use Bylaw, the Land Use Bylaw should prevail over the Plan.
<p>Policy 5.5.2</p>	<p>A requirement within this Plan, or any quantity or figure, may be relaxed, unless otherwise noted, where in the sole opinion of the Approving Authority:</p> <ul style="list-style-type: none"> • The application of the requirement in a specific situation is determined to be unworkable or impractical; or • The intent of the requirement can be achieved in another manner that will result in an equivalent or improved design outcome; and • The relaxation will not compromise the overall intent of the Plan.
<p>Policy 5.5.2</p>	<p>All proposed land use zones and road and utility alignments and classifications may be subject to further study and may be further refined by the Approving Authority at the land use amendment, subdivision and/or development permit stages in alignment with applicable policies without requiring an amendment to this Plan. Any major changes may require an amendment to this Neighbourhood Plan or the Rolling Trails ARP</p>
<p>Policy 5.5.3</p>	<p>All illustrations and photos are intended to illustrate potential outcomes and are not an exact representation of an actual intended development. They are included solely as examples of what could possibly occur after implementation of the Neighbourhood Plan and Land Use Bylaw requirements.</p>
<p>Policy 5.5.4</p>	<p>If a conflict arises between an illustrative or conceptual map or graphic and a textual statement in the Plan, the textual statement must take precedence</p>







1.0

PART 2 – CELL A

Introduction

Introduction

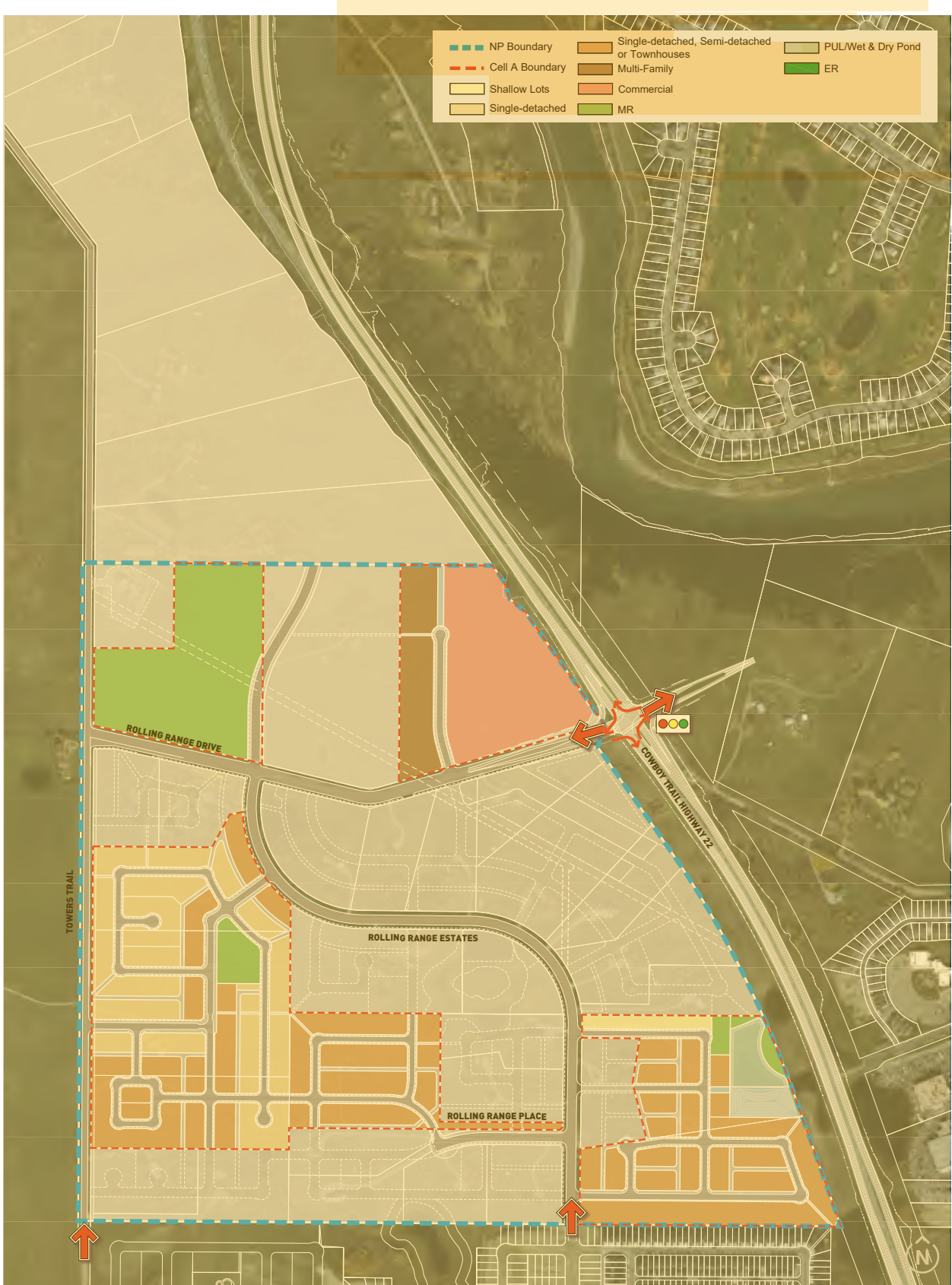
Cell A includes 46.82 ha (115.70 ac), comprising of four different portions of the Rolling Trails Neighbourhood Plan. The properties within Cell A have been assembled to ensure a comprehensive neighbourhood can be achieved.

The following lists the required elements of a successful, vibrant and comprehensive neighbourhood:

- Commercial to provide services to residents
- Residential to support commercial
- Recreation to keep the neighbourhood active
- A variety of dwelling types to offer a home for everyone

Cell A will deliver these components by providing a commercial mixed-use precinct, two distinct residential precincts, a major recreation feature and local parks and open space. To reflect Cochrane's unique identity and small-town atmosphere, the street pattern combines a grid with roads leading to prominent features. The streets will be well lined with buildings. The layout will thus reflect that of an urban village. The following provides specific details on the redevelopment expectations for Cell A.

FIGURE 1: Cell A – Concept



2.0 CELL A DEFINITION

The first parcels of land that look to be redeveloped within the Rolling Trails Neighbourhood Plan shall be referred to as Cell A. Cell A includes Rolling Range Estates lots 19, 20, 21, 23, 26 and 27, and Towers Trail lot 13 and 15 (see Table below):

Table 1: Rolling Range Estates

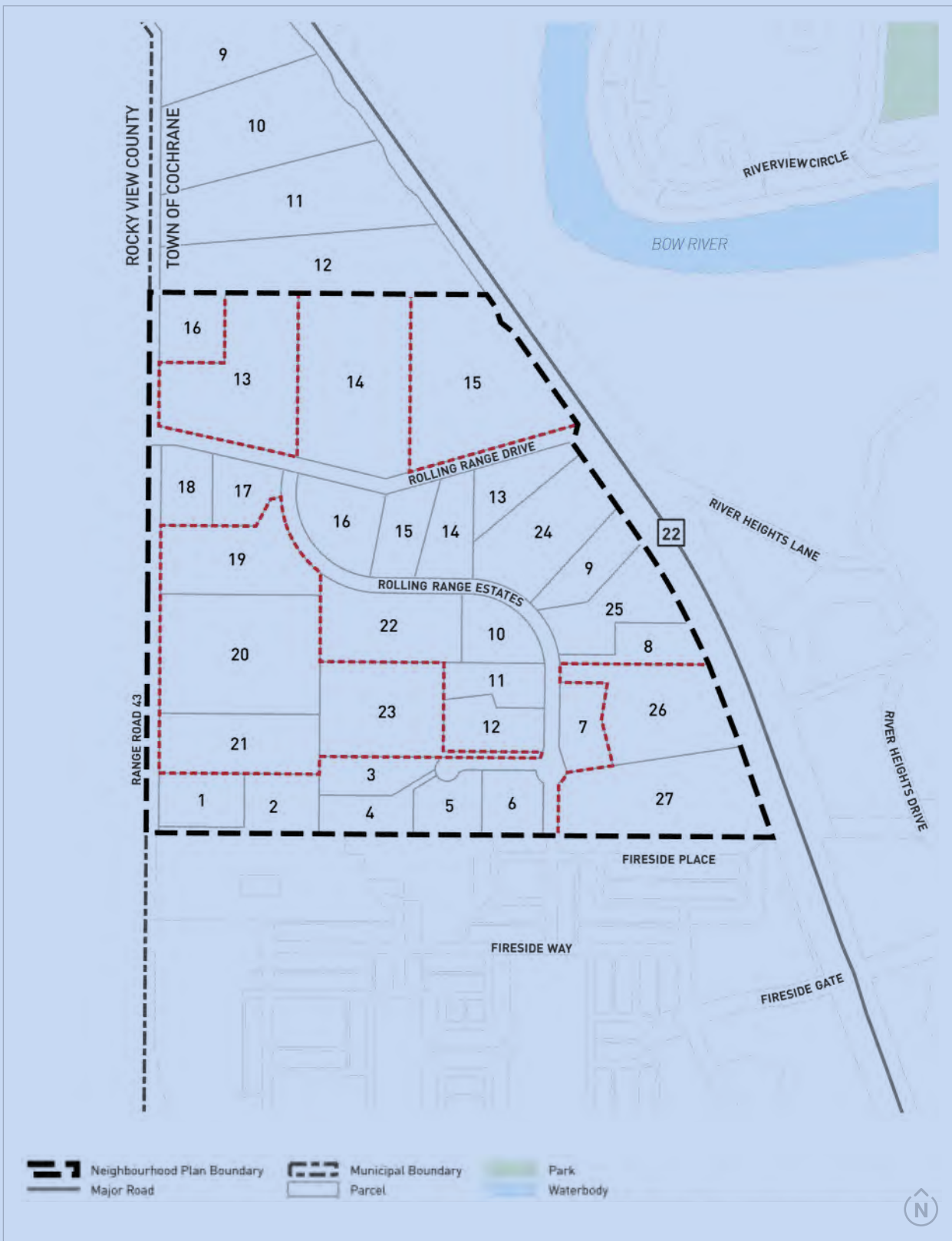
Lot #	Ownership	Legal Description	Legal	
			Hectares (ha)	Acres (ac)
19	Private	Plan 8211052 Lot 3	4.46	11.03
20	Private	Plan 8011554 Lot 2	7.78	19.22
21	Private	Plan 9310444 Block 1	3.89	9.61
23	Private	Plan 9311545 Lot 17	5.01	12.39
26	Private	Plan 9411966 Lot 16	4.90	12.11
27	Private	Plan 8310324 Lot 7	6.21	15.35
Subtotal			32.25	79.71

Table 2: Towers Trail

Lot #	Ownership	Legal Description	Legal	
			Hectares (ha)	Acres (ac)
13	The Town of Cochrane	Plan 301LK Block R10	6.52	16.11
15	Private	Plan 1674LK Block 8	8.05	19.88
Subtotal			14.57	35.99
TOTAL			46.82	115.70

Note: Areas based on Land Titles.

FIGURE 2: Cell A - Boundary



3.0 PRECINCTS

Cell A would be composed of four distinct but complementary precincts:

- Lower Density Precinct: Low-profile housing as well as a local park.
- Higher Density Precinct: Low to mid-rise housing and a local park.
- Mixed Use Precinct: A mix of retail services with supportive higher-density residential.
- Town's MR Lands Precinct: Local and regional recreational amenity.

The precincts approach helps to ensure a comprehensively developed neighbourhood is achieved within Rolling Trails with all the required housing, services and amenities needed.

4.0 LAND USES

To achieve the vision of the Rolling Trails neighbourhood, Cell A is proposed to be redesignated and subdivided to provide for residential, commercial, and open space uses. The following provides details on the proposed land uses. The built form for all uses must adhere to the guidance set within the Town of Cochrane's Integrated Neighbourhood Design Guidelines and in accordance with the provisions of the Land Use Bylaw currently in force in the Town, or any other relevant and applicable guidelines currently approved/adopted by the Town.

Based on these land uses, it is anticipated that the Rolling Trails Neighbourhood will have a population of approximately 2,545 people based on 2.6 people per dwelling, which is the average household size for Cochrane according to the latest Statistics Canada census date, and generate approximately 260 new employment positions or 50 jobs per hectare of employment land. It is anticipated that 979 units will be constructed resulting in a density of 20.9 units per gross developable hectare (8.4 units per gross developable acre).

<p>Policy 4.0.1</p>	<p>Amendments to the Land Use Bylaw shall generally comply with the Figure 4a: Land Use Plan, recognizing that this Plan is intended to show the general nature of the land uses and is subject to refinement at the land use amendment stage.</p>
<p>Policy 4.0.2</p>	<p>Subdivision shall generally comply with the Figure 4a: Land Use Plan, recognizing that this Plan is intended to show the general nature of the subdivision and is subject to change at the Tentative Plan stage.</p>

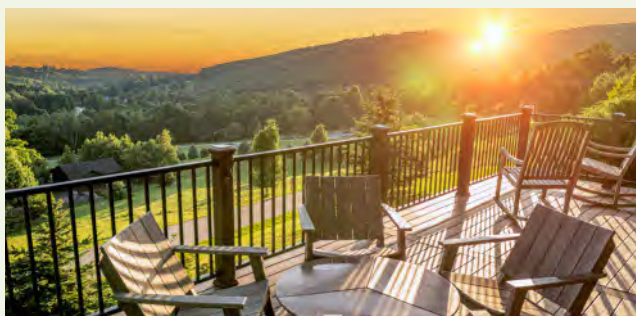


FIGURE 3a: Lower Density Precinct

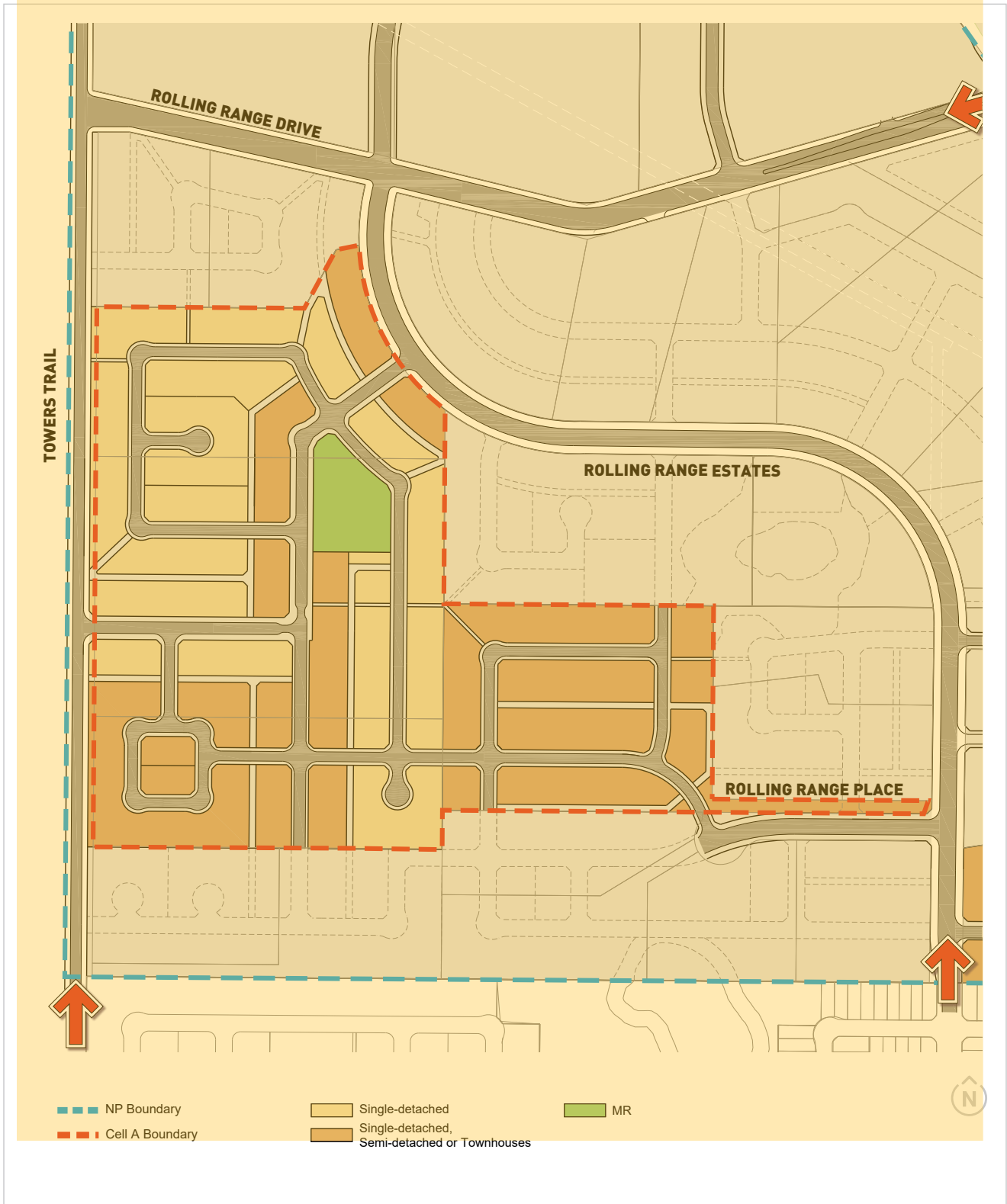


FIGURE 3b: Higher Density Precinct

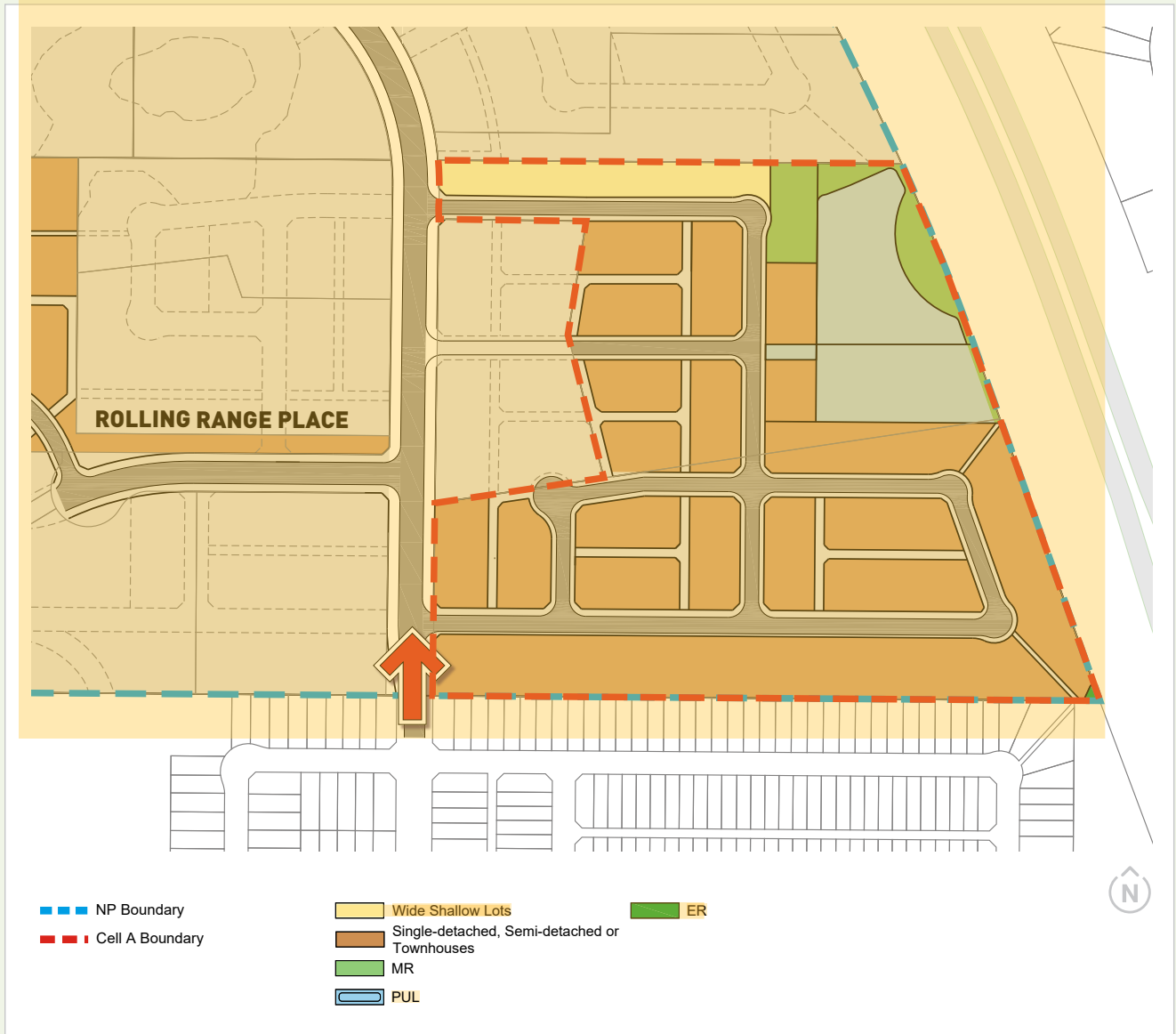


FIGURE 3c: Mixed Use Precinct

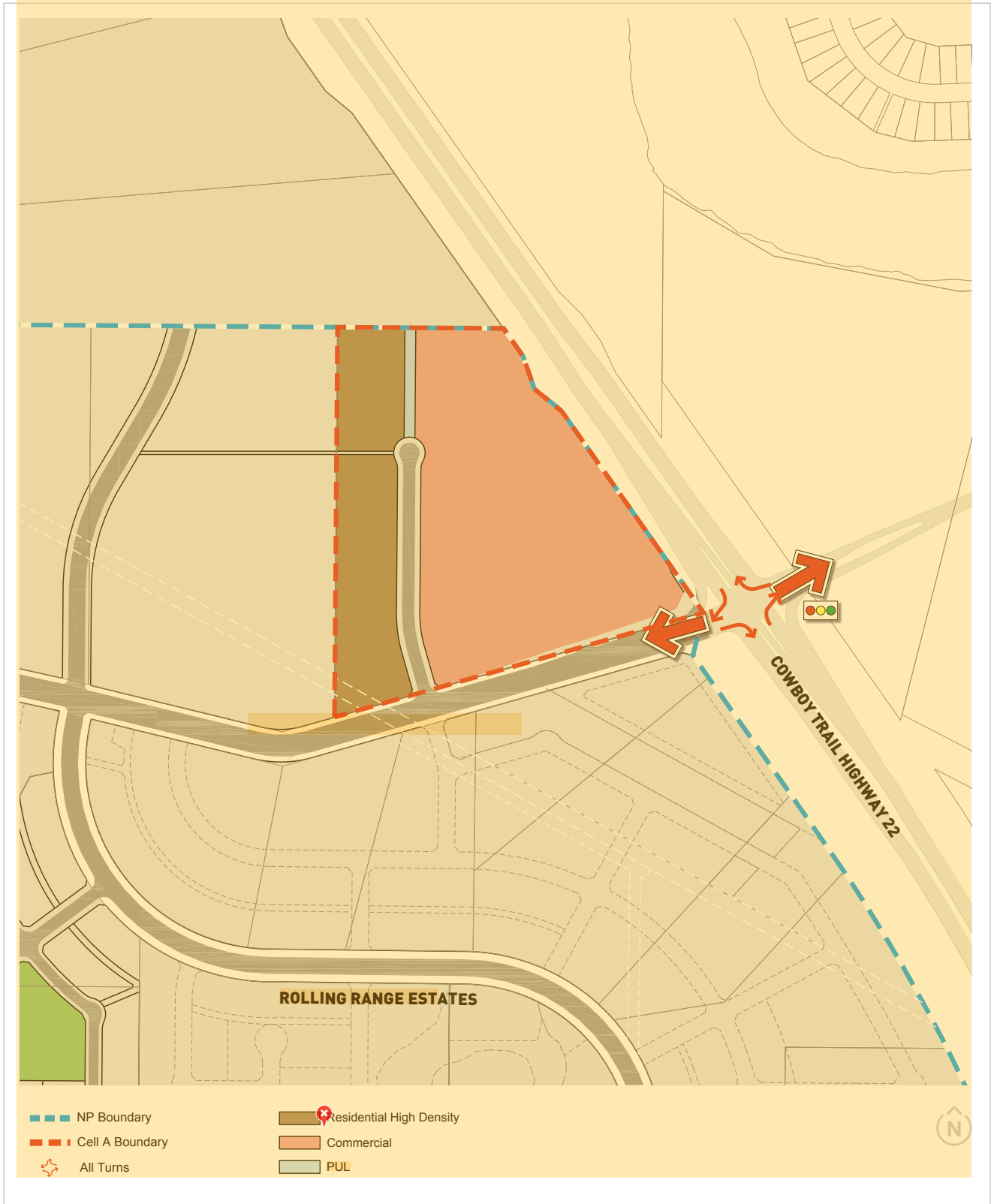


FIGURE 3d: Town's MR Lands Precinct



FIGURE 4a: Cell A - Land Use Plan (Net Area)



4.1 Residential – Single-Detached Dwellings

The west portion of the lower density precinct will be redesignated/subdivided to allow for single-detached residential dwellings. The purpose is to provide a mix of front and rear garage lower profile product and to create a quieter residential enclave in this part of the neighbourhood. To accommodate the identified dwellings, it is proposed that the Residential Low Density (R-LD) district be applied. The R-LD district is intended to provide for single-detached residential development with the opportunity for accessory suites.

4.2 Residential – Mixed Housing

Two portions of Cell A are identified for a mix of residential development. The first is the west and northern portions of the low density precinct. The second is within the higher density precinct. The attached units will take the form of either semi-detached dwellings, villas or townhomes. To accommodate these housing forms, it is proposed that the Residential Mix District (R-MX) district be applied. The R-MX district permits single-detached dwellings, semi-detached dwellings, duplexes and multi-unit dwellings of up to 4 units with a maximum building height of 12 metres.



FIGURE 5: Cell A – Land Use Plan (Gross Area)

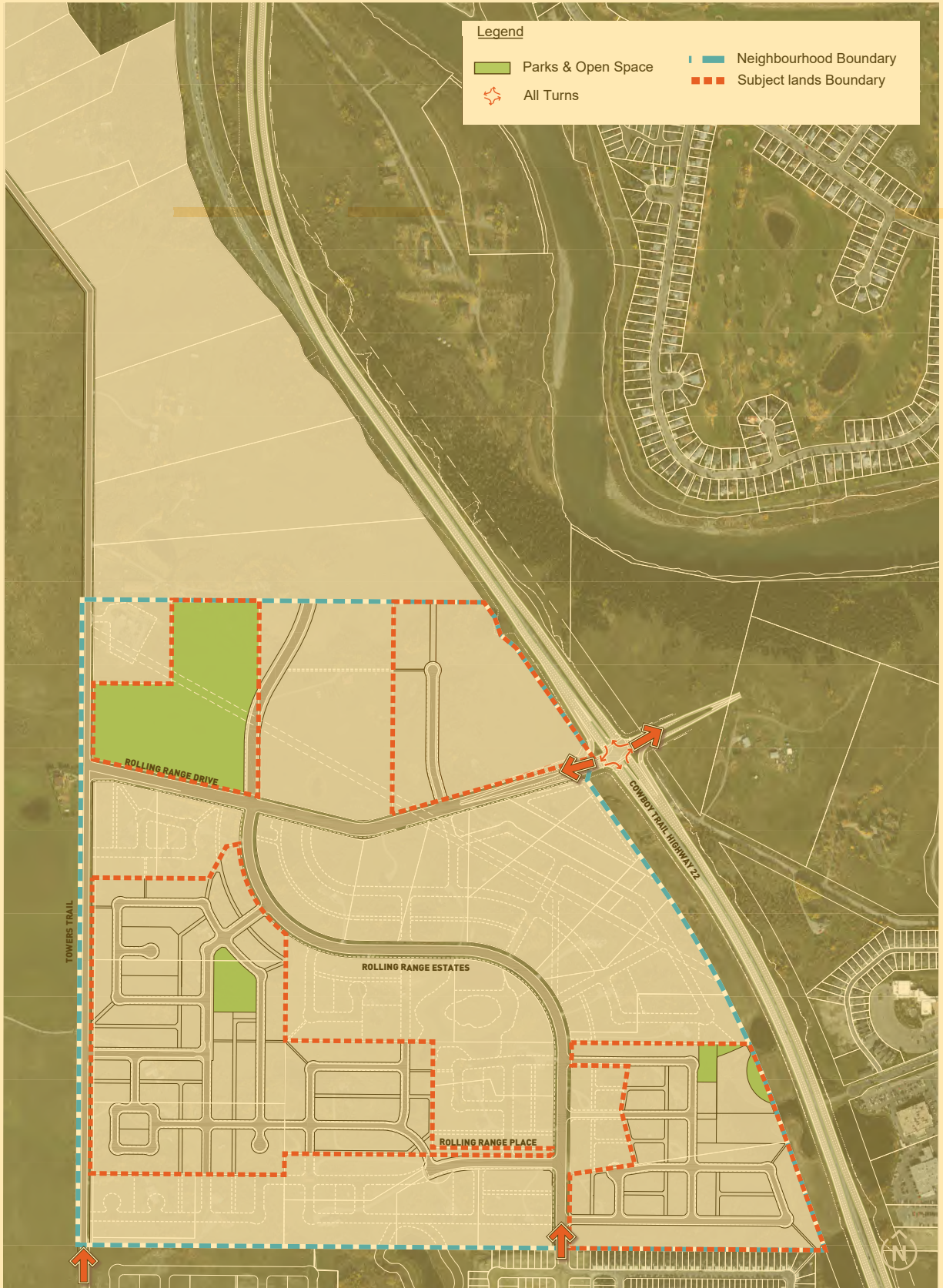


- NP Boundary
- Cell A Boundary
- R-LD Res. Low Density
- R-MX Res. Mix District
- R-HD Res. High Density
- C-G General Commercial
- PR (MR) Parks and Recreation
- PR (ER) Parks and Recreation
- PR (PUL) Parks and Recreation

Table 1: Cell A - Land Use Statistics

Rolling Trails First Neighbourhood Plan			
LAND USE (GROSS)	hectares	acres	%
R-LD Residential - Low Density Mixed Housing	9.21	22.75	19.6%
R-MX Residential - Medium Density Mixed Housing	20.55	50.77	43.7%
R-HD Residential - High Density	2.34	5.77	5.0%
C-G General Commercial	5.60	13.83	11.9%
PR (MR) Parks & Recreation District (Existing)	6.53	16.14	13.9%
PR (MR) Parks & Recreation District	1.37	3.38	2.9%
PR (ER) Parks & Recreation District	0.01	0.02	0.0%
PR (PUL) Parks & Recreation District	1.38	3.42	2.9%
TOTAL	46.98	116.08	100.0%

FIGURE 6: Cell A – Open Space



4.3 Mixed Use – The Boardwalk

The Boardwalk will be an innovative mixed-use real estate development project combining residential apartments with a grocery-anchored retail center. Drawing inspiration from historical gold rush towns, the development will feature western-style facades, vibrant colors, and individual storefronts to create a unique and engaging environment for both residents and visitors.

The design theme for The Boardwalk is rooted in historical inspiration, specifically the aesthetics of gold rush towns. The development will evoke a sense of nostalgia and adventure through its western-style facades, characterized by wooden beams, decorative trims, and large, inviting windows. A palette of vibrant, historically inspired colors will be used to create a lively and cheerful atmosphere. Each retail space will have its own unique storefront, enhancing the charm and variety of the development.

Architecturally, the project will utilize materials such as siding, brick, and stone to replicate the authentic look and feel of historical western towns. Varied rooflines with gabled and pitched roofs will add visual interest, while traditional, handcrafted signage with ornate details and period-appropriate typography will contribute to the historical ambiance. Outdoor spaces will include wide boardwalks, covered porches, and open-air seating areas, encouraging social interaction and outdoor activities.

With respect to land use designations, two land use districts are to be applied to accommodate the envisioned development. The multi-residential portion is to be designated Residential High-Density (R-HD) District. The purpose of this district is provide for high density multi-unit dwellings, with opportunities for neighbourhood-serving commercial uses. The commercial portion is to be designated General Commercial (C-G) District. The purpose of this district is to provide for a range of commercial, entertainment and professional office development.

The Boardwalk will be a distinctive and vibrant addition to Cochrane, combining modern living with a nostalgic nod to the past. With its unique design and diverse offerings, The Boardwalk is set to become a cherished landmark for residents and visitors alike.

4.4 Open Space

Town's MR Lands

The Town's MR lands were dedicated as part of a previous subdivision before annexation but the lands were never programmed and developed by the developer for local amenities as typically required by a municipality. Because of this, the Rolling Trails ARP identified it to be the responsibility of future developers and/or landowners within Rolling Trails to equitably share in the cost of programming and developing these lands for local amenities at the time of site redevelopment. The Town's MR Lands have been included in Cell A to establish the programming and establish a basis for resolving the costs of developing the parcel.

The Town is currently conducting an assessment to understand the sporting, recreational and cultural needs of Cochrane residents. The assessment will inform the preparation of a Parks, Culture & Active Living Master Plan which will guide how the Town develops and manage open spaces and make decisions about Cochrane's recreation and culture programs. It is anticipated that the needs assessment will identify the appropriate amenities for the Town's MR Lands. In that regard, a concept plan for the Town's MR Lands has not been included in this Neighbourhood Plan. The programming for the Town's MR Lands and the funding process will be determined at the detailed design stage for Cell A. Nevertheless, it is envisioned that the Town's MR Lands will accommodate multi-generational recreational facilities for greater Cochrane and that development funding will be achieved through the offsite levy bylaw.

Policy 4.4.1


Programming details for the Town's MR Precinct shall be determined by the Town and informed by the Parks, Culture & Active Living Master Plan. 

FIGURE 7a: Low Density Precinct Park: Rolling Trails Park 1



FIGURE 7b: Higher Density Precinct Park: Rolling Trails Park 2



Local Parks

Two local parks will be evenly distributed throughout Cell A allowing for close and accessible open spaces for all residents. One of the parks is identified for the low density precinct whereas one is identified for the **high density** precinct.

The park within the **low density precinct** has been located at key intersections to maximize visual surveillance. The western park will include **a gazebo, a naturalized playground and a multi-purpose play area** to accommodate a variety of unstructured play and sporting activities. **The playground combines a elements found in nature, such as sand, trees, plants, rocks and soil.**

The park within the higher density **precinct** will retain views to the Bow Valley while providing an amenity to adjacent residents. A fenced dog park with multiple elements for pets to explore will be situated within the north portion of the park. Separate fenced areas for large and small dogs will be provided. Outside the dog park, seating and play areas will be provided. Access to the park will be achieved through a walkway and a pathway. A parking lot will be provided **south of the park, within the MR,** to accommodate patrons travelling by vehicle.

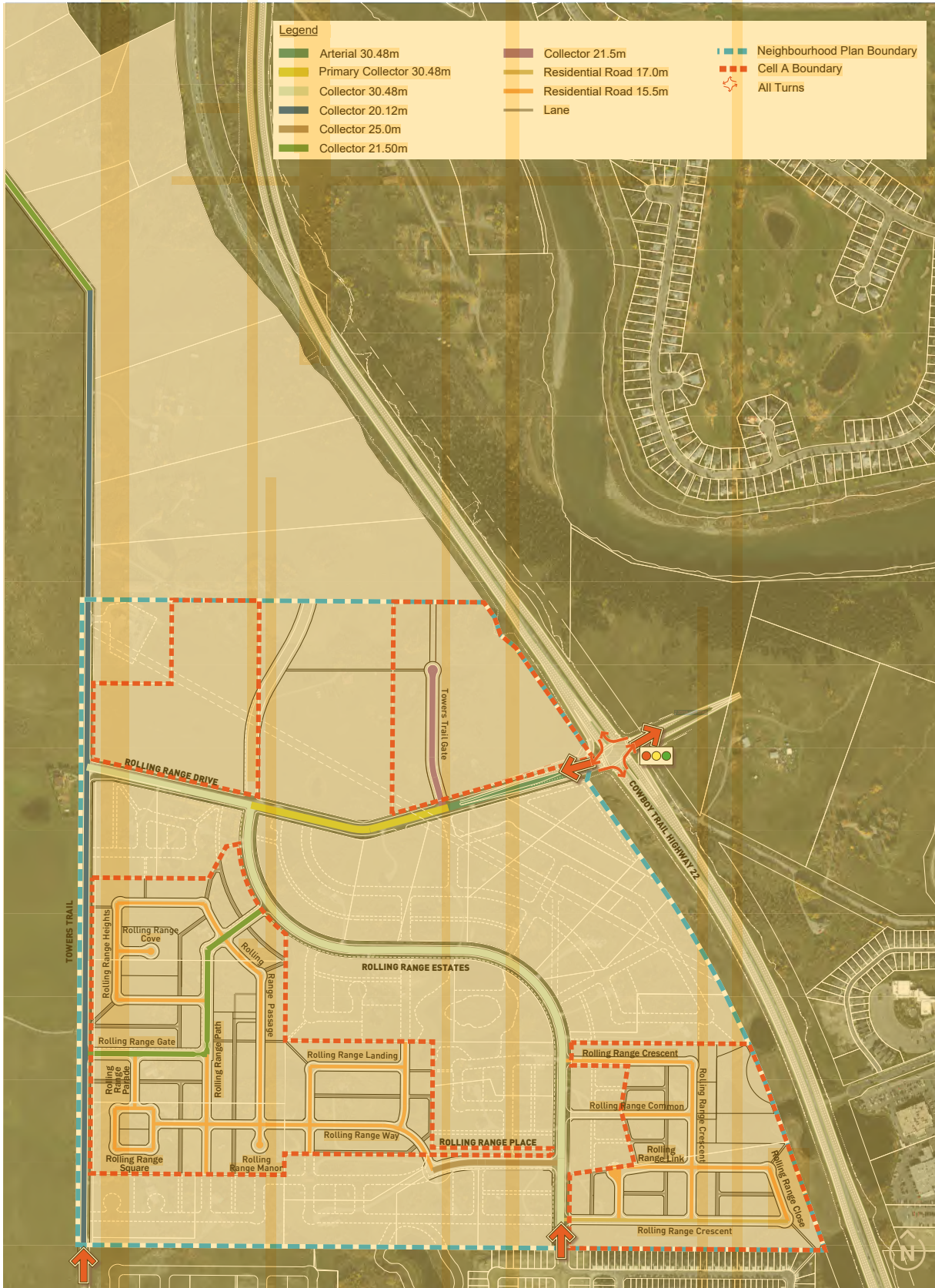
These smaller open spaces will assist in bringing safe gathering spaces throughout Cell A, harbouring the potential for communal interactions and a sense of place. A 400m walkshed to all residential units throughout the Plan Area has been implemented based on the local parks' respective locations. The open space areas are to be designated as the Parks and Recreation (PR) district. It is noted that only Plan 8310324, Lot 7 and Plan 9411966, Lot 16 still owes Municipal Reserve. The total reserving still owing within Cell A is 1.11 ha (2.75 ac). The area of Municipal Reserve that will be provided will be **1.11ha (2.75 ac)** which is the 10% required to be dedicated Municipal Government Act.

The parks have been sized and shaped to maximize the programmability.

The subsequent open space concepts demonstrate the possible use of each park. The open space concepts are preliminary and final design and programming will be resolved when the parks are developed based on Town and community needs.




FIGURE 8: Cell A – Road Network





5.0 TRANSPORTATION

5.1 Road Network

The transportation system will enable people to reach their destinations, both internal to the neighbourhood and to the wider Cochrane transportation network and beyond, as efficiently and safely as possible. The skeletal street network for Cell A is to take advantage of existing roads and integrate with the existing and future transportation network of the Town. This approach will involve:

- Upgrades to Rolling Range Drive, Rolling Range Estates, Rolling Range Place and Towers Trail to accommodate anticipated traffic volumes;
- Extending Rolling Range Estates south to access the community of Fireside; 
- Upgrading the junction of Rolling Range Drive and Highway 22 with a controlled all-turns intersection ; and
- Reducing the right-of-way width of Towers Trail to match that found within the Fireside community. The excess right-of-way will be closed by the Town and made available for purchase by the adjacent landowners.

Internally, the transportation network of the lower and higher-density precincts will predominantly be a modified grid, with limited crescents and cul-de-sacs, to achieve high levels of connectivity. Residential standard streets will branch off collector streets to provide access to dwellings units. Several dwellings will have access to lanes. 

With respect to the mixed-use precinct, two accesses will be offered from Rolling Range Drive. Vehicular movements will be managed internally through private roads and drive aisles. Drive thrus and service roads are also expected for convenience and to support deliveries. The finally internal road layout of the mixed-use precinct will be identified in the subsequent development permit. 

Street cross-sections have been identified to guide in the construction of the road network. These street cross-sections have been modified from Town’s standards. The modifications have been undertaken for the following reasons:

- Residential Streets: Modified by adding a concrete pathway along the southern portion of Rolling Range Crescent to accommodate a pathway connection between Rolling Range Estates and a walkway connection to Fireside.
- Existing Streets: The location of the arterial and collector components have been modified to fit within the existing road right-of-ways to accommodate pathways and to offer wider tree-lined boulevard.
- Collector Streets: Adding pathways to the collector streets to accommodate walking and cycling.

The overall intent is to ensure the neighbourhood results in an intimate feel and adapts to the existing road network.


Policy 5.1.1	The street network shall be implemented as shown in Figure 8 and Figure 9 to accommodate the anticipated traffic volumes.
Policy 5.1.2	The Towers Trail excess road right-of-way should be closed by the Town and offered for purchase to the adjacent landowners. 



FIGURE 9: Cell A – Road Cross-Sections



FIGURE 9a: Cross-Section A-A – Modified Residential Street (9.0 m/15.5 m ROW)

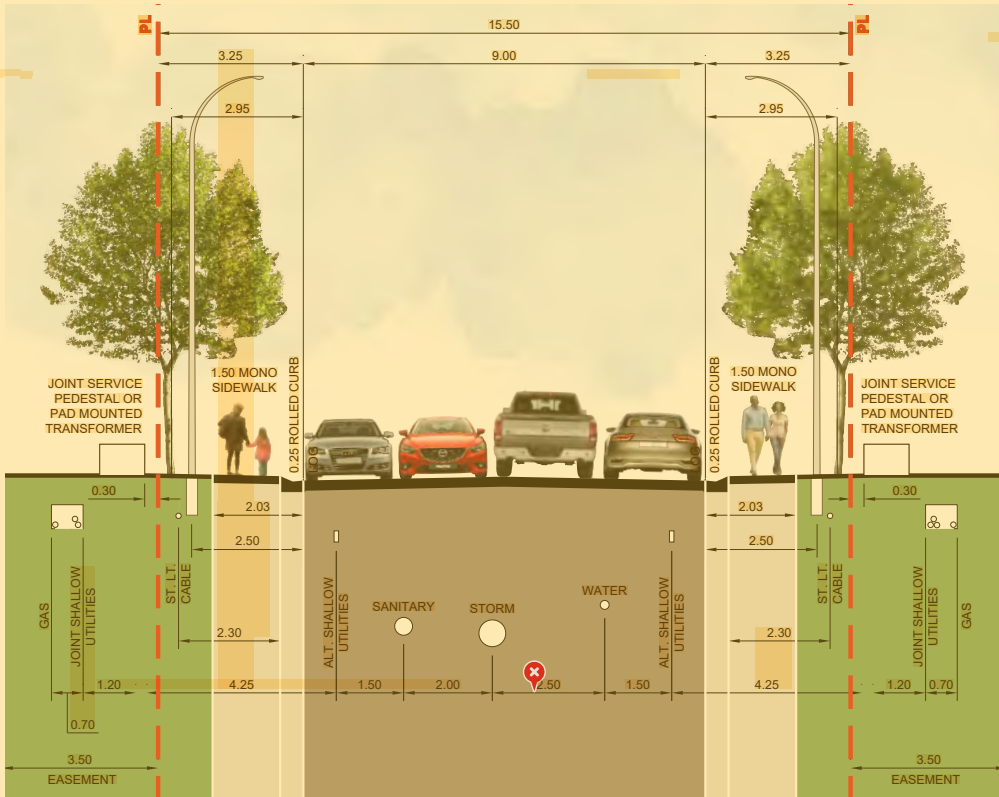


FIGURE 9b: Cross-Section B-B – Modified Residential Street (9.0 m/17.0 m ROW)

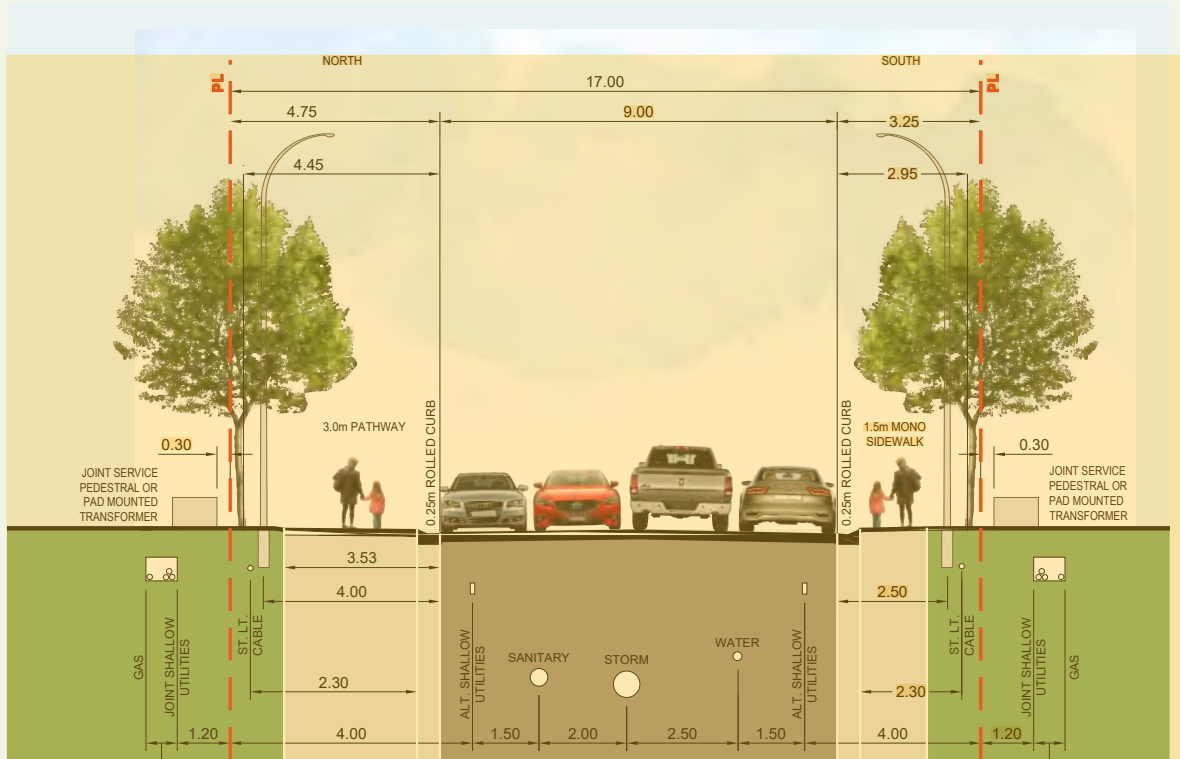


FIGURE 9c: Cross-Section C-C - Modified Collector Street (10.8 m/21.5 m ROW):

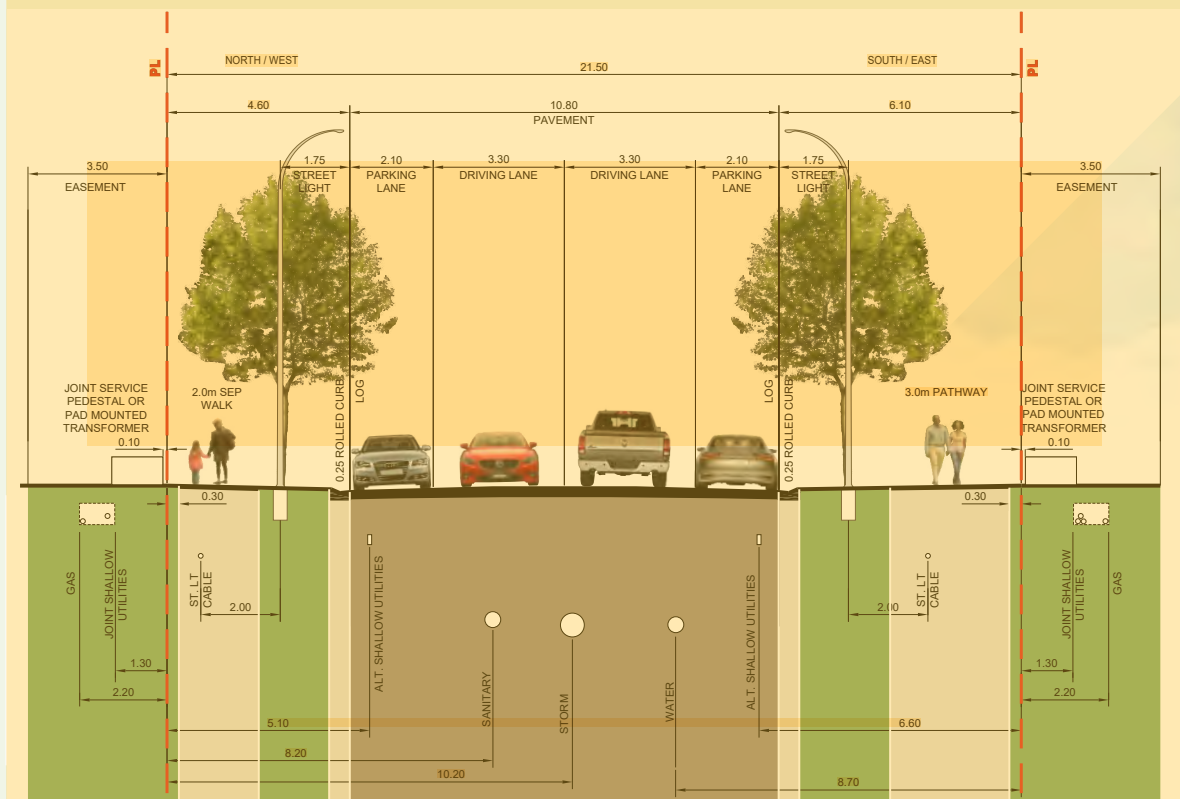


FIGURE 9d: Cross-Section D-D – Modified Collector Street (11.2 m/30.48 m ROW)

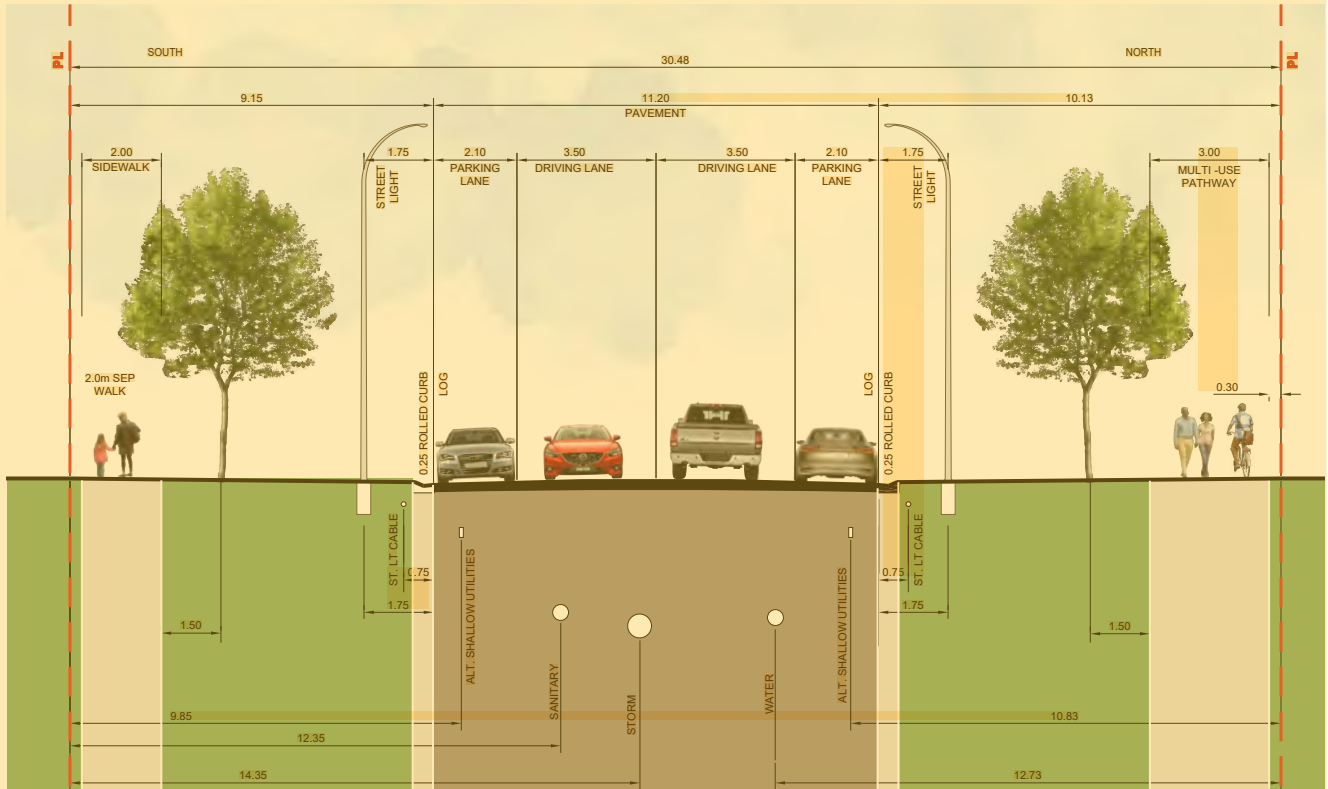


FIGURE 9e: Cross-Section E-E – Modified Primary Collector Street (13.6 m/30.48 m ROW)

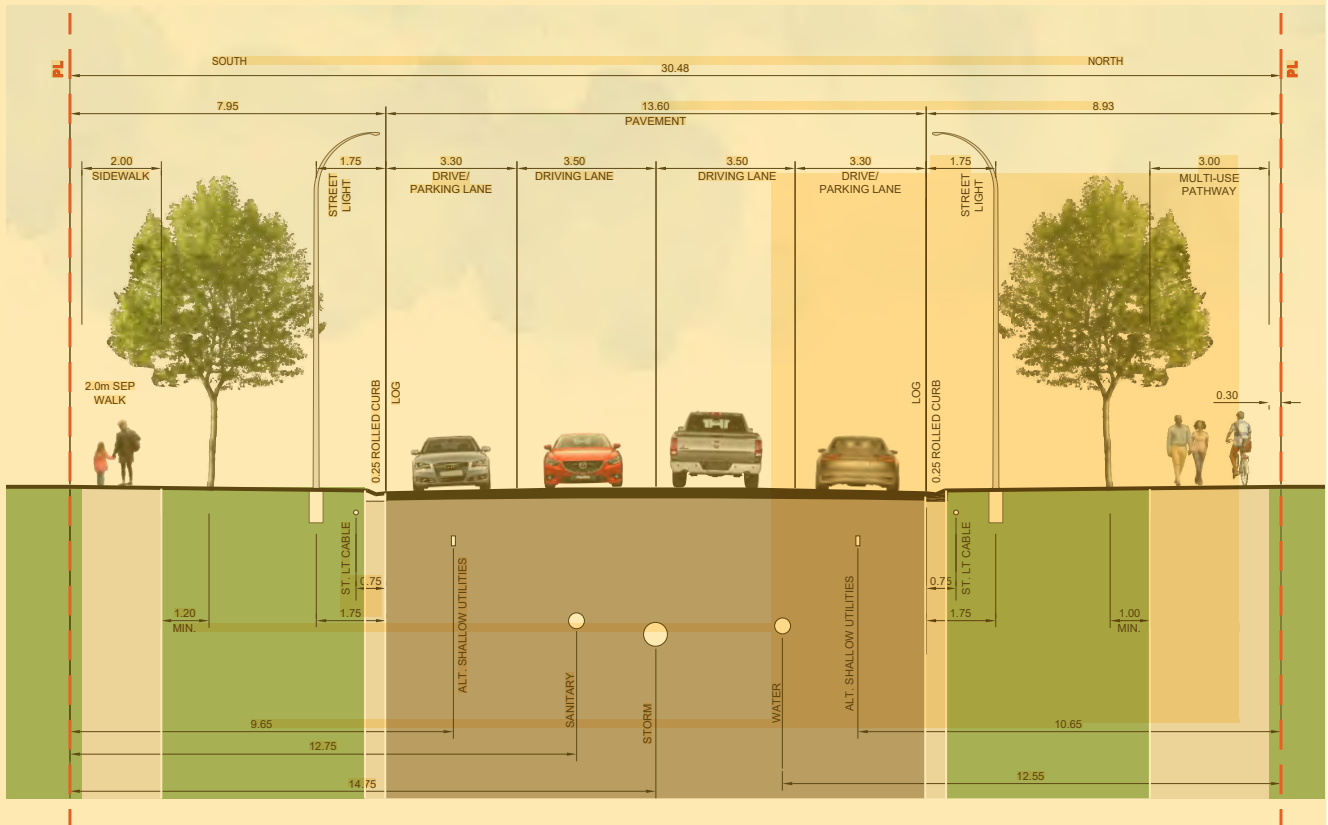


FIGURE 9f: Cross-Section F-F - Modified Collector Street (14.0 m/23.5 m ROW)

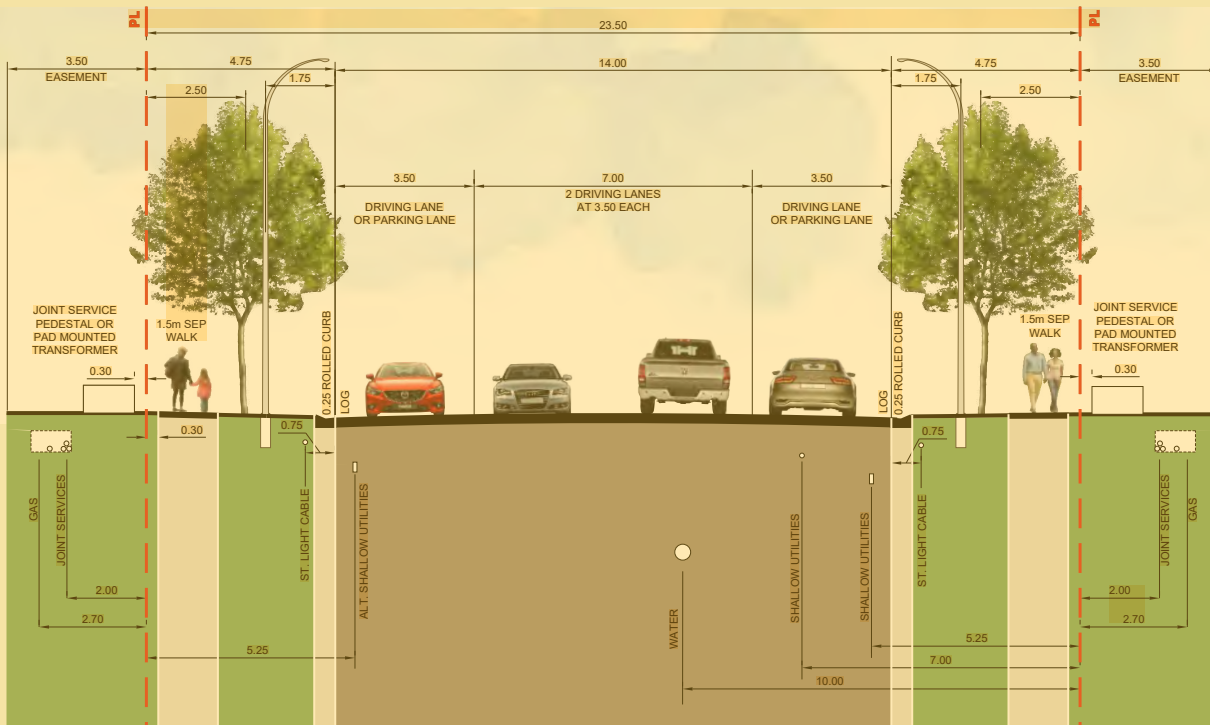


FIGURE 9g: Cross-Section G-G – Modified Collector Street (7.5 m/20.12 m ROW)

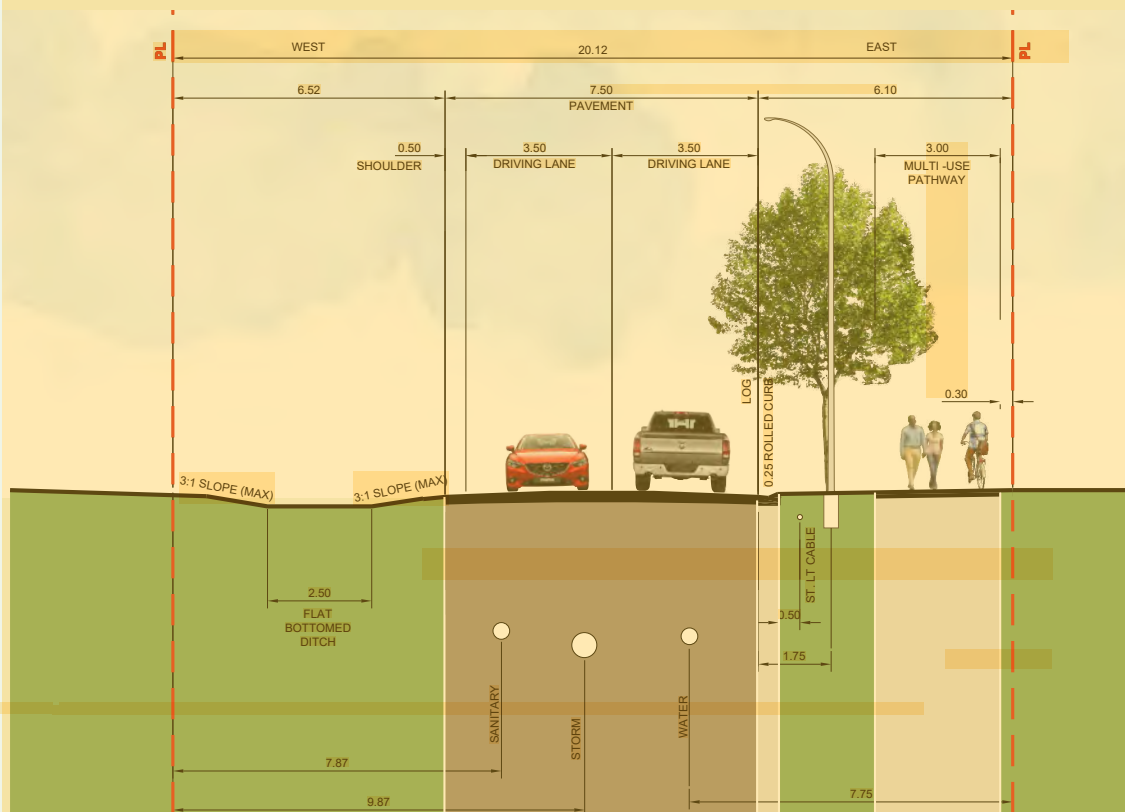


FIGURE 9h: Cross-Section H-H – Arterial Street (2X7.0 m/30.48m ROW)

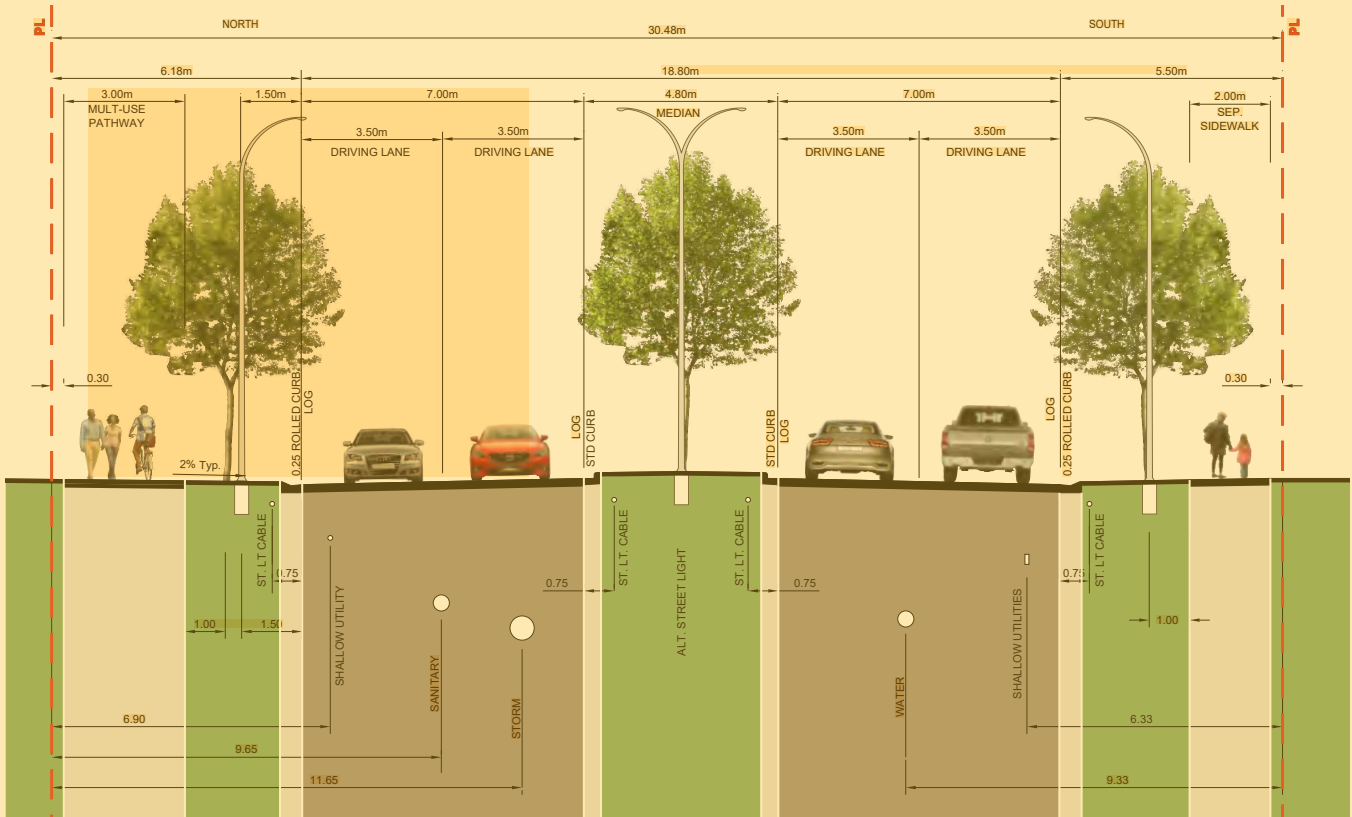


FIGURE 9i: Cross-section I-I: Modified Collector Street (10.8m/25.0m ROW)

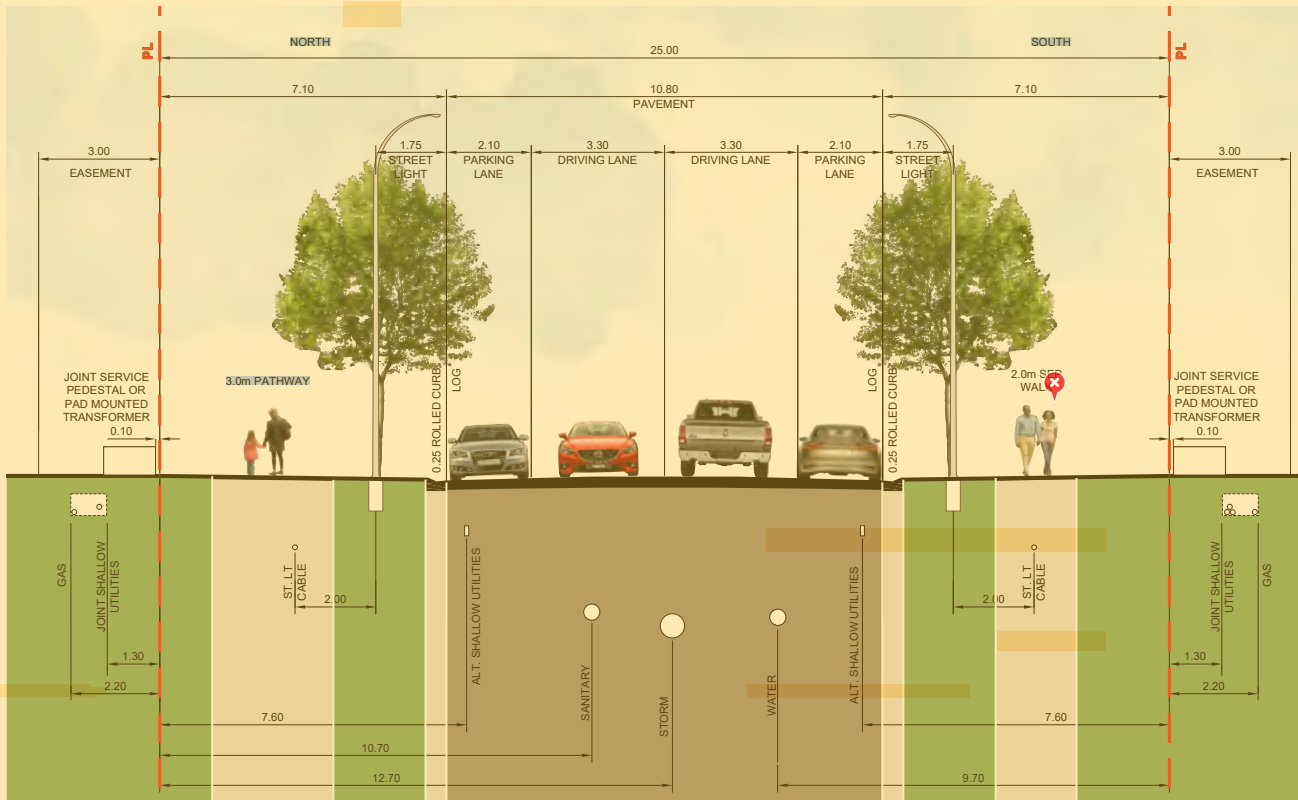


FIGURE 9j - Cross-section J-J: Modified Collector Street (10.8m/21.5 m ROW)

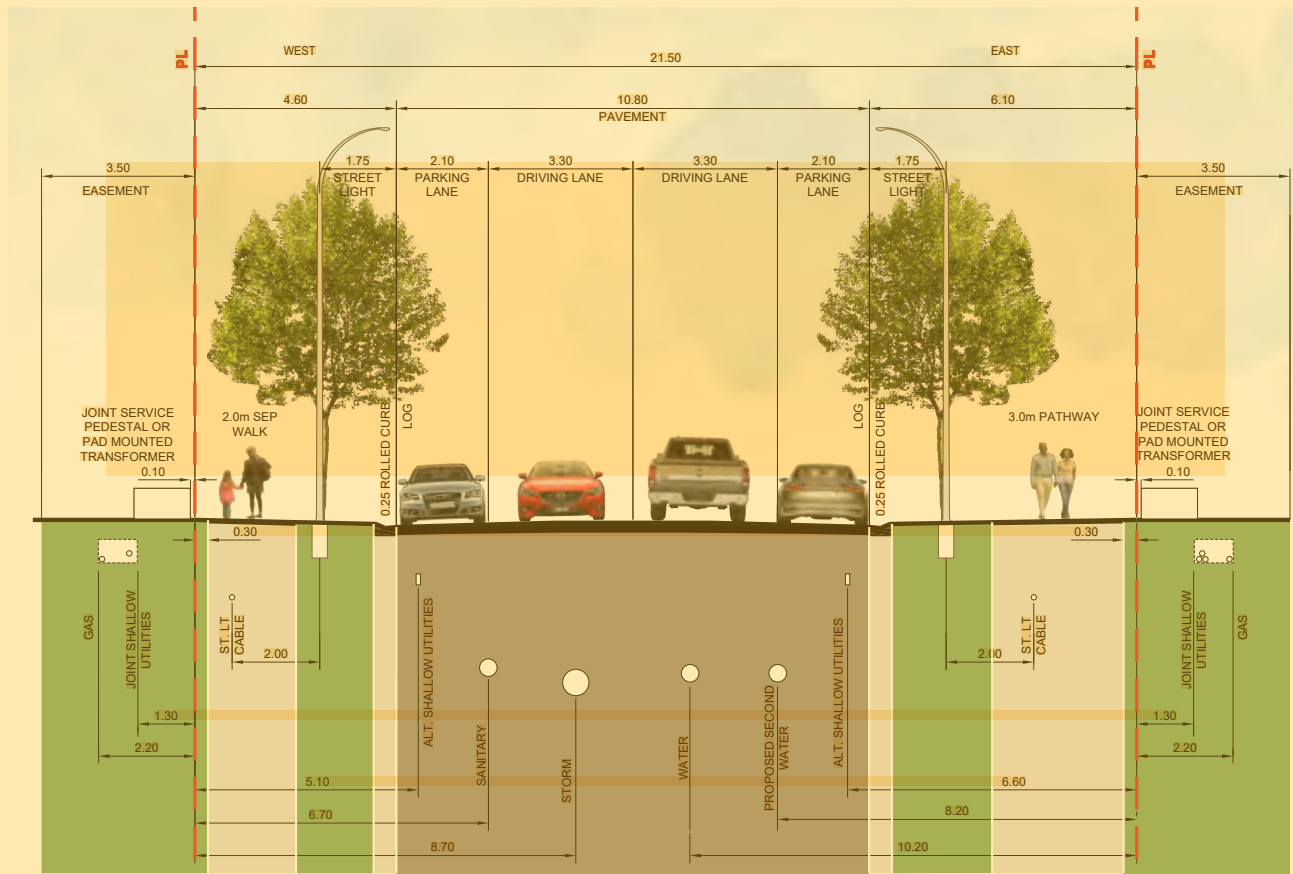
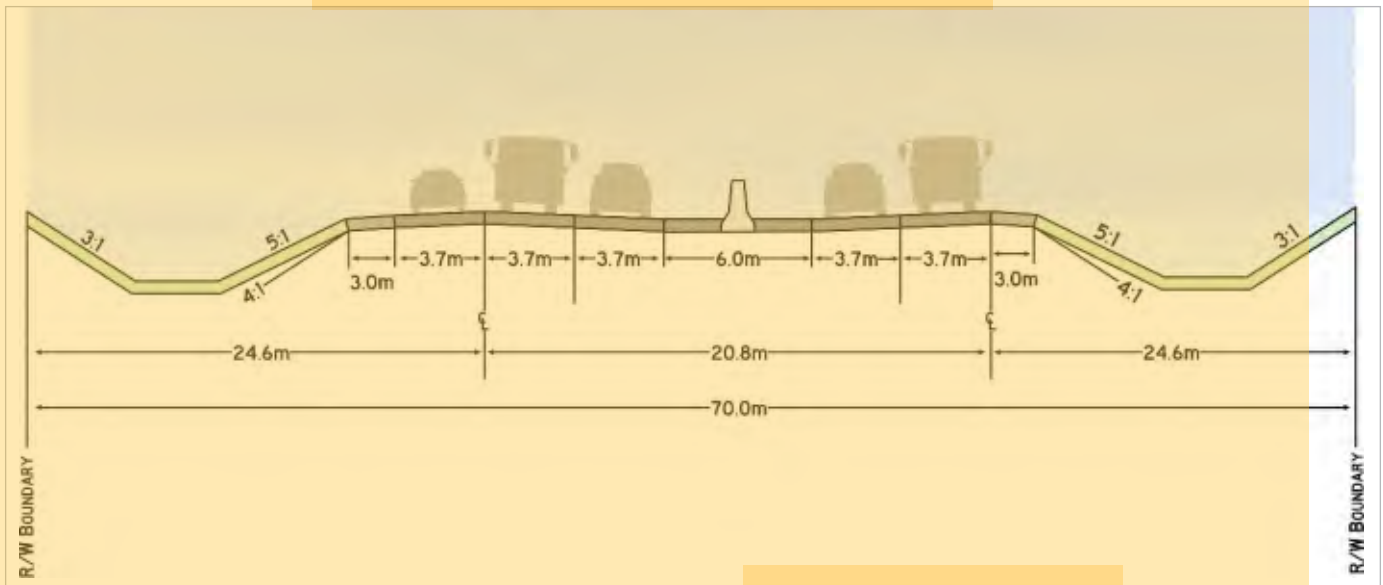


FIGURE 10: Cell A – Highway 22 Cross Section



5.2 Intersection Upgrade

As part of the first phase of development, the junction of Highway 22/Rolling Range Drive will be signalized and upgraded to an all-turns intersection. A 5-lane cross-section is identified to be constructed in Stage 1, with the existing Highway 22 carriageway making up the three southbound lanes and two new northbound lanes constructed on the east side as illustrated in Figure 11. The ultimate cross-section will include a 6-lane design. Turn bays will be incorporated into the intersection as well as crosswalks.

<p>Policy 5.2.1</p>	<p>The Stage 1 costs to upgrade the intersection shall be born and shared by the benefiting developers.</p>
<p>Policy 5.2.2</p>	<p>The intersection of Highway 22/Rolling Range Drive shall be upgraded as part of the first phase of development as per Figure 11.</p>

FIGURE 11: Cell A – Intersection Staging

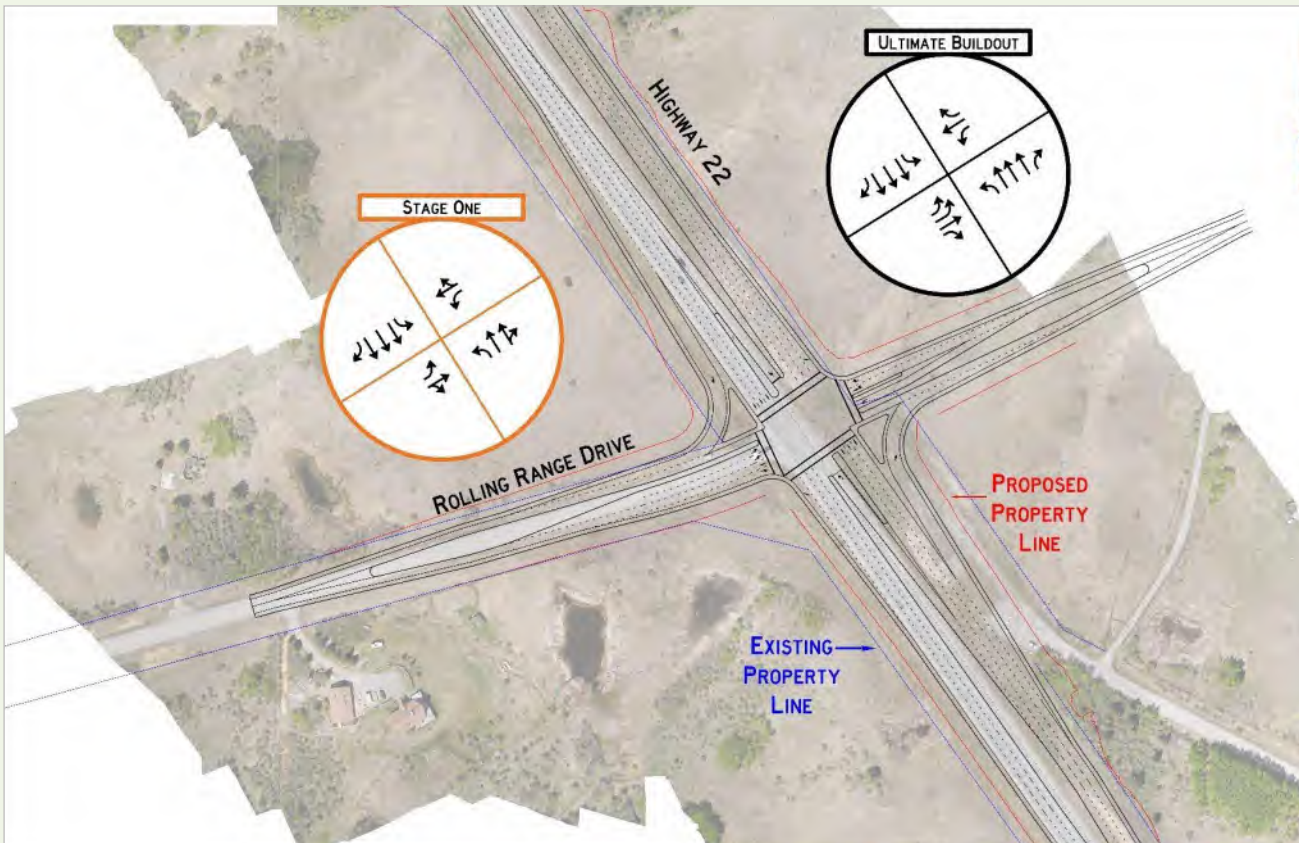
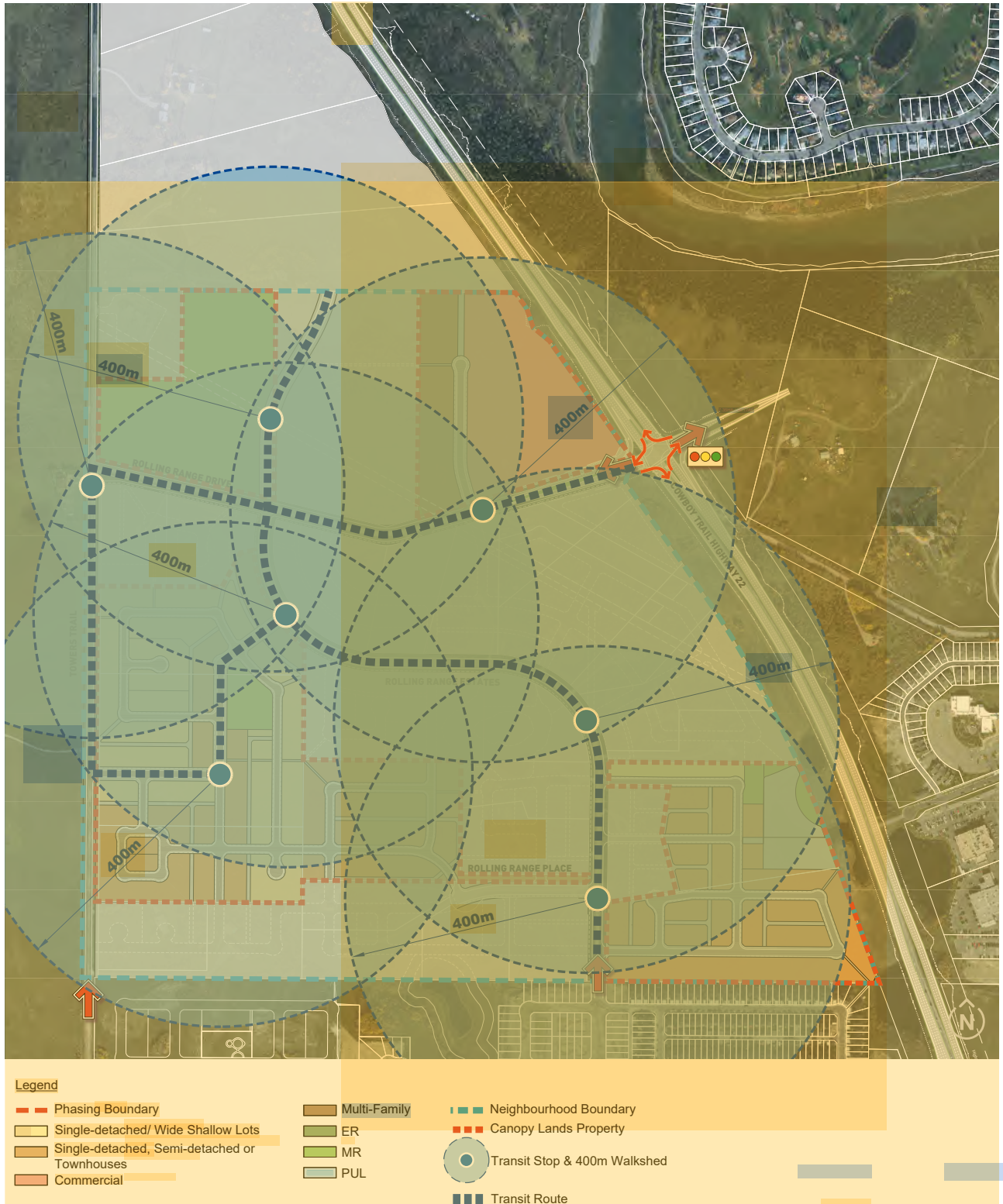




FIGURE 12: Cell A – Transit Network



5.3 Transit Network

Cochrane’s On-Demand Local Transit (COLT) commenced operations in Fall 2019. Stops have already been identified throughout the Town. It is expected that transit services will be expanded to meet demand as Cell A builds-out. In consideration, development in Cell A will be proactive by accommodating future transit routes and bus stops. The proposed transit stops have been distributed evenly and situated near community amenities and main intersections. This will provide all residents with access to public transportation. The typically accepted measure for determining walkability to public transit is to ensure 90% of all residential units are within a 400 m (5 minute) walking distance to a transit stop. The site area is designed such that nearly all residential units are within 400 m of a transit stop. Transit routes are identified along cross community collector streets to reach most residents and connect them with neighbourhood amenities.

Policy 5.3.1	Transit services should be implemented, as generally illustrated in Figure 12: Cell A – Transit Network, to meet demands as Cell A builds-out.
Policy 5.3.2	Infrastructure to support transit shall be provided at the time of development where deemed necessary by the municipality



FIGURE 13: Cell A – Pedestrian Network



5.4 Pedestrian & Cycling Network

Providing alternative modes of transportation is vital to maintain a healthy lifestyle, reducing carbon emissions, and facilitating interactions with neighbours. In this regard, Cell A will support walking and cycling through the provision of sidewalks, walkways, and multi-use pathways. With respect to sidewalks, they have been located on both sides of each residential street to accommodate pedestrian movements as well. Collectors will have a sidewalk on one side and a multi-use pathway on the other.

Six main sets of multi-use pathways are provided across Cell A to establish the main structure to the pedestrian system:

- North-south along the eastern edge of Towers Trail to connect Fireside with George Fox Trail.
- East-west along Rolling Range Drive to connect with Towers Trail and Highway 22 and potentially extend into the River Heights community.
- North-south along Rolling Range Estates to establish a connection with the Rolling Range Drive pathway and the Fireside Community.
- East and then north through the lower-density precinct to connect the Towers Trail pathway with the Rolling Range Estates pathway.
- Around the southeast stormpond and park space.
- East-west through the higher-density precinct to connect Fireside to the Rolling Range Estates pathway.

The pedestrian and cycling infrastructure is to join with the existing network resulting in connections to amenities, to commercial areas, to Fireside and the rest of Cochrane. A community that incorporates a multimodal transportation system promotes independence for residents who do not own a vehicle to reach their desired destinations.

Policy 5.4.1

The pedestrian and cycling network should be implemented as generally illustrated in Figure 13: Cell A – Pedestrian Network.

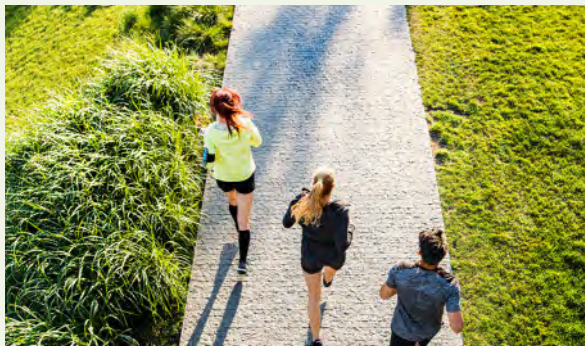
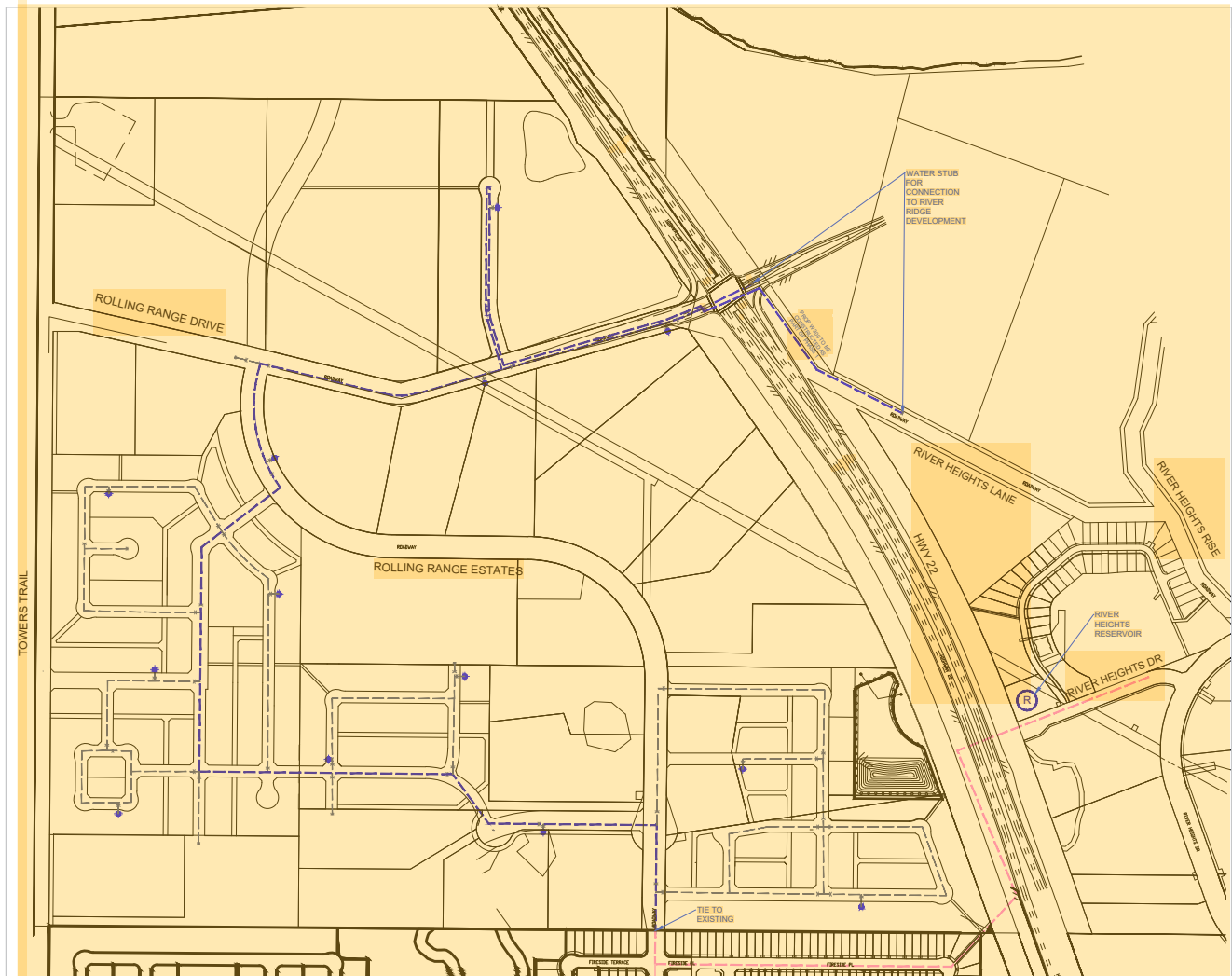


FIGURE 14: Cell A – Water Network



- PROPOSED 300 WATERMAIN
- - - - PROPOSED WATERMAIN (LESS THAN 300)
- - - - EXISTING 300 WATERMAIN
- - - - EXISTING WATERMAIN (LESS THAN 300)
- ◆ PROPOSED HYDRANT

6.0 SERVICING

6.1 Water

As per **Town of Cochrane W3 Master Plan**, Rolling Trails is identified to be serviced by the River Heights Reservoir. Water servicing for the residential portion of the development will be provided from **the** developer constructed 300mm loop. To service the initial **mixed-use precinct**, a single connection is proposed from the River Ridge network east of Hwy 22 and will be installed west along Rolling Range Drive. A looped water network will be installed from the Rolling Range Drive connection north towards the initial phase of development.

As the residential phases come on, the 300mm water from fireside site will be extended to service the necessary developments. The loop will ultimately be completed by snaking through the westernmost development cell, through a portion of Rolling Range Estates and connecting to the already constructed water in Rolling Range Drive as shown in the water servicing figure.

Policy 6.1.1

Water infrastructure should be implemented as generally illustrated in Figure 14: Cell A – Water Network.

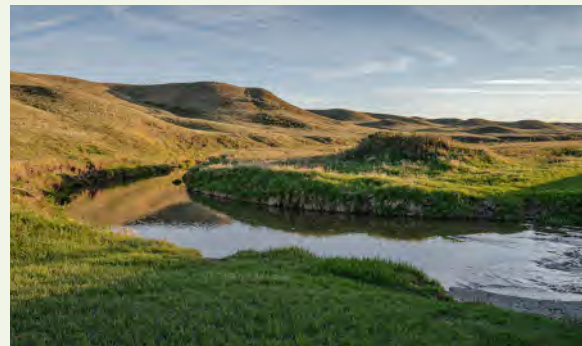
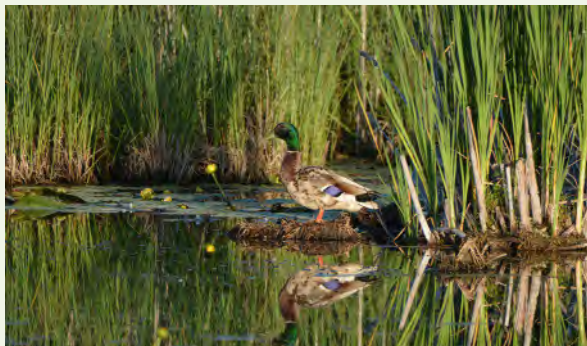
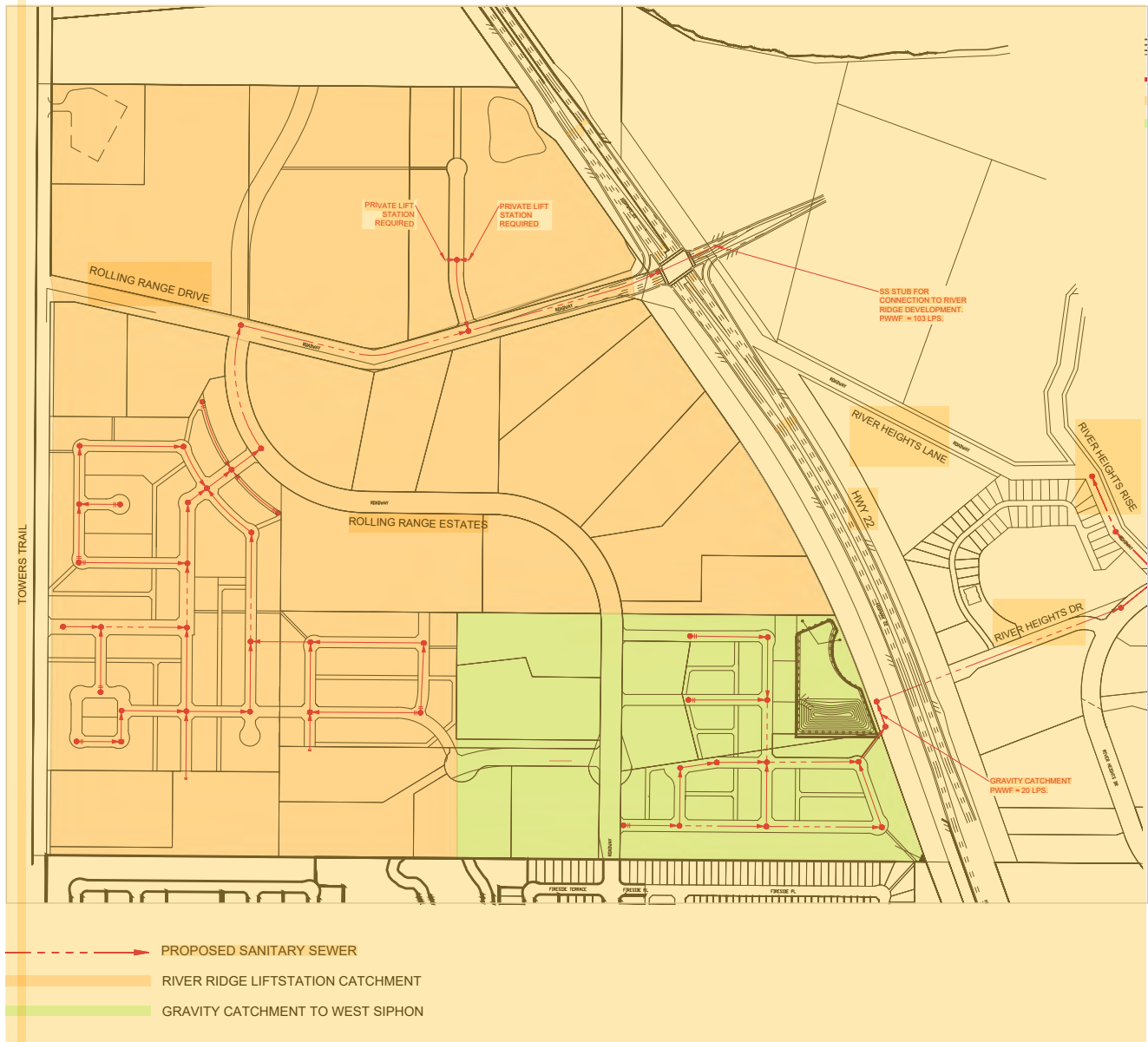


FIGURE 15: Cell A – Sanitary Network



6.2 Sanitary

As per the River Heights ASP, Rolling Range is identified to tie to the existing “West Sanitary Siphon”. Due to the fragmented nature of the Rolling Range Neighborhood, sanitary flows from Rolling Range are proposed to be directed to two mains crossing Hwy 22, as indicated in the Sanitary Servicing Figure.

The larger catchment will make use of sanitary crossing that will connect to the River Ridge development and be conveyed to the siphon by the River Ridge regional lift station. Should Rolling Range proceed in advance of River Ridge, a temporary line complete with lift station will need to be constructed in Rolling Range to convey flows along River Heights Lane to the top of the siphon.

The smaller catchment is proposed to use a sanitary crossing which will parallel the pond outfall trunk and the existing 400mm watermain. This sanitary system will be entirely gravity based through River Heights Drive and tying to the top of the siphon in River height Rise.

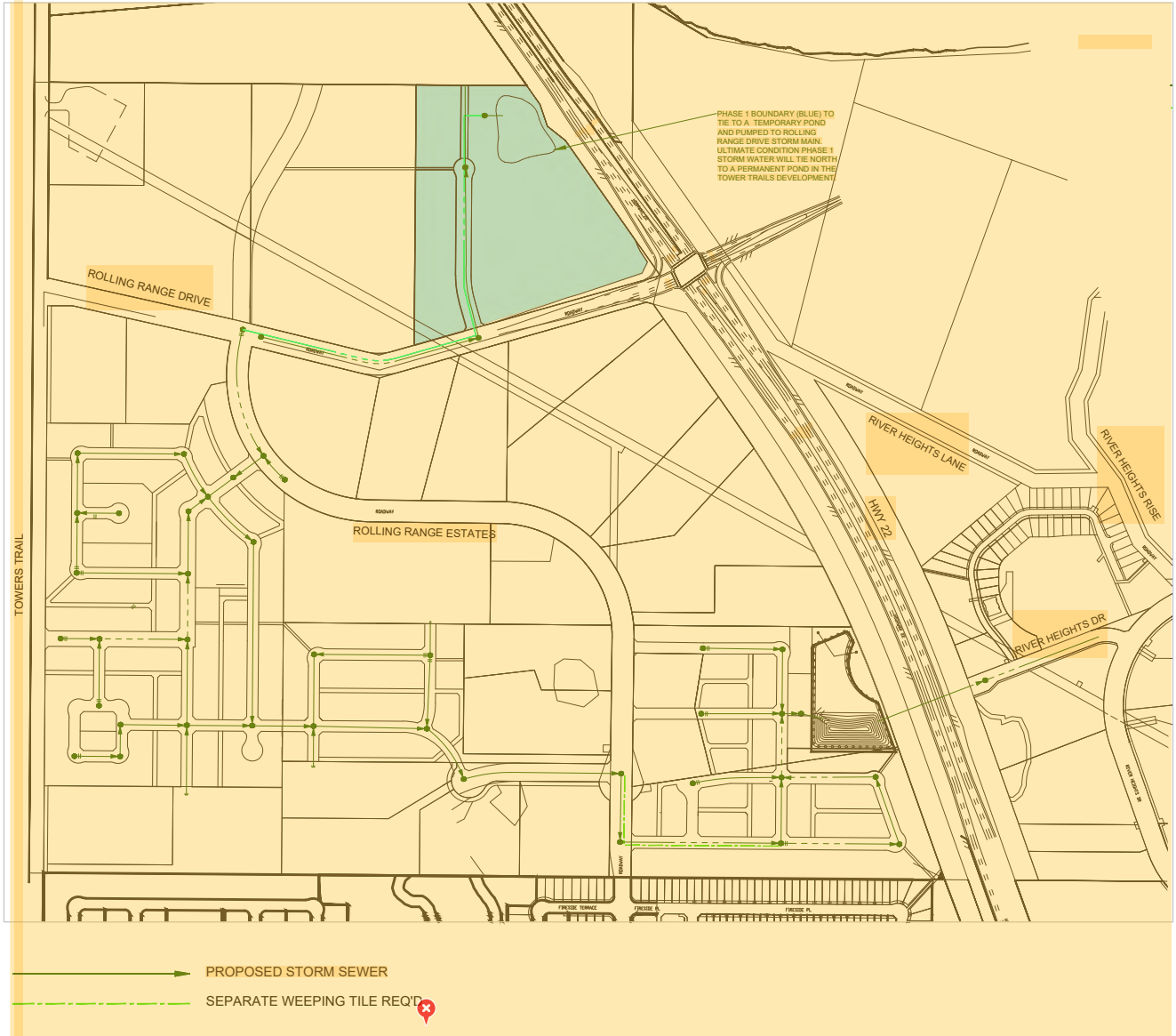
Both crossings will be sized for the entirety of the developable lands and should be entitled to recoveries from future lands as they come on.

Policy 6.2.1

Sanitary infrastructure should be implemented as generally illustrated in Figure 15: Cell A – Sanitary Network.



FIGURE 16: Cell A – Stormwater Network



6.3 Stormwater

The ultimate stormwater servicing plan for Rolling Trails is presented in the Area Redevelopment Plan. Until the ultimate stormwater facilities and outfalls are built, interim measures are required.

The stormwater management upgrades will be completed in phases.

Phase 1: Mixed Use Precinct

The proposed mixed-use precinct will face onto the north side of Rolling Range Drive and slopes down to the north. A temporary stormwater facility is proposed at the north end of this area and will have an approximate area of 7.8 Ha. An interim forcemain will convey flows from the temporary pond to the Phase 3 storm sewer, which will be abandoned in the ultimate condition. The pond will be privately owned and maintained and will have an emergency escape route directed north towards HWY 22. A permanent stormwater facility is identified in the ARP to be constructed in the portion of the community of Towers Trail that is outside this NP, to which Phase 1 will tie to. After the Tower Trail's stormwater facility is constructed and a pipe is extended to the mixed-use precinct, the private stormwater pond will be decommissioned, filled in and developed for multi-residential.

As part of the infrastructure upgrades, Rolling Range Drive will be widened. Currently this road has split drainage to the south and to an existing wetland on the north side. To avoid impacting the wetland, runoff from most of the widened road will be directed into the new commercial interim pond.

Phase 2: Lower-Density Precinct

This area will drain by gravity into a permanent pond in Phase 3. A portion of Rolling Range Drive will be upgraded and will also discharge into the same system.

Phase 3: Higher-Density Precinct

This area will contain a permanent stormwater facility (PUL) and will receive inflows from the storm sewers in Phase 2. The stormwater facility will discharge into the existing Riverside trunk sewer on the east side of HWY 22. There is also a portion of Rolling Range Estates Road and an adjacent residential lot which will also drain to the stormwater facility. The 1:5 year event is contained within the wet pond. The 1:100 year event is contained within the entire PUL. For the 1:100 year event, water will encroach into the dry pond to a maximum depth of 1 metre. The emergency spill location for this permanent pond will be to the east towards HWY 22.

Policy 6.3.1

Stormwater infrastructure should be implemented as generally illustrated in Figure 16: Cell A – Stormwater Network.

6.4 Shallow Utilities

Shallow utilities comprised of telecommunication, cable, power and gas will be extended through the site from existing systems on both the west and east sides of the Plan Area. All shallow utilities will be buried underground to provide for clear views of the sky and surrounding vistas. Street lighting will be provided throughout the Neighbourhood respecting dark skies through design and providing for a safe neighbourhood.

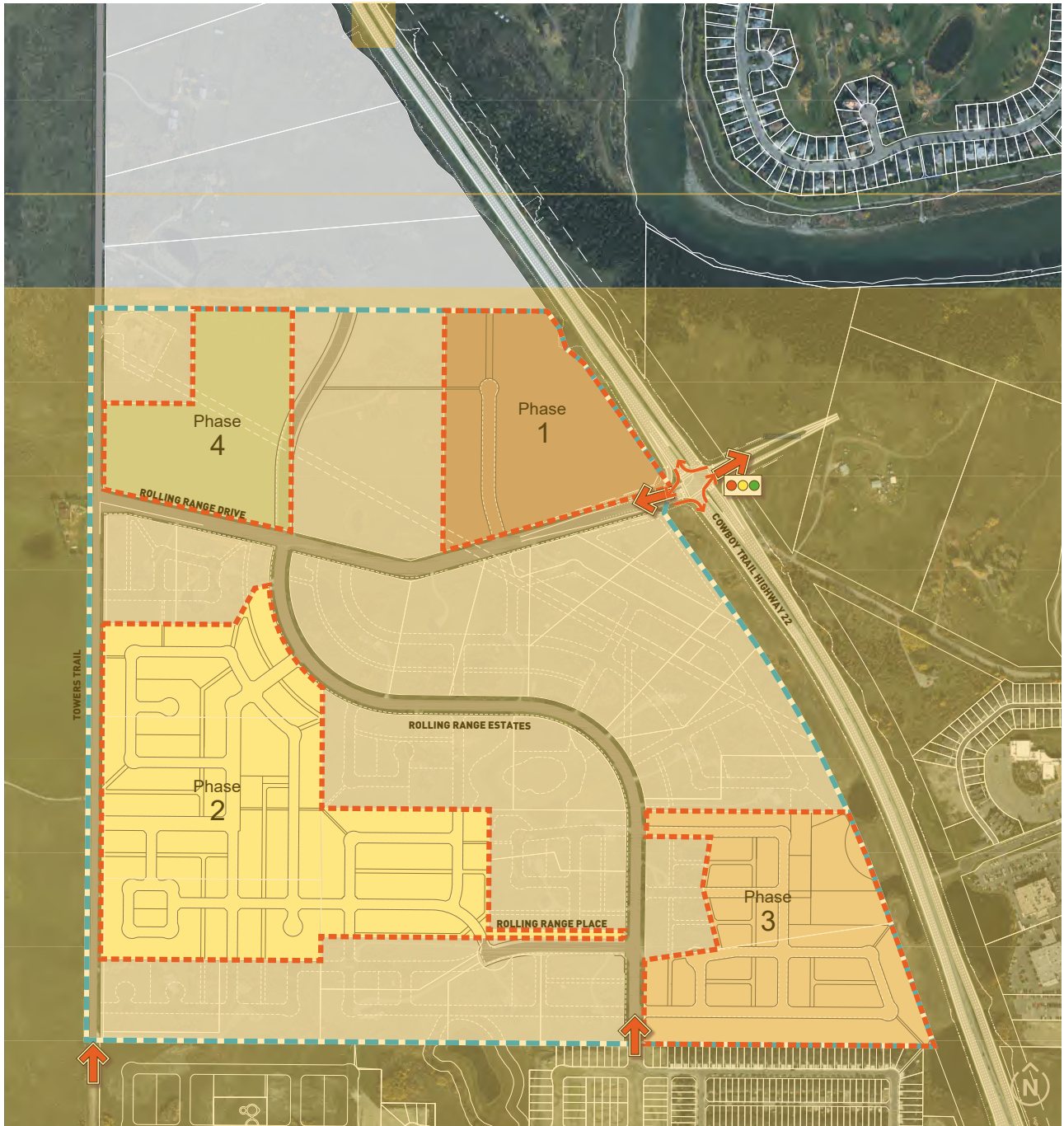
Policy 6.4.1

Shallow utilities shall be installed and/or financed by the developer at the subdivision stage in consultation with the applicable utility providers and in alignment with the Town of Cochrane's Shallow Utility Line Assignment Guidelines 2025.

Policy 6.4.2

Outdoor lighting for all development, including landscaping designs for public spaces, shall have regard to dark sky lighting principles and shall be consistent with the provisions in the Town of Cochrane Land Use Bylaw.

FIGURE 17: Cell A – Phasing



Legend

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Neighbourhood Boundary
- Subject Lands Boundary

7.0 PHASING

The purpose of the following policy is to provide for the phasing of development in a logical manner in order to minimize infrastructure costs and to ensure appropriate connectivity. Figure 17 identifies the anticipated sequence of redevelopment based on ownership and proximity to access and services. Changes to the phasing may occur without requiring an amendment to this Neighbourhood Plan if it is demonstrated to Administration that appropriate access and utilities is available to serve the **phase**.

Policy 7.0.1

Development phases should proceed as generally illustrated in Figure 17: Cell A – Phasing. Nevertheless, phasing sequences may alter without requiring amendments, at the discretion of the development authority.



8.0 SUPPORTING STUDIES

The following provides a summary of the studies that were completed to support the development of Cell A.

8.1 Geotechnical Study

Watt Consulting Group (WATT) was retained by Canopy Lands to complete a geotechnical assessment for a proposed Neighbourhood Plan involving three (3) phases of development

in Cochrane, AB. Geotechnical considerations for the project site are summarized as follows and were completed on August 8th, 2024:

- The subsurface ground conditions are generally considered to be suitable for the proposed development.
- Shallow foundations are considered feasible for the expected structures within the development.
- Groundwater level readings near the ground surface were observed in two boreholes (BH24-06 and -08) and must be considered for development design and construction purposes.

8.2 Environmental Site Assessments

Envirolead Canada Ltd. (“Envirolead”) completed a Phase I Environmental Site Assessment (ESA) in 2024 for the properties the encompass the Rolling Trails Neighbourhood Plan area. These properties were located at:

- 40 Rolling Range Drive, Cochrane, Alberta T4C 2A3 having the legal address as Block 8; Plan 1674LK (site).
- 16 Rolling Range Estates (Lot 7; Block 8310324), and 52 Rolling Range Estates (Lot 16; Plan 9411966), Cochrane, Alberta T4C 2A3 (site)
- 27 Rolling Range Estates (Lot 17; Block 9311545), 169 Rolling Range Estates (Lot 3; Plan 8211052), 254166 Towers Trail (Block 1; 9310444), and 254188 Towers Trail (Lot 2; Plan 8011554), Cochrane, Alberta T4C 2A3 (site)

This Phase I ESA was completed in relation to the potential redevelopment of the site. The purpose of this Phase I ESA was to identify the areas of actual and/or potential environmental concern related to the site due to the current and historical land use of the site and its neighbouring properties.

Envirolead conducted a review of select historical information and records related to the site and neighbouring properties obtained

through various regulatory and private agencies. A site visit for a site inspection was conducted on August 13, 2024.

At the time of this assessment, neighbouring properties included rural residential developments with associated outbuildings to the south and west, with grassed land, treed areas, wetlands and seasonal sloughs in all directions. No gas station, dry-cleaner, mechanics shop, auto wrecker or any other property of potential environmental concern was identified in the vicinity of the site.

The findings of this Phase I ESA indicate that no areas of actual and potential environmental concern were identified related to this site and that no further investigation is recommended for the site at this time.

It should be noted that Phase I and Phase II ESAs were completed for 40 Rolling Range Drive in 2018. The Phase I report indicated:

- The 2018 Phase I ESA included a review of historical information and aerial photographs, and a site visit.
- In 2018, the site was vacant grassed and treed land with remnants of a residential property destroyed by fire in the southwest portion.
- Neighbouring properties were rural residential, grassed land, treed areas and wetlands/seasonal sloughs.
- Based on the findings of the 2018 Phase I ESA, the record search and review of collected information did not indicate any potential environmental concern related to the site. However, the site visit identified a burnt site building and presence of burnt material onsite which is likely to contribute to the potential presence of hydrocarbon contaminants onsite. Therefore, a Phase II ESA is recommended to confirm the presence or absence of potential contaminants of concern onsite.
- It should be noted that no chemical storage, evidence of spills or hydrocarbon staining, or significant quantities of ash were observed during the site visit.

The Phase II ESA from 2018 concluded that no reclamation was required: “Based on the findings of this Limited Phase II ESA, no impact could be confirmed in soil and water samples at areas of potential environmental concern identified in Phase I ESA conducted for the site in April 2018. No further environmental work is warranted at site in relation to areas of potential environmental concerns and potential contaminants of concern identified in the Phase I ESA of April 2018” ❌

8.3 Historical Resource Overview

Bison Historical Services Ltd. completed a Historical Resource Overview on July 25, 2024 for the Plan Area. The purpose of this HRO document was to provide a general overview of historical resources located in the vicinity of the project area and to assess the potential impact that the proposed project poses to known and/or previously unrecorded historical resources. The methodology of this document was a comprehensive desktop assessment of the project area and field investigations, from June 25 to June 28, 2024, that included known archaeological sites, historic sites, previous permitted work in the area, and topography.

During the HRIA field investigations no new historical resource sites were recorded as a result of archaeological inspection of the proposed project area. No previously recorded sites are known to lie within the proposed development area and were revisited as part of these HRIA field investigations. In total, 148 subsurface inspections (148 shovel tests) were conducted, all of which were negative for cultural materials.

In light of shallow deposition combined with the plow disturbance across the entire development footprint and the complete absence of any cultural material in any subsurface tests, no further work is warranted in relation to the Rolling Trails Area Redevelopment Plan Phase 1. Therefore, it is recommended that the Rolling Range and Tower Trail Area Structure Plan Phase 1 be given Historical Resources Act approval to proceed. This recommendation is subject to the approval of the HRMB.

8.4 Biophysical Impact Assessment

A Biophysical Impact Assessment (BIA) was prepared in support of the Neighbourhood Plan by EnviroLead Canada and SAGE Ecological Solutions in August 2024. 49 wetlands occur within or intersect the Neighbourhood Plan boundary, four man-made ponds, and two dugouts. The total area of all wetlands is 8.987 ha within the three phases. Descriptions of each wetland type occurring on the property can be found in the BIA. Wetlands WL16 (Phase 2) & WL42 (Phase 3), both **Class IV wetlands**, are identified as Environmentally Significant Areas.

No negative residual effects are expected to result from the Project. The effects of development on hydrologic function, water quality, and water quantity are expected to be positive. Other potential effects are avoided with the implementation of mitigation. With the implementation of all mitigation described in Table 4.1 of the BIA and, considering the previously disturbed nature of the property, potential negative residual impacts of the project on existing biophysical conditions are considered to be avoided.

8.5 Stormwater Management Plan

A Stage Master Drainage Plan (SMDP) was prepared by Stormwater Solutions. The study area was approximately 96 hectares of which 53 hectares will be either developed or will have to be considered as part of the preliminary design for the stormwater management system for the area. This stage is divided into three phases which will have interim servicing until the ultimate stormwater ponds are constructed. Phase 1 is a proposed commercial site. Phase 2 & Phase 3 are both residential development sites. In phase 2 & 3, Canopy Lands do not own their entire area, therefore the stormwater management plan is divided into 2 stages: Stage 1 – Lands owned by Canopy Lands and Stage 2 – future lands to be developed. All details in the report confirm to the current Town of **Cochrane** Surface Drainage Bylaw, City of Calgary Stormwater Management Design Manual and the Alberta Environment and Sustainable Resource Development – Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems – Stormwater Management Guidelines.

8.6 Transportation Impact Assessment

Introduction and Vision

WATT Consulting Group (WATT) is pleased to provide a preliminary transportation summary in support of the Rolling Trails development, within the Town of Cochrane (Town). The development lands are located south of the Bow River, bordered by Highway 22 to the east, Towers Trail to the west, George Fox Trail to the north, and the community of Fireside to the south.

While a Transportation Impact Assessment (TIA) is expected to be completed at a later stage, the goal of this summary is to provide an overview of the background context to the development to guide the development of plans, in advance of the complete TIA. It is noted that the area does already have existing transportation infrastructure, which will be integrated into the future development.

The proposed development is from Canopy Lands Inc., a company with experience with other land development projects in the Cochrane area. The proposed development is expected to include a mix of single-family, multi-family housing, and commercial space which will complement the existing land use of surrounding developments including Fireside, River Heights, and the future lands to the east of Highway 22.

Development of the Rolling Trails lands is expected to be phased, with the current site plan being developed to reflect Phase 1-3, and complete buildout realized in the 2050 horizon year.

Road Network

The current road network includes several key two-lane roadways within the Rolling Trails lands and adjacent Fireside community which could be impacted by the proposed development. According to current site plans and understanding, it is expected that Rolling Range Estates will be connected to Fireside Way at some point in the future, which will provide direct access between the Rolling Trails and adjacent Fireside community. Construction and timing of this roadway will be development driven and integrated into the phasing plan of the Rolling Trails community (expected to be complete by Phase 3 of development).

Regional improvements anticipated in the area include a fourth (east) leg at the intersection of Rolling Range Drive / Highway 22 to improve connectivity for future developments on the east side of Highway 22. Additionally, a south intersection is also anticipated in future horizons, connecting Towers Trail to a third (future) intersection south of the Fireside community along Highway 22 on the border of Rocky View County.

At the time of this report the timing of regional improvements is unknown; therefore, the east leg for the intersection of Rolling Range Drive / Highway 22 will be introduced in the 2050 horizon, and the south connection has not been assumed to provide a conservative analysis.

Road Classification

Future road classification for key transportation links through the Rolling Trails development will be assessed for the 2050 full-buildout horizon, based on the road classification thresholds outlined by the Town of Cochrane. Thresholds to be applied in the analysis are provided in the below table.

Road Class and Typical Requirements

Street Type	Daily Traffic Volume Accommodation (vpd)	Land Use Access Accommodated
Arterial Street	20,000 – 35,000	Industrial, Commercial
Industrial Street	2,000 – 12,000	Industrial, Commercial
Residential Street	0 – 2,000	Commercial, Multi-Residential, Residential
Neighborhood Boulevard	12,500 – 22,500	Multi-Residential, Residential
Primary Collector	8,000 – 15,000	Lane (Alley)
Activity Centre Street	3,000 – 15,000	Lane (Alley)

<https://www.cochrane.ca/media/275>

Average annual daily traffic volumes (AADT) will be calculated as the PM peak hour turning movements multiplied by a factor of 10, with resulting values presented in the complete TIA report and compared to the proposed road cross sections.



Active Transportation

Pathways and parkways in the surrounding area are summarized in the below figure. The active modes plan for the development itself includes planned sidewalks on both sides of some roadways to facilitate pedestrian movement, which is consistent with the Town of Cochrane’s standards laid out in the “Connecting Cochrane” report. This document also lays out the Town of Cochrane’s vision for on and off-street bicycle facilities. The proposed development will fit within the Town of Cochrane’s long term guiding principles regarding bicycle infrastructure. More details regarding active modes infrastructure will be provided as part of the next phase of the development.



8.7 Groundwater Risk Assessment

A Groundwater Risk Assessment was prepared in support of the Neighbourhood Plan by Arletta Water Resources in July 2024. A baseline review was conducted prior to urban development in the Rolling Trails area of Cochrane to report on aquifer conditions and potential issues of site development on the supply from the water wells from remaining residential acreages in the area. The review consisted of an examination of the water well records describing the water supply aquifers, a summary of groundwater users from domestic, agricultural and commercial uses and a discussion of the potential effects on the water wells in the Tower Trails and Rolling Range acreages due to development.

Groundwater use in the area largely consists of domestic water supply wells with 35 well records. No significant commercial or agricultural groundwater use in the area was observed. Due to the site location overlying the Bow River the non-pumping water levels in the wells are relatively deep, on the order of 50 m below ground necessitating deep wells in the area.

No significant risks as a result of the Canopy Lands redevelopment on the remaining acreage owners well supply was anticipated. The remaining acreages that are not subject to suburban redevelopment will have little risk due to spills or leaks from bulk storage exists. The risks of groundwater contamination from residential developments are also low. Further, deep aquifers would also minimize risk of surface spills leaching into the water supply aquifers.

Five water samples were collected from various residences for baseline water analysis. The water consists of a sodium bicarbonate-sulphate type water with a Total Dissolved Solids Concentrations of 500 – 1000 mg/L and are typical for groundwater in the area. No indications of surface water contamination were observed. The water meets all health-based criteria and is generally acceptable for human consumption. Similar water quality of the remaining acreage owners is expected, unless issues with poor well maintenance or poor proximity to septic fields or overland drainage is present at these acreages.



No significant risks as a result of the Canopy Lands redevelopment on the remaining acreage owners well supply was anticipated.

9.0 ALIGNMENT WITH TOWN GUIDELINES

9.1 Integrated Neighbourhood Design Guidelines

The Town of Cochrane Integrated Neighbourhood Design Guidelines (INDG) were approved on May 13, 2013. They provide guidance on how to properly integrate higher densities while ensuring the **mall-town** character of the Town is maintained. The Guidelines encourage redevelopment that is compatible and sensitive to the overall context of an area. Development proposed in the Rolling Trails ARP will be evaluated against these Guidelines, in addition to the other policy documents and regulations, with the goal of achieving overall good design.

The INDG contains a series of Design Principles which must be referenced in the development and design of Neighbourhood Plans.



Key elements of the INDG which must be reflected in the Rolling **Trails** Neighbourhood design include:

- compatible commercial design that does not compete with destination retail in downtown Cochrane;
- the integration of mixed housing types within blocks;
- viewshed protection;
- proper transitions between neighbourhoods; and
- connected street and pathway design.



A guideline summary is provided at the end of the INDG document. The following demonstrates how Cell A complies with these guidelines.



Primary Element	Relevant Section	Sub-Element	Yes(Y)/No(N)/Not Applicable (n/a)	Comments/Rationale
1. Overall Design Principles	1.4	Retain Natural Features	TBD	
		Retain views and visually sensitive areas	Y	Residents and the public will be able to appreciate the views to the Bow River Valley and the downtown in the eastern park located in the higher density precinct. A pathway will run along Towers Trail to provide views to the west.
		Integrate single and multi-family housing while providing a variety of architectural styles	Y	Single-detached, semi-detached/ villas, townhouses and apartment buildings will be provided in the community. The architectural style is to be determined at the development permit stage.
		Create local commercial development that does not compete with downtown	Y	A commercial centre will be provided in the mixed-use precinct to meet local and regional needs.
		Provide a wide variety of public spaces, parks, and amenities	Y ^x	Cell A will include two local parks, a stormwater pond and the Town's MR Lands.
		Use recreation pathways to connect to adjacent communities	Y	^x Pathways will be established along one side of Rolling Range Drive, Rolling Range Drive, Rolling Range Estates and Towers Trail. ^x
		Encourage a healthy neighbourhood that facilitates active living	Y	The local parks, the Town's MR lands and the pathways will offer amenities to support active living.
		Use green building techniques to reduce impact on natural systems	TBD	Will be determined at the development permit stage.

Primary Element	Relevant Section	Sub-Element	Yes(Y)/No(N)/Not Applicable (n/a)	Comments/Rationale
2. Context Sensitivity	2.1	Natural Character - retain the natural features such as trees, slopes, rock formations, ravines and water courses	Y	As per the BIA, the ESAs were identified to be retained.
		Plant native trees and vegetation	TBD	Will be determined at the subdivision and development permit stage.
	2.2	Slope Sensitivity - integrate the site's natural character into the design	NA	No significant slopes are located within Cell A.
		Hillside Development - ensure hillside development responds to and respects its character and context	NA	No significant slopes are located within Cell A.
	2.3	Viewshed Preservation - use creative ways to preserve the aesthetic and natural qualities of the hillsides	NA	No significant slopes are located within Cell A.
	2.4	Natural Drainage - consider existing water features and flows in conjunction with recreation and wildlife enhancement	NA	The intent is to remove all non-significant wetlands within Cell A.
	2.5	Four Season Design - consider approaches to create comfortable outdoor environments throughout the year	TBD	Neighbourhood Plan landscape concepts are to consider four season design for public parks. The specific design details will be determined at the subdivision and development permit stage.



Primary Element	Relevant Section	Sub-Element	Yes(Y)/No(N)/Not Applicable (n/a)	Comments/Rationale
3. Neighbourhood	3.1	Neighbourhood Transition - ensure adequate transition between existing and proposed uses.	Y	Setbacks, fencing and landscaping will be provided adjacent to existing and proposed uses.
	3.2	Building Relationship to Street - use building location, form, massing, garage location, entrances, and porches to enhance the streetscape		 Buildings will frame adjacent.
	  3.3	Form and Massing - step buildings, setbacks, roof shapes, articulations, to reduce building	TBD	Will be determined at the development permit stage.
	3.4	Mixed Block - implement mixed types and densities of housing while respecting character and adding diversity in form and character	Y	Single-detached, semi-detached/ villas, townhouses and apartment buildings will be provided in the community.
	3.5	Privacy - balance need for privacy and security using planting, fencing and grading	Y	Setbacks, fencing and landscaping will be provided adjacent to existing and proposed uses.
	3.6	Fencing and Screening- to define and separate, yet provide necessary visual access and integration	Y	Setbacks, fencing and landscaping will be provided adjacent to existing and proposed uses.
4. Connections	4.1	Street Design - develop a hierarchy of streets and connectivity within and adjacent to the neighbourhood	Y	A hierarchy of streets will be provided ranging from primary collector, to collector to residential.
	4.2	Open Space, Parks, and Amenity Areas – develop a network of connected spaces that are safe, convenient, well sized, and attractive	Y	The two local parks and the Town's MR Lands are spread evenly throughout Cell A so that the majority of residents are within a 5 minute walk to an outdoor amenity.
	4.3	Parking, Loading and Circulation - ensure efficient access, circulation and parking within the neighbourhood	Y	All streets will include public parking.

Primary Element	Relevant Section	Sub-Element	Yes(Y)/No(N)/Not Applicable (n/a)	Comments/Rationale
5. Commercial	5.1	Neighbourhood Commercial - create centrally located local commercial centres that do not compete with downtown	Y	A commercial centre will be provided in the mixed-use precinct to meet local and regional needs.
	5.2	Entrances and Access - create visible and universally accessible entrances, but right sized not to compete with downtown	TBD	Will be determined at the development permit stage.
	5.3	Awnings and Canopies - reinforce architectural character and provides protection from inclement weather	TBD	Will be determined at the development permit stage.
	5.4	Building Elevations - use animated walls and finishes, transparency, high quality materials, and careful colour consideration	TBD	Will be determined at the development permit stage.
	5.5	Signage and Monumentation - fitting in number, colour, location, size, and appropriately lit	TBD	Will be determined at the development permit stage.
	5.6	Active Frontage - use windows, doors, outdoor signage to animate the street in a variety of streetscapes, consider elements to create active and vibrant public safe spaces	TBD	Will be determined at the development permit stage.
	5.7	Public Realm Design - landscape planting, furniture, pedestrian scale lighting, pavement variation, bicycle racks, linkage in trails and pathways, signage, parking, screening	TBD	Will be determined at the subdivision and development permit stage.
	5.8	Service Areas - integrate and screen mechanical requirements	TBD	Will be determined at the development permit stage.
	5.9	Lighting - provide accent lighting that meets pedestrian lighting, dark sky policy	TBD	Will be determined at the development permit stage.

9.2 Rolling Trails ARP: Enhanced Interface Policies

The Rolling Trails Area Redevelopment Plan (ARP) identifies the suitable land uses, parks/open space, transportation networks and servicing for the Rolling Trails Community. This Cell A area is identified for Lower Density Residential, Higher Density Residential, **Mixed-use and Open Space**. The following identifies the relevant Enhanced Interface Policies that apply to Cell A and demonstrates how the future development of Cell A meets these requirements.

Rolling Trails Area Redevelopment Plan Enhanced Interface Policies

Policies/ Guidelines

Policy Alignment

Policy 6.1.3 Enhanced interface policies:

- A compatible interface should be established between the mixed-use, Town's MR lands and flex portions to ensure a complimentary design that offers synergies and creates an integrated appearance.
- Development adjacent to Highway 22 should present a positive appearance for drivers entering the Town through the provision of enhanced façades and landscaping.

The Neighbourhood Plan design policies require that setbacks, fencing and landscape screening be provided between the mixed-use and flex areas.

Enhanced landscape treatment is proposed to be established along the eastern edge of mixed use precinct that borders Highway 22.

Policy 6.2.2 Enhanced interface policies:

- Development adjacent to the semi-permanent freshwater shallow open water pond and the Fireside wetland should provide an appropriate interface with these natural areas by, where possible, providing appropriate setbacks, matching existing grades, landscaping with native vegetation and using low and/or transparent fencing.
 - Development should establish a positive interface with Rolling Range Drive, Rolling Range Estates and Towers Trail by fronting these roads with street oriented housing product, decorative fencing and/or enhanced landscaping.
 - Development adjacent to Fireside should establish an appropriate interface with the community by providing:
 - o Height controls; and/or
 - o A buffer such as:
 - Compatible architectural treatment; and/or
 - Enhanced landscaping; and/or
 - Green/linear space; and/or
 - A rear laneway servicing a townhouse product with connected, detached garages;
- and/or
- o Alternate designs to be determined at the Neighbourhood Plan stage, subject to Town of Cochrane approval

The portions of Cell A that back onto these wetlands will not drain directly into the wetlands; native vegetation will be augmented into into the 6 m buffer, with a vegetated swale, to capture any potential pollutants that were not captured within the private lots; and lots will not have gates within the rear lot fencing.

Fencing is proposed along Towers Trail. Street-oriented dwellings are proposed along portions of Rolling Range Estates.

Additionally, Cell A meets these policies by requiring a 7.5m setback, fencing and landscape screening along the property line or shared lane with an existing resident such as the interface with the community of Fireside.

Rolling Trails Area Redevelopment Plan Enhanced Interface Policies

Policies/ Guidelines

Policy Alignment

Policy 6.3.3 Enhanced interface policies:

- Development adjacent to the semi-permanent freshwater shallow open water pond should provide an appropriate interface with this natural area by, where possible, providing appropriate setbacks, matching existing grades, landscaping with native vegetation and using low and/or transparent fencing.
 - Development should establish a positive interface with Rolling Range Drive and Rolling Range Estates by fronting these roads with street-oriented housing product and/or decorative fencing.
 - Development adjacent to Highway 22 should present a positive appearance for drivers entering the Town through the provision of enhanced facades and landscaping.
 - Development adjacent to Fireside should establish an appropriate interface with the community by providing:
 - o Height controls; and/or
 - o A buffer such as:
 - Compatible architectural treatment; and/or
 - Enhanced landscaping; and/or
 - Green/linear space; and/or
 - A rear laneway servicing a townhouse product with connected, detached garages;
- and/or
- a. Alternate designs to be determined at the Neighbourhood Plan stage, subject to Town of Cochrane approval.

The portions of Cell A that backs onto these wetlands will not drain directly into the wetlands; native vegetation will be augmented into into the 6 m buffer, with a vegetated swale, to capture any potential pollutants that were not captured within the private lots; and lots will not have gates within the rear lot fencing.

Within Cell A, street-oriented housing types are proposed along Rolling Range Estates.

A positive appearance will be established along Highway 22 by providing a park, and a stormwater pond along the edge of this corridor.

9.3 The Cochrane Sustainability Plan

The Cochrane Sustainability Plan (CSP) was adopted by Council in May 2009. The CSP is a long term, community-based plan that helps guide the Town towards a more sustainable future. The document includes thirteen Pathways to the Future that are grouped under four headings. Each pathway includes a description of success and current reality and targets. The CSP anticipates these approaches will be incorporated in the strategic decisions of Cochraneites.

The pathways that most relates to the development of new communities fall under the “Cochrane is a Complete Community” heading. These pathways include:

1. Everyone has a roof over their head;
2. There’s enough room for everything a community should have;
3. Wherever you are in Cochrane, you’re close and connected;
4. There are diverse options for getting around; and
5. We build Cochrane on the strengths of our natural and cultural heritage

To lead Cochrane in that direction, the document includes several targets under this heading. The following identifies the targets and how Cell A contributes to their achievement:

Cochrane Sustainability Plan; Cochrane is a Complete Community Targets

Policies/ Guidelines

Policy Alignment

By 2029, there is a variety of tenure and housing types on the market (rental, own, rent-to-own, attainable housing).

A variety of housing types will be offered within Cell A including single-detached, semi-detached, townhouses and apartments.

By 2039, municipal tax revenues are 60% residential/40% non-residential with 100% environmentally sensitive areas protected.

Cell A provides mostly residential land uses with some mixed-use commercial land to balance the tax base.

By 2059, density on the 2009 existing footprint of Cochrane has increased by 25%.

Rolling Trails NP and Cell A represent an infill redevelopment opportunity. These acreages were annexed into the Town of Cochrane in 2004. The infilling of this site will strongly contribute to increasing the density of the existing footprint of the Town.

By 2029, 50% of the population of Cochrane are within 400m and/or 5-minute walk of a transit stop.

Cell A meets this policy by proactively accommodating for transit routes and bus stops ahead of the COLT route expansions. Nearly all **residents are within a 5 minutes** walking distance to a proposed transit stop.

By 2029, 100% of the community is within 400m of some form of public open space.

Cell A meets this policy by providing two park spaces distributed strategically in **thePlan Area**. The 400m walkshed was implemented to ensure that all residential units are close to a local park space.

By 2029, there is a complete interconnected mode and corridor network throughout Cochrane and its region that is accessible to the full range of vehicular and non-vehicular uses/users.

Cell A meets this policy by building off existing roads and integrating existing and future transportation networks to create a modified grid network. This is accomplished through upgrading Rolling Range Drive, Rolling Range Estates, and Towers Trail, extending Rolling Range Estates south to access the community of Fireside, and upgrading the junction of Rolling Range Drive and Highway 22 with an all turns intersection. This network will accommodate vehicles, transit, bicycles and pedestrians.

By 2020, natural areas and habitat are maintained or increased.

Cell A does not include any significant natural areas or habitat, but the infill nature of the project will allow the Town to accommodate growth while limiting its expansion into natural areas and habitat.

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.

All Cell A development along Highway 22 within the identified Cochrane Corridors of the Western Heritage Design Guidelines will comply with that policy.

9.4 The Open Space Master Plan

The Open Space Master Plan is a future-focused, system wide, strategic plan that will guide the resourcing, development, management, provision and expansion of Cochrane’s open spaces and pathways over the next 20 years. The Master Plan has been developed to address three issue areas affecting open space use and development:

1. Community needs
2. Anticipated changes to population growth and development patterns
3. Emerging trends in the recreation and health sectors

The following identifies the relevant Open Space Master Plan Principles that apply to Cell A and demonstrates how the future development of Cell A meets these Principles.

Cochrane Open Space Master Plan; Principles	
Policies/ Guidelines	Policy Alignment
<p>Respect Nature.</p> <p>Cochrane’s wetland, prairie, foothill and mountain landscapes provide ecological infrastructure that contributes to clean water and habitat diversity for native species and wildlife. Cochrane’s open space system should protect this existing ecological infrastructure by preserving sensitive habitats through appropriate land use planning and management decisions. The open space system should also contribute to ecological resources through sustainable design and maintenance strategies. Strategies include innovative approaches to stormwater management and the development of different maintenance classes to support the ecological integrity of the open space system.</p>	<p>Cell A has limited significant natural areas or habitat, but the infill nature of the project will allow the Town to accommodate growth while limiting its expansion into natural areas and habitat.</p>
<p>Connect Communities and Destinations.</p> <p>A well-connected pathway and trail system will provide residents of Cochrane with the ability to access shops, markets and cultural and recreational amenities through a range of active transportation modes. A diverse range of designated pathways and trails with varying surface treatments will encourage greater use. Connectivity between existing and new developments within the Town will be improved, as will access to regional amenities such as Glenbow Ranch Provincial Park.</p>	<p>Cell A will provide connections and open space destinations through the introduction of sidewalks and a regional pathway system. These active modes connections will connect to proposed neighbourhood amenities and local parks.</p>
<p>Provide a Range of Open Space Types.</p> <p>The range of activities available within Cochrane’s open space system should support passive and active users across a range of age and abilities. A balanced system can satisfy the need for lively vibrant places as well as quiet, peaceful retreats from urban life. Cochrane’s open space system should be adaptive in use and design so as to respond to future growth needs and demographic trends.</p>	<p>Cell A will provide two local parks of various sizes that will offer a range of programming options to support both active and passive open space users.</p>
<p>Recognize Value.</p> <p>The social, economic and environmental benefits of outdoor recreation are widely acknowledged through investment in open space systems.</p> <p>These benefits are interrelated and provide value when carefully managed. Open space elements such as ecological infrastructure, pathways and trails, and regionally significant facilities should be recognized as important in and of themselves, but also as assets to the community in terms of cost-saving and revenue-generating opportunities.</p>	<p>Cell A will promote the programming and basis for resolving costs associated with developing and programming the Town’s dedicated MR lands. This represents an investment in Town park space to bring recreational amenities to an area that is currently underserved by park space and public recreational opportunities.</p>

9.5 Western Heritage Design Guidelines

Western Heritage Design Guidelines guide the expression of Western Heritage in the public realm and on private properties in order to foster the strategic placemaking throughout Cochrane.

The proceeding lists the Design Objectives for Cochrane’s Corridors that relate to Cell A and demonstrates how Cell A complies with these Objectives.

Western Heritage Design Guidelines - Design Objectives: Cochrane’s Corridors

Policies/ Guidelines	Policy Alignment
<p>Policy 4.3.1:</p> <ul style="list-style-type: none"> New construction shall contribute to the interpretation of Cochrane’s heritage, through on-site strategies such as building design, landscape design, and interpretive media that do not compete with nearby installations. 	<p>The proposed mixed-use Boardwalk development in the northeastern corner of Cell A will draw inspiration from historical gold rush towns and will feature western-style facades, vibrant colours, and individual storefronts to align with the Western Heritage Design Guidelines.</p>

9.6 Envision Cochrane 2050 - Municipal Development Plan

Envision Cochrane 2050-Municipal Development Plan includes direction on the development of future communities in its overall policies as well as its Goals. The following demonstrates how Cell A of the Rolling Trails Neighbourhood Plan complies with these policies. The proceeding lists overall Municipal Development Plan Goals that relate to neighbourhood design and demonstrate how Cell A complies with these goals.

Envision Cochrane 2050-Municipal Development Plan - Goals

Policies/ Guidelines	Policy Alignment
<p>Goal 1: Cochrane’s growth balances residential and non-residential development and thoughtfully considers a mix of housing densities.</p>	<p>The Cell A mixed use neighbourhood provides a diversity of land uses, densities, and housing types to suit a range of residents’ needs.</p>
<p>Goal 2: Intensification is concentrated in Cochrane’s central core and distributed throughout its communities.</p>	<p>Cell A will be infilling and thoughtful intensification of an existing developed area within the Town boundary.</p>
<p>Goal 3: Cochrane provides choices for how people move around.</p>	<p>Cell A accommodates multiple modes of transportation through: the upgrade of the existing road network; the introduction of sidewalks and a regional pathway system; and supporting transit. Being infill land, there is the opportunity to connect the community of Fireside with the rest of Cochrane through Cell A.</p>
<p>Goal 4: Cochrane prioritizes housing choice throughout the community in a range of forms</p>	<p>In Cell A, in addition to single-detached homes, housing forms that are not widely available in the Town will be offered including wider lot homes, low rise townhouses and bungalow villa-style senior housing and rental products for seniors and young families.</p>

Envision Cochrane 2050-Municipal Development Plan - Goals

Policies/ Guidelines

Policy Alignment

Goal 6: Cochrane maximizes the function, connection, health and potential of its parks and open spaces.

Cell A includes two local parks in an area with a deficit of park space. Cell A will also establish the programming and basis for resolving costs associated with developing and programming the Town's MR lands.

Goal 7: Cochrane is proactively working with the business community, supporting local economic development and increasing the commercial land base.

Cell A redevelopment will result in the intensification of the Highway 22 corridor and the establishment of higher density commercial node.

Goal 10: New development contributes to Cochrane's long-term financial sustainability.

The Cell A infill development will help resolve the Town's land supply deficit without expanding the Town boundaries.

9.7 Cochrane Strategic Plan (2022 - 2025)

The Cochrane Strategic Plan (2022-2025) establishes Council's commitment to the five community aspirations identified in the Cochrane Community Vision (2019). These five aspirations are listed below and include how Cell A aligns with the aspirations of the Strategic Plan.

Cochrane Strategic Plan; Five Community Aspirations	
Policies/ Guidelines	Policy Alignment
<p>Identity</p> <p>We commit to preserving our unique identity.</p>	<p>Cell A will comply with the Western Heritage Design Guidelines. Through the planning and design of the neighbourhood, parks and open spaces have been located to facilitate community connection and to create a sense of place. The mixed-use walkable nature of Cell A supports the unique identity of Cochrane and blends new residents into the existing residential area.</p>
<p>Open spaces & natural areas</p> <p>We commit to protecting, nurturing and enjoying our natural landscape.</p>	<p>Cell A will provide two local parks to provide programming and access to outdoor space for all residents. Park spaces will be connected by the multi-modal transportation system ensuring efficient access for cars, bicycles, transit, and pedestrians.</p>
<p>Livability</p> <p>We commit to creating a vibrant and active community with connected neighbourhoods.</p>	<p>Cell A provides a mixed-use walkable neighbourhood with residential and commercial land uses to create vibrancy while ensuring that active transportation networks connect through the neighbourhood and into the adjacent community of Fireside. Neighbourhood amenities such as park spaces are strategically located to provide natural, outdoor areas where residents can connect and build community.</p>
<p>Vibrant Economy</p> <p>We commit to creating an atmosphere where the modern economy can thrive.</p>	<p>Cell A provides a mixed-use commercial development along the Highway 22 corridor supporting the planned intensification of this corridor. A range of business can be accommodated within the proposed development to meet the needs of both residents and businesses.</p>
<p>Connectivity</p> <p>We commit to bringing people together physically and socially.</p>	<p>Cell A accommodates multiple modes of transportation through the upgrade of the existing road network; the introduction of sidewalks and a regional pathway system; and supporting transit. Being infill land, there is the opportunity to connect the community of Fireside with the rest of Cochrane.</p>

10.0 PUBLIC ENGAGEMENT

10.1 Engagement Activities

From the onset of the Rolling Trails Neighbourhood Plan, a thorough communications and engagement strategy was of top priority, recognizing that this is a complex project in the Town of Cochrane. The goal of the project engagement strategy was to provide transparency and continual information-sharing with stakeholders. Public engagement was purposeful and targeted. The public engagement process began in summer 2024 and since that time, a number of engagement activities have been undertaken to gain feedback from the citizens of Cochrane on the redevelopment of the Plan Area.

To manage the engagement process, an Engagement Specialist was deployed and available throughout the development and evolution of the Plan to provide regular updates to primary stakeholders, respond to inquiries from the public, plan and coordinate each engagement activity and draft all engagement reports. The project’s dedicated Engagement Specialist also managed and coordinated all media relations for the project, acting as spokesperson for media requests. Having a consistent and continual point-of-contact enabled consistent responsiveness to stakeholder inquiries and flexibility to accommodate the public’s interest in the project. The following sections provides more details with respect to the outcomes of each of the open house session.

10.2 First Open House

Canopy Lands hosted a drop-in public information session on Wednesday, June 26, 2024, between 5-7 p.m., to share the first Neighbourhood Plan concept. The project team is committed to keeping the landowners, stakeholders, and neighbours informed about the evolution of the Rolling Trails ARP. The information session allowed the team to have another in-person opportunity to connect with interested parties and address questions or concerns.



Awareness and Outreach

<p>~50 EMAIL SUBSCRIBERS INVITED</p>	<p>150 postcard invitations delivered to landowners and adjacent Fireside neighbours</p>	<p>204 unique website visitors during the month of June and July 2024</p>
<p>A POST INFORMATION SESSION FOLLOW-UP EMAIL SENT ON JULY 5 TO SUBSCRIBERS</p>		

Table 3: Public Information Session

Public Information Session (June 26, 2024)	
Purpose	<ul style="list-style-type: none"> • Share the first Neighbourhood Plan concept. • Connect with landowners and neighbours to provide information on the current concept. • Continue dialogue and answer questions.
Participation	<ul style="list-style-type: none"> • 35 attendees. • 4 feedback forms completed. • 15 comments or questions were recorded in person by the project team.
Feedback Summary	<p>Participants expressed:</p> <ul style="list-style-type: none"> • That the proposed zero lot line between existing Fireside homes was a concern. • People who lived in the Fireside Place wished to see more buffer between their backyards and the new product. • An alley was proposed by two people and would rather have townhomes with a row of garages than a tall apartment style building. <p>Participants questioned:</p> <ul style="list-style-type: none"> • How the wetlands were being mitigated. • The need for construction mediation to control noise and dust. • Traffic management. • Boundary lines. • The plans defined services lines and main utilities.
Response	<ul style="list-style-type: none"> • The zero lot line product was removed from the Neighbourhood Plan. • Development adjacent to Fireside will include a 7.5 m building setback and dwellings no more than two storeys tall. • Apartment building will not be located adjacent to Fireside. • Impacts on conserved wetlands will be mitigated by avoiding lot drainage being directed into the wetlands; native vegetation will be augmented into the 6 m buffer, with a vegetated swale, to capture any potential pollutants that were not captured within the private lots; and lots will not have gates within the rear lot fencing. • A construction management plan will be provided before development. • A TIA was prepared identifying how traffic will be managed appropriately. • Servicing is identified within this Neighbourhood Plan



ROLLING TRAILS

First Neighbourhood Plan

