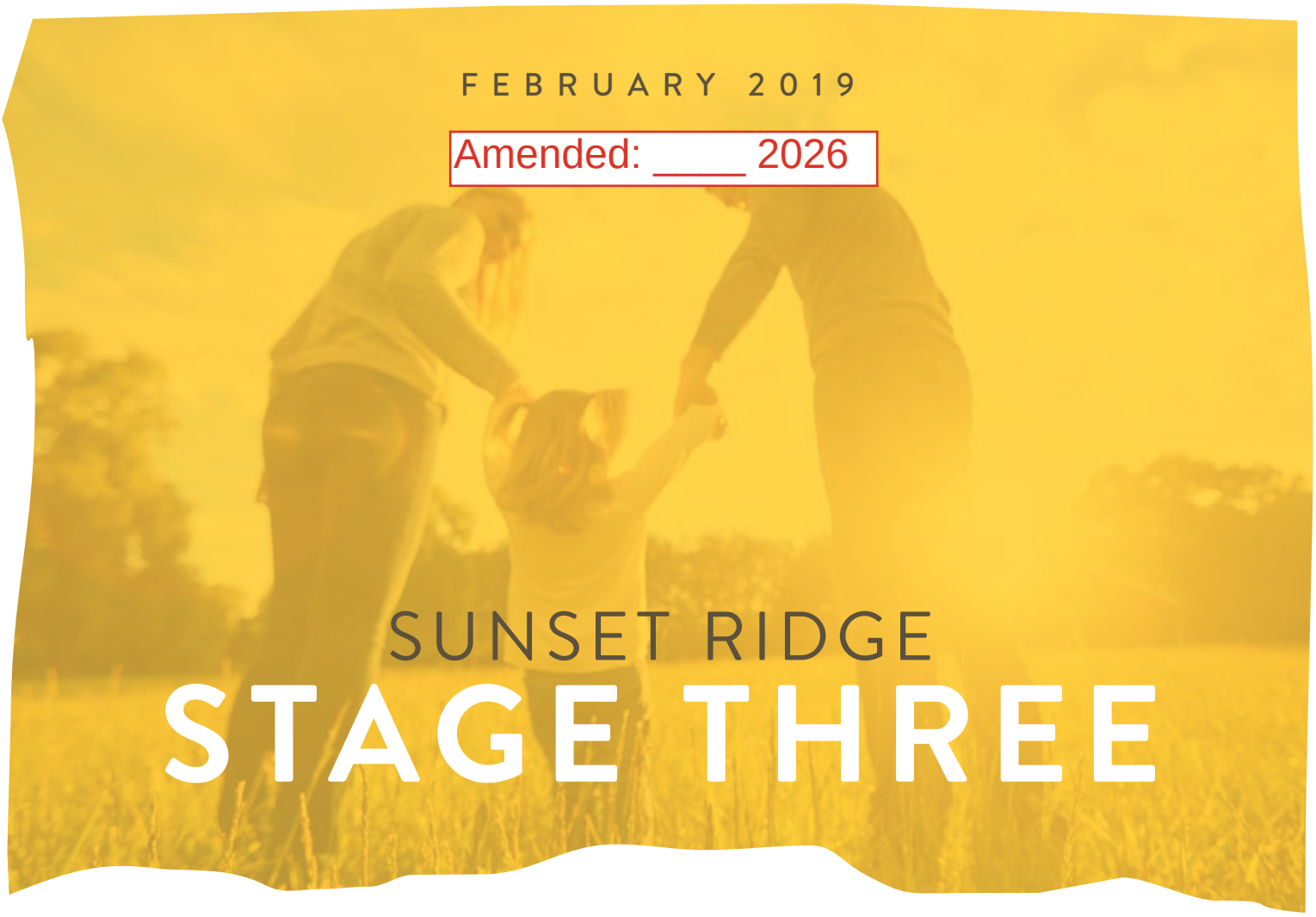
FEBRUARY 2019

Amended: ____ 2026



SUNSET RIDGE
STAGE THREE

NEIGHBORHOOD PLAN

SUNSET RIDGE
COCHRANE



SUNSET RIDGE

COCHRANE

PREPARED FOR:
SUNSET PROPERTIES

PREPARED BY:
B&A PLANNING GROUP

IN CONJUNCTION WITH:
PASQUINI & ASSOCIATES
ISL ENGINEERING
LA WEST
LGN CONSULTING

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Updates required to titles and numeration

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1.0 VISION

1.1 VISION

Sunset Ridge in Cochrane is planned as a complete community, initiated through the development of Stage 1 by Tirion and Stage 2 by Sunset Properties under the management of Melcor Developments Ltd. Stage 3 represents the logical extension of Sunset Ridge within the Town of Cochrane and the completion of development within the Stage 2 Sunset Ridge Area Structure Plan.

The Sunset Ridge community overall contains key design elements that enable the plan area to function as a complete residential community. An attractive pedestrian environment and connectivity are forefront in the design considerations. Streetscapes, open spaces and pathway linkages are purposefully thought out and placed to create an environment that encourages residents to take advantage of these amenities, to socialize and contribute to a well-balanced community.

The Sunset Ridge Stage 3 Neighbourhood Plan (SR3NP) represents the final stage of the complete community that is Sunset Ridge and is a significant Neighbourhood Plan containing a number of design elements that make it unique:

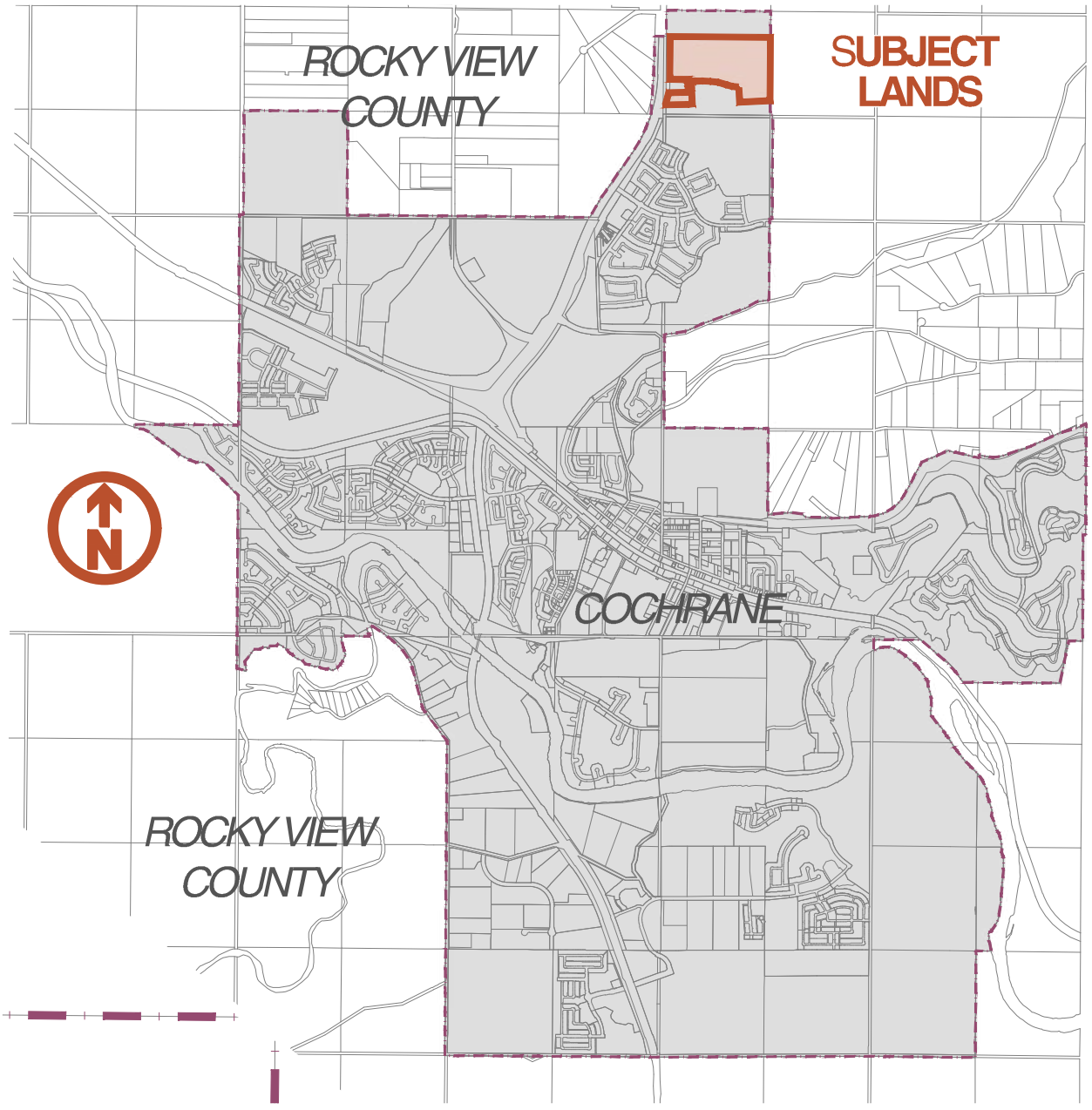
- a variety of housing options
- special attention to streetscapes and architectural controls
- a central green corridor connecting residents to the school site to the south and to the extensive central open space corridor that extends the length of the Sunset Ridge community
- an off-leash dog park, a desired use for Town of Cochrane residents
- local and regional pathway connections allowing pedestrians and cyclists the opportunity to minimize use of sidewalks and streets, creating safer recreation and commuting opportunities

The Sunset Ridge Stage 3 Neighbourhood Plan will contribute to the comprehensive residential community of Sunset Ridge because it:

- provides a second access to Highway 22, improving access for all of Sunset Ridge
- includes a variety of residential options that meet a range of economic needs and permit aging in place.
- provides the off-leash dog park, a community use and open space
- locates all residences in proximity to educational opportunities and public open spaces for communal use

The plan area is also directly adjacent to the storm pond and north school site/ community centre site which were approved with the Stage 2 Neighbourhood Plan. As a result of the way servicing is extended, the construction of the school site and stormpond will be phased along with Stage 3 (see Section 9.0 Phasing for more detail).

FIGURE 1: LOCATION MAP



1.2 PURPOSE OF THE PLAN AND POLICY CONTEXT

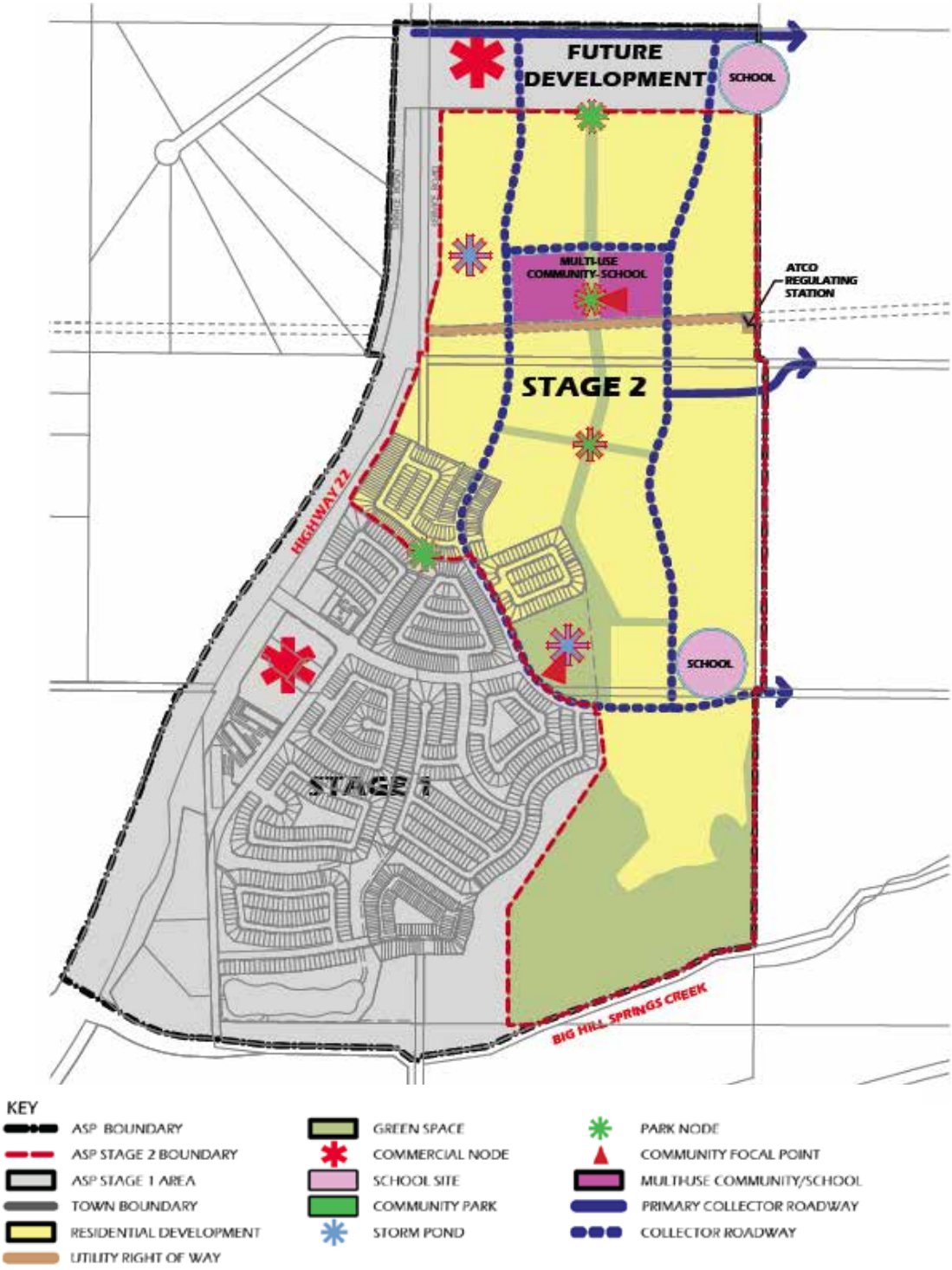
A Neighbourhood Plan is a non-statutory plan that seeks to facilitate the planning and development of communities once an Area Structure Plan is approved. The purpose of a Neighbourhood Plan is to provide the rationale and logic behind the proposal for future development. A Neighbourhood Plan provides an explanation of the layout, design, and future engineering decisions. It makes the connection between the policies of the Area Structure Plan and the future built form.

The Sunset Ridge Stage 3 Neighbourhood Plan (SR3NP) is developed in accordance with the following planning documents:

- Cochrane Municipal Development Plan (MDP)
- Cochrane Sustainability Plan (CSP)
- Stage 2 Sunset Ridge Area Structure Plan (Stage 2 SR-ASP)
- Stage 2 Sunset Ridge Neighbourhood Structure Plan (SR2NP)

The Policy Context for a Neighbourhood Plan is provided under Section 14.3.2 Area Plan Policies of the Town of Cochrane Municipal Development Plan (MDP). The SR3NP aligns with the policies set out in these statutory and non-statutory planning documents as detailed in Section 8 of this Neighbourhood Plan.

FIGURE 2: APPROVED SUNSET RIDGE AREA STRUCTURE PLAN - LAND USE CONCEPT



2.0 SITE CONTEXT

2.1 LOCATION

The SR3NP is located within the north sector of the Town and comprises 32.49 hectares (80.28 acres) of land. Stage 3 is located within the Stage 2 Sunset Ridge Area Structure Plan (Stage 2 SR-ASP) and represents the final stage of development within the approved ASP. The area is bounded by:

- Highway 22 (Hwy22/Cowboy Trail) to the west – Highway 22 is a Provincial Highway and falls under the jurisdiction of Alberta Transportation. This road is currently classified by Alberta Transportation as a (Level 2) Arterial Highway;
- Sunset Ridge Stage 2 to the south;
- Agricultural lands to the north and east within Rocky View County.

2.2 OWNERSHIP & LEGAL DESCRIPTION

The lands within the SR3NP area are owned by Sunset Properties Ltd. Stage 1 of Sunset Ridge was planned and developed by Tirion Properties under the guidance of the 2005 Sunset Ridge Area Structure Plan. Sunset Properties (under the management of Melcor Developments Ltd.) subsequently purchased the remainder of the Sunset Ridge lands as shown in Figure 3.

The lands within the SR3NP are legally described as a Portion of NW 14-26-4-W5M and comprise approximately 32.49 hectares (80.28 acres).

2.3 PLAN AREA DESCRIPTION

The SR3NP lands have been used predominantly for agricultural crop production and livestock grazing. Most of the land within the plan area consists of gently sloping upland. The lands provide views of the Rocky Mountains, the foothills and the Big Hill Creek valley to the south, southwest and southeast.

FIGURE 3: AERIAL PHOTO AND LEGAL INFORMATION



3.0 BACKGROUND
SUPPORTING INFORMATION

Several background studies were completed for the Sunset Ridge Area Structure Plan (SR-ASP) and the Sunset Ridge Stage 2 Neighbourhood Plan (SR2NP) which also covered the Sunset Ridge Stage 3 Neighbourhood Plan (SR3NP) lands. They provide the base evaluation of the SR3NP and have been updated accordingly where required to ensure that physical constraints are properly addressed within the design..

3.1 GEOTECHNICAL EVALUATION

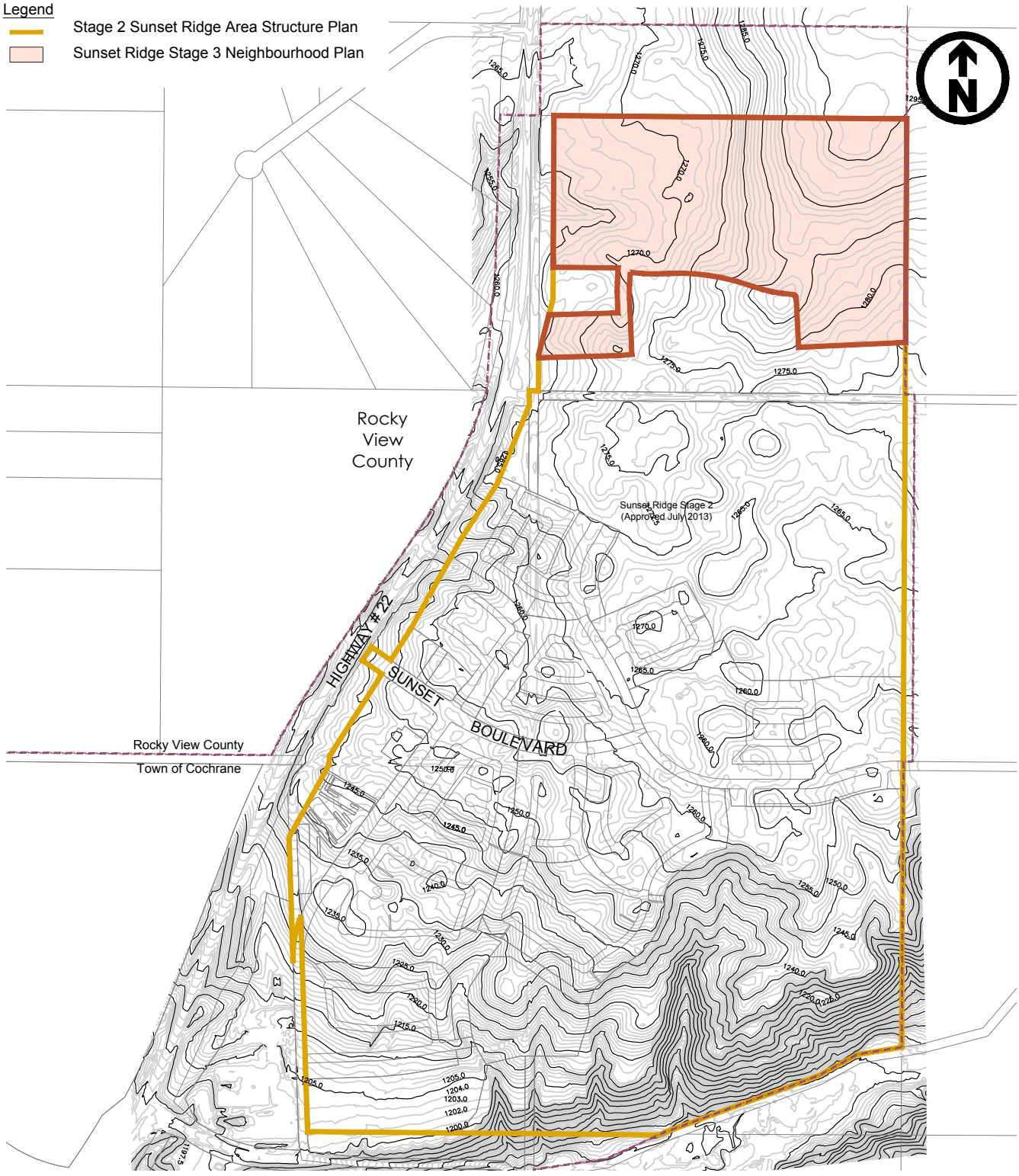
As part of the 2005 Sunset Ridge Area Structure Plan, a Geotechnical and Slope Stability Assessment was prepared by McIntosh Lalani Engineering Ltd. The soils in this area are part of the Spy Hill drift which overlays the Porcupine Hills Formation.

Numerous geotechnical evaluations have been undertaken for the Sunset Ridge lands developed to date. Prior to development, the developed areas of Sunset Ridge were used primarily for farm land and cattle grazing. The topography is flat to rolling, and the soils generally consist of an overbank silt, sand and clay sediments. The glacial tills and bedrock encountered in the slope are generally greater than 9.0 metres below existing grades, further back from the slope escarpment. The groundwater depth has been monitored in these locations and is typically deeper than the 9.0 metre depth that was drilled during the subsurface investigation.

3.2 HISTORICAL RESOURCES IMPACT ASSESSMENT

As part of the 2005 Sunset Ridge Area Structure Plan, a Cultural and Archeological Overview Report was prepared for the majority of the Area Structure Plan area by FMA Heritage Resource Consultants. This overview indicated that given that cultivation had been practiced on the uplands within the plan area, there is little likelihood that any areas intended for development contain any historical, archaeological, or paleontological resources. Full HRIA clearance has been received for the subject lands.

FIGURE 4: TOPOGRAPHY



3.3 BIOPHYSICAL IMPACT ASSESSMENT

In 2004, a Biophysical Assessment was completed for the lands within the plan area by Sweetgrass Consultants. An updated Biophysical Impact Assessment was completed for the Stage 2 lands in Spring/Summer 2012 by Sweetgrass Consultants and it included a full BIA for the northern portion of the area that was not included in the original 2004 Report.

The reports concluded that habitat loss associated with development will be restricted to mainly non-native and intensively used native grassland habitats. Therefore the proposed plan will not contribute significantly toward regional habitat fragmentation, loss of wildlife corridor potential, or loss of regional diversity.

All upland in NW14 is non-native grassland that was previously cultivated or recently cleared. Most upland in the remainder of the property has been intensively cultivated/heavily grazed for decades. No federally/provincially listed species at risk were found in the field survey and habitat potential for these species is generally low. No provincially sensitive species were recorded.

There is a small ephemeral (Class I) wetland in the northwest corner of the plan area of low habitat potential. Water Act approvals are currently underway for the removal of this wetland. Within the approved Stage 2 adjacent to the plan area, a Class III wetland with greater habitat potential as shown in Figure 5 will be removed, subject to detailed design work.

Revised text: Water Act approvals for the removal of this wetland have been obtained.

It is concluded that the effects of development on regional habitat fragmentation and wildlife corridors will be negligible since the property is non-native and disturbed and is located within an already fragmented landscape. Loss of biodiversity will be low and will involve primarily wide-ranging, common species of plants and animals.

3.4 ENVIRONMENTAL SITE ASSESSMENT

A Level One Environmental Site Assessment (Level 1 ESA) was completed for the plan area by Base Property Consultants Ltd. (2012) Based upon the results of site reconnaissance and review of historical records, the Level 1 ESA report concluded that no significant environmental impairment exists on the land and further environmental investigation is not required prior to development.

FIGURE 5: WETLANDS & HABITATS



4.0 SUNSET RIDGE
STAGE 3 NEIGHBOURHOOD PLAN

4.1 NEIGHBOURHOOD NAME & THEMING

The community name of Sunset Ridge is proposed to continue forward from the approved Sunset Ridge Stage 1 and 2. The name is a verbal reflection of the community's geographic land position. Placed on a ridge, the community overlooks the downtown area of Cochrane providing views of the Town and the mountains over which the sun sets in the west.

Street names will follow the existing naming conventions in Sunset Ridge (Sunset, Sundown, and Sunvista) with the addition of Sundale and Suncrest.

4.2 DESIGN FEATURES

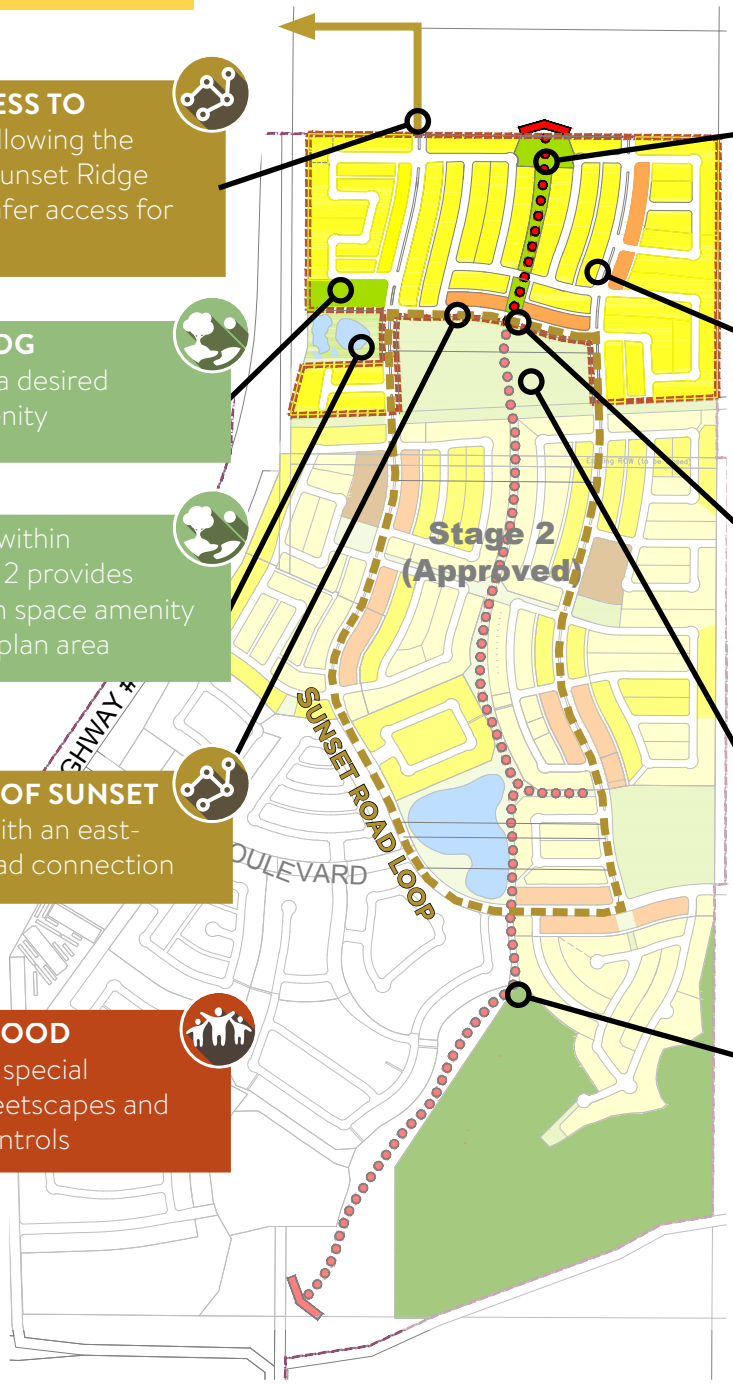
The SR3NP includes a number of design features which integrate it into the overall community of Sunset Ridge and ensure the provision of a complete community. Figure 6 illustrates the key design features of the plan, including:

- Extension of the existing central green network, connecting to an extensive open space system through Sunset Ridge for exceptional pedestrian and bicycle connectivity throughout the community.
- An off-leash dog park, which provides a desired community and regional amenity within the neighbourhood.
- Excellent access to the Joint Use School Site and naturalized open space amenities immediately adjacent to the Plan Area.
- A range of housing options that complement the existing choice in Sunset Ridge.
- Enhanced streetscapes including laned housing, varied, housing types, separate sidewalks and smaller front yard setback along collector roads (consistent with Stage 2 and in compliance with the Land Use Bylaw).
- Strong sense of place through connection to the existing Sunset Ridge theming and design.
- Second access to Highway 22 and a key internal east-west road connection provide improved accessibility in and out of the community as well as through it.

Minor edit to remove comma

Underlying figure to be updated, see next page.

FIGURE 6: DESIGN FEATURES



SECOND ACCESS TO HIGHWAY 22 allowing the completion of Sunset Ridge and providing safer access for residents

OFF-LEASH DOG PARK provides a desired community amenity

STORMPOND within approved Stage 2 provides naturalized open space amenity adjacent to the plan area

COMPLETION OF SUNSET ROAD LOOP with an east-west internal road connection

NEIGHBOURHOOD THEMING with special attention to streetscapes and architectural controls

LINEAR PARK AND PATHWAY completing the central community park

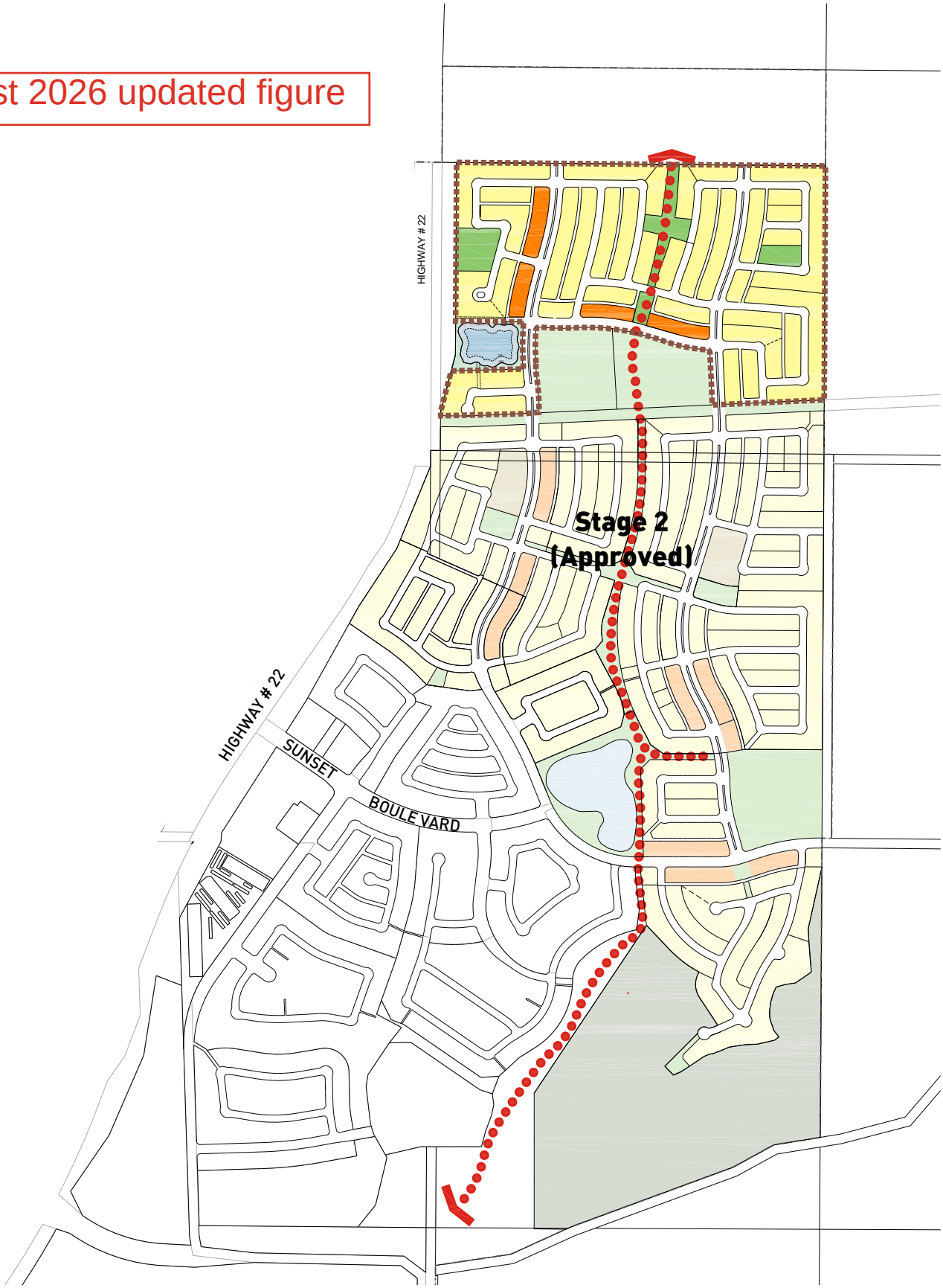
DIVERSITY OF HOUSING TYPES including townhouses, single-family and semi-detached

ENHANCED PATHWAY CROSSINGS to improve safety for pedestrians using the linear pathway and school site

COMMUNITY ASSOCIATION FACILITY & SCHOOL SITE adjacent to the plan area

LINKS TO EXTENSIVE COMMUNITY OPEN SPACE SYSTEM including school sites, central green corridor, escarpment and environmental reserve areas

August 2026 updated figure



Sunset Ridge Stage 3 NP

Figure

Design Elements

August 2026

4.3 NEIGHBOURHOOD PLAN STATISTICS

63.3%

The Neighbourhood Plan statistics provide the areas and projected number of units for each land use category. The neighbourhood is comprised of residential uses (64 % of Gross Developable Area) with supporting public open space uses. ~~The residential land uses proposed are Residential Single and Two Dwelling (R-2) and Residential Multi-Unit Dwellings (R-3).~~

The residential land use proposed is Residential Mix District (R-MX).

4.4 PROJECTED POPULATION

642

The Sunset Ridge Stage 3 Neighbourhood Plan will provide an anticipated 645 residential units in a combination of single, semi-detached, and townhouse housing forms. The SR3NP is anticipated to have a population of approximately 1874 residents based on the following assumptions:

1,669

- ~~R-2: 3 people/household x 573 anticipated units = 1719 residents~~
- ~~R-3: 2.5 people/household x 62 anticipated units = 155 residents~~

"R-MX: 2.6 people/ household x 642 anticipated units = 1,669 residents"

TABLE 1 NEIGHBOURHOOD PLAN STATISTICS

See next page for updates to table statistics.

	"LINEAR FRONTAGE (M)"	"LOT WIDTH (M)"	# OF UNITS	HA	AC	%
TOTAL AREA				**32.49**	**80.28**	**100.0%**
RESIDENTIAL AREAS				**20.66**	**51.05**	**63.6%**
SINGLE FAMILY LANELESS	**2399**	11.0	218	**9.01**	**22.26**	
SINGLE FAMILY LANED	**946**	9.14	104	**3.18**	**7.86**	
SINGLE FAMILY SHALLOW-WIDE LANED	**663**	12.2	54	**1.64**	**4.05**	
SEMI-DETACHED LANELESS	**1098**	7.93	138	**3.92**	**9.69**	
SEMI-DETACHED LANED	**512**	7.32	70	**1.73**	**4.27**	
TOWNHOUSES	**467**	7.6	61	**1.22**	**3.01**	
TOTAL FRONTAGE (M)	**6085**					
TOTAL ANTICIPATED UNITS			**645**			
DENSITY			**8.04 UPA**		**19.88 UPH**	
MUNICIPAL RESERVE				**2.21**	**5.46**	**6.8%**
ROADS		**ROAD LENGTH**		**9.58**	**23.67**	**29.5%**
2X7M/27M DIVIDED PRIMARY COLLECTOR		1047		2.79	6.89	
11.5M/21M COLLECTOR		368		0.77	1.90	
15.5M RESIDENTIAL		2908		5.03	12.43	
6M LANES		1560		0.99	2.45	

Table 1: Neighbourhood Plan Statistics

	"Linear Frontage (m)"	"Lot Width (m)"	# of Units	Ha	Ac	%
Total Area				**32.49**	**80.29**	**100.0%**
Residential Areas				**20.57**	**50.84**	**63.3%**
Single Family Laneless	2,664	10.1 - 10.7	263	8.69	21.48	
Single Family Laned	2,020	9.0	224	6.84	16.90	
~~Single Family Shallow-Wide Laned~~						
~~Semi-Detached Laneless~~						
Semi-Detached Laned	600	7.5	80	1.99	4.92	
Townhomes	502	6.7	75	1.53	3.79	
Total Frontage (m)	**5,786**					
Total Anticipated Units			**642**			

Density	**8.00 UPA**	**19.76 UPH**

Municipal Reserve				**2.21**	**5.46**	**6.8%**

Roads		**Road Length**		**9.71**	**23.99**	**29.9%**
2x7m/27m Divided Primary Collector		1,037		2.80	6.92	
11.5m/21m Collector		368		0.77	1.91	
15.5m Residential		3,308		4.92	12.16	
10m Lanes		73		0.07	0.18	
6m Lanes		1,900		1.14	2.82	

IGURE 7: CONCEPT PLAN

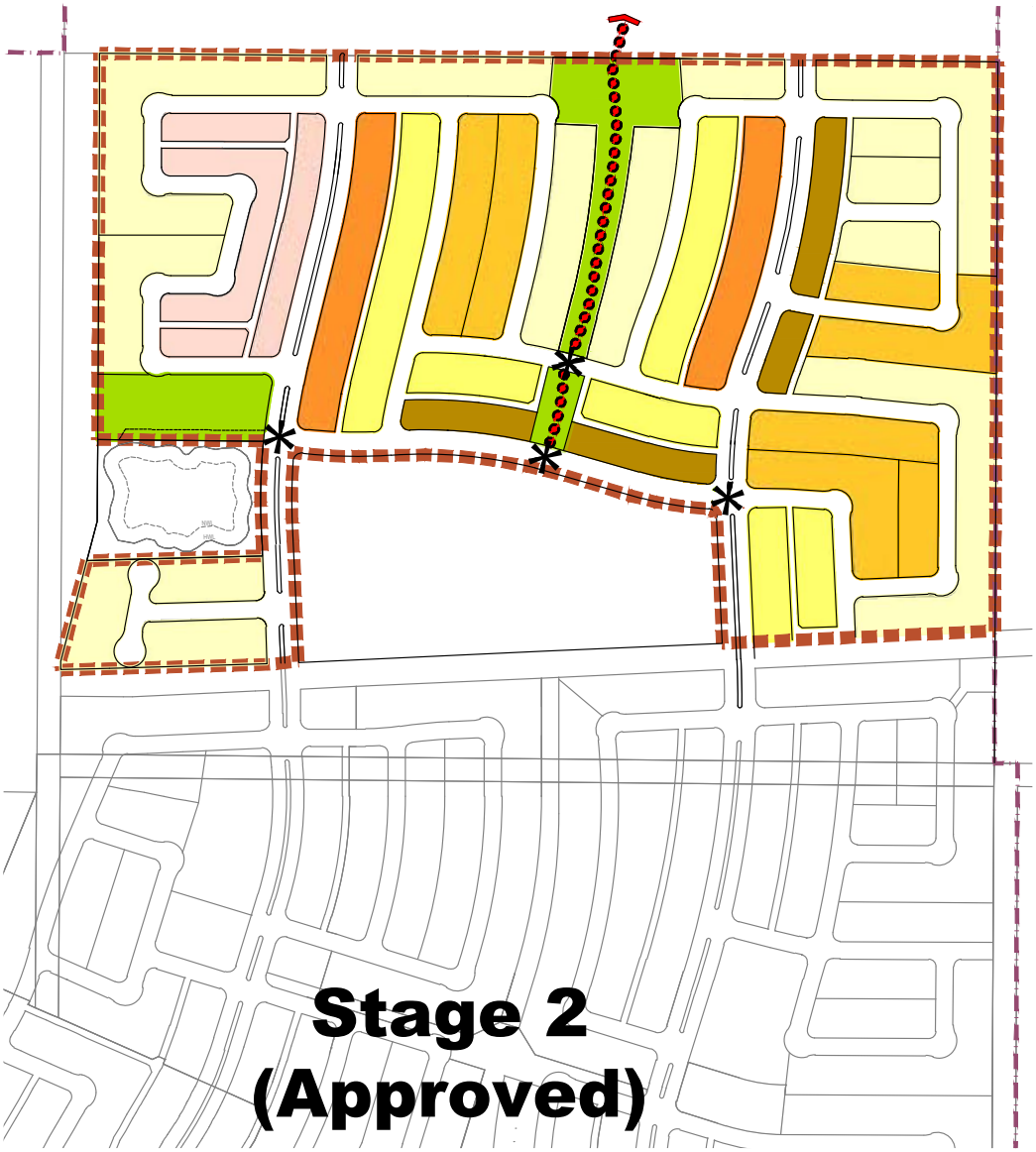


Figure updated, see next page.

- Sunset Ridge Stage 3 Neighbourhood Plan Boundary
- Single Dwelling Laneless
- Single Dwelling Laned
- Single Dwelling Wide-Shallow Laned
- Semi Detached Laneless
- Semi Detached Laned
- Townhouses
- Municipal Reserve
- 3.0 m Regional Pathway
- * Enhanced Pedestrian Crossing



August 2026 updated figure

- Sunset Ridge Stage 3 Neighbourhood Plan Boundary
- Single Family Laneless
- Single Family Laned
- Semi-detached
- Townhomes
- Municipal Reserve
- 3.0m Regional Pathway
- Enchanced Pedestrian Crossing

1:5000

0 100 200 300
metre

Sunset Ridge Stage 3 NP

Figure
Concept Plan

August 2026

4.5 DENSITY

8.00 19.76 hectare

The density of the Stage 3 area will be approximately 8.04 units per acre (19.88 units per acre).

4.6 MUNICIPAL RESERVE DEDICATION

The SR3NP provides less than 10% of its Gross Developable Area as Municipal Reserve. This is because the SR2NP provided over 15% of its Gross Developable Area as Municipal Reserve, including the Joint Use School site immediately south of the Plan Area. Therefore the overall MR dedication for the Sunset Ridge community is above 10% as indicated by the table below.

TABLE 2: MUNICIPAL RESERVE DEDICATION

	MR PROVIDED	GDA (HA)	10%	BALANCE (HA)
STAGE 1	3.047	61.89	6.19	-3.14
STAGE 2	14.47	90.26	9.03	+5.44
STAGE 3	2.21	32.49	3.25	-1.04
TOTAL	19.58	184.64	18.46	+1.26

19.73

(*not a change but fixing previous typo)

4.6 HOUSING DIVERSITY & ARCHITECTURAL DESIGN

Multiple housing options will be available in Sunset Ridge Stage 3, including single family homes with attached garages, single family homes with detached garages, ~~shallow wide single family,~~ semi-detached ~~(both~~ laned ~~and laneless),~~ and townhouses. Variations in the streetscape will occur through different housing forms existing side-by-side, varying front setbacks, a variety of lot widths and different housing heights all adhering to Sunset Properties architectural guidelines.

Townhouses and semi-detached housing will be encouraged along the primary collector and collector road network to contribute to the urban feel of the community. These uses are also placed closest to amenities such as the Joint Use School site ~~and off-leash dog park~~ to maximize the benefit from those features. A mix of single family and semi-detached land uses will be utilized throughout the remainder of the neighbourhood, integrating a mix of housing types to provide greater variety within streetscapes. The range of housing forms within Sunset Ridge provides the opportunity for residents to age in place. As families and individuals age and experience different housing needs, there will be opportunity to find suitable housing alternatives within the community they have become a part of.

Enhanced streetscapes and walkability are a crucial factor in the residential areas. The use of laned housing product along collector roads minimizes front-drive conflicts with pedestrians on sidewalks and improves circulation. Laned housing will have smaller front yard setbacks from the street (within the allowable setbacks under the Land Use Bylaw) in keeping with housing in the SR2NP; these smaller setbacks help to ensure a more attractive pedestrian environment. Blocks are aligned north-south to provide direct routing through the community and create sightlines to key destinations such as park spaces and the Joint Use School site.

Sunset Ridge has architectural controls in place which support the small-town Cochrane theme and will be continued throughout Stage 3. This theme is enhanced through a rural colour palette, natural stone and wood finishing materials (or materials designed to emulate these natural materials).









4.7 ACTIVE MODES

The core of the pedestrian circulation network within the SR3NP is the north/south central linear open space. Pedestrians and cyclists can utilize the safe and efficient multi-purpose pathway system for local exercise and enjoyment as well as for commuting to the Town's regional pathway system. Figure 8 illustrates the pedestrian connectivity of the SR3NP and the abundance of pathways and sidewalks which facilitate comfort and convenience in the pedestrian environment.

Enhanced pedestrian crossings are proposed where open spaces are separated by the primary road network. These crossings will ensure vehicles are slowed down to promote pedestrian and bicycle traffic as the primary use. Enhanced crossings have been implemented successfully elsewhere in Sunset Ridge and the same design elements will be carried through in Stage 3 (see Appendix C for examples of enhanced pedestrian crossings).

The development will promote active lifestyles through the continuation of a safe and connected central green corridor and regional pathway. ~~The linear parkway in Sunset Ridge incorporates an outdoor exercise circuit, which is the first of its kind in Western Canada to be designed by medical professionals.~~ The availability of a safe and direct route from homes to school sites with minimal road crossings will encourage children to walk or cycle to school. The green corridor extends the length of the Sunset Ridge community, meaning that residents can cycle or walk to key destinations such as neighbourhood parks and commercial areas, or use the long and varied pathway network for recreation.

4.8 CONNECTIVITY

A modified grid street network is utilized as an important tool for providing connectivity in the community. Not only does a modified grid street network provide multiple options for vehicular traffic, reducing the incidence of intersection conflict, but it also provides that same routing option to the pedestrian and bicyclists. The Town of Cochrane requirement for sidewalks on both sides of all street standards will further increase the safety and connectivity of the pedestrian environment.

A primary collector road runs north/south through the eastern portion and western portion of the SR3NP to move vehicular traffic efficiently through the SR3NP. The SR3NP also provides a key east-west connection across the central green corridor that will complete traffic routing through the community.

The plan area provides future connections to the north and provides a key second access to Sunset Ridge from Highway 22, which is required to complete development of the Sunset Ridge community. This proposed second access from Highway is described in Section 7.3.

Figure updated, see next page.

FIGURE 8: ACTIVE MODES NETWORK



August 2026 updated figure



Sunset Ridge Stage 3 NP

Figure

Active Modes Network

August 2026

4.9 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The SR3NP recognizes the importance of Crime Prevention through Environmental Design (CEPTED). Crime prevention though environmental design happens when the built environment helps to reduce the incidence of crime and the fear of crime occurring. The MDP provides basic criteria for designing communities with CEPTED. The criteria and how Sunset Ridge addresses them is outline below.

Awareness of the Surrounding Environment

The majority of the SR3NP is a modified grid pattern which provides straight roads as well as intersections with strong visibility in all directions. Street lighting is intended along all roads and near walkways.



Visibility by Others

The regional pathway runs north/south connecting to the school site and the rest of the community to the south. These pathways will be regularly used and all homes backing onto the pathway/parks will have eyes into the open space. All parks are located in highly visible locations with access from pathways and streets.



Finding Help

Residents of a close-knit community are more likely to report a crime or intervene to help should there be a situation. Sunset Ridge is an established community with a strong identity. As the social development of the community grows, and residents get to know their neighbours, the overall sense of safety in the community will grow and residents will feel comfortable getting help should they need to.

Sightlines

Streetscapes and open spaces are linear and have direct, unobscured sightlines. Attention will be given at the landscape design stage to ensure the placement of landscaping and features in relation to potentially vulnerable areas throughout the community are minimized/avoided.



Lighting

Attention will be given to provide street lighting at key locations and near walkways to allow continued visibility at night. All lighting will be Dark Sky sensitive and will minimize glare for drivers and residents.



Predictable Routes

The combination of sidewalks, pathways and walkways provide multiple options for reaching various destination points within the community. Residents will be able to take multiple routes on a walk, run, jog or cycle.



Entrapment Spots

The SR3NP does not provide any small areas that are shielded on three sides resulting in an entrapment situation. At detailed design stage, attention will be given to future landscaping plans to ensure on site planting does not create entrapment areas.

Isolation

Highly visible pedestrian routes and attention to landscaping help to eliminate feelings of isolation allowing residents to maintain good visibility of their community and being seen by others.



5.0 LAND USES

The Stage 2 Sunset Ridge Area Structure Plan (SR-ASP) identifies the Stage 3 Neighbourhood Plan (SR3NP) area as residential development and public open space. The SR3NP conforms to the Stage 2 SR-ASP. The proposed Land Use Redesignation for the SR3NP area is illustrated in Figure 9.

5.1 RESIDENTIAL USE

The SR3NP will provide an integrated mix of residential housing forms throughout the community. The residential land use districts that will be included in the SR2NP are:

- Residential Single and Two Dwelling District (R-2)
- Residential Multi-Unit Dwellings District (R-3)

A portion of the Plan Area has existing land use approved under the SR2NP that includes R-2, R-3 and R-M. As shown in Figure 9, an area of R-3 has been excluded from the redesignation plan and table as it will not change.

The Stage 3 Neighbourhood Plan does not contain R-1 (Single Dwelling District) residential but will still be comprised of roughly 60% single-detached housing, mixed with semi-detached and townhouse options. The R-2 residential district allows the flexibility to create a diverse streetscape which integrate single and semi-detached housing product within the same block. Sunset Ridge Stage 3 will provide a housing mix that complements the existing options in the rest of the community; Stage 2 contains a larger proportion of R-1 and single-detached housing, including estate lots planned for the south bench lands in Phases 16 and 17, which are the most suitable locations for larger estate lots.

TABLE 3: HOUSING DIVERSITY

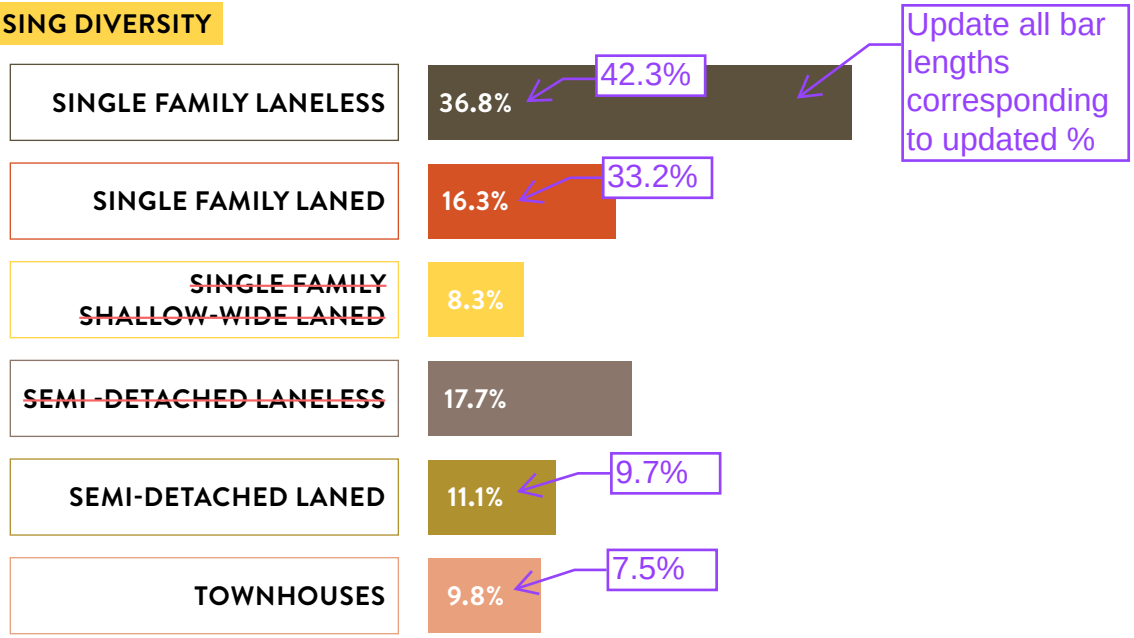
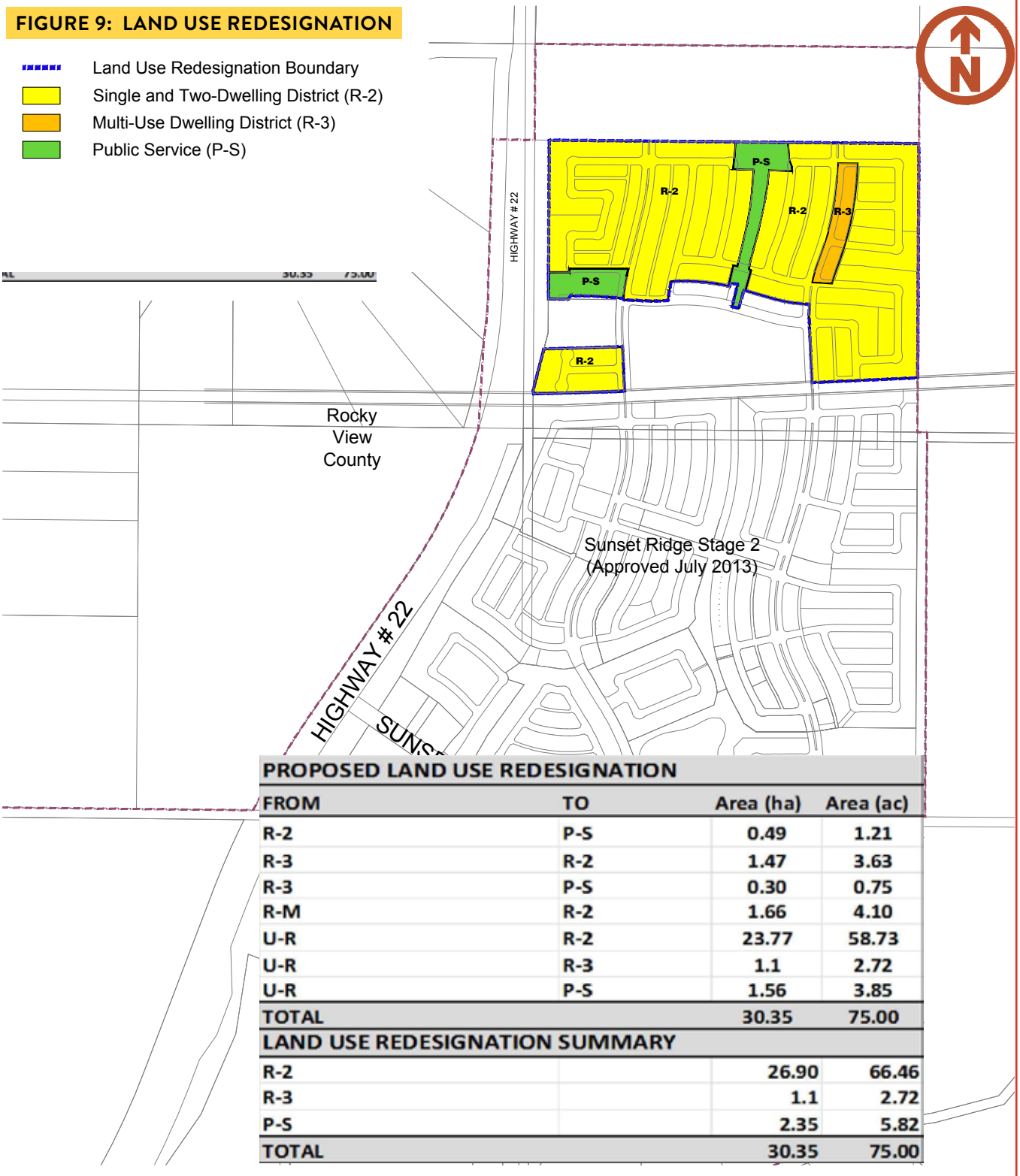


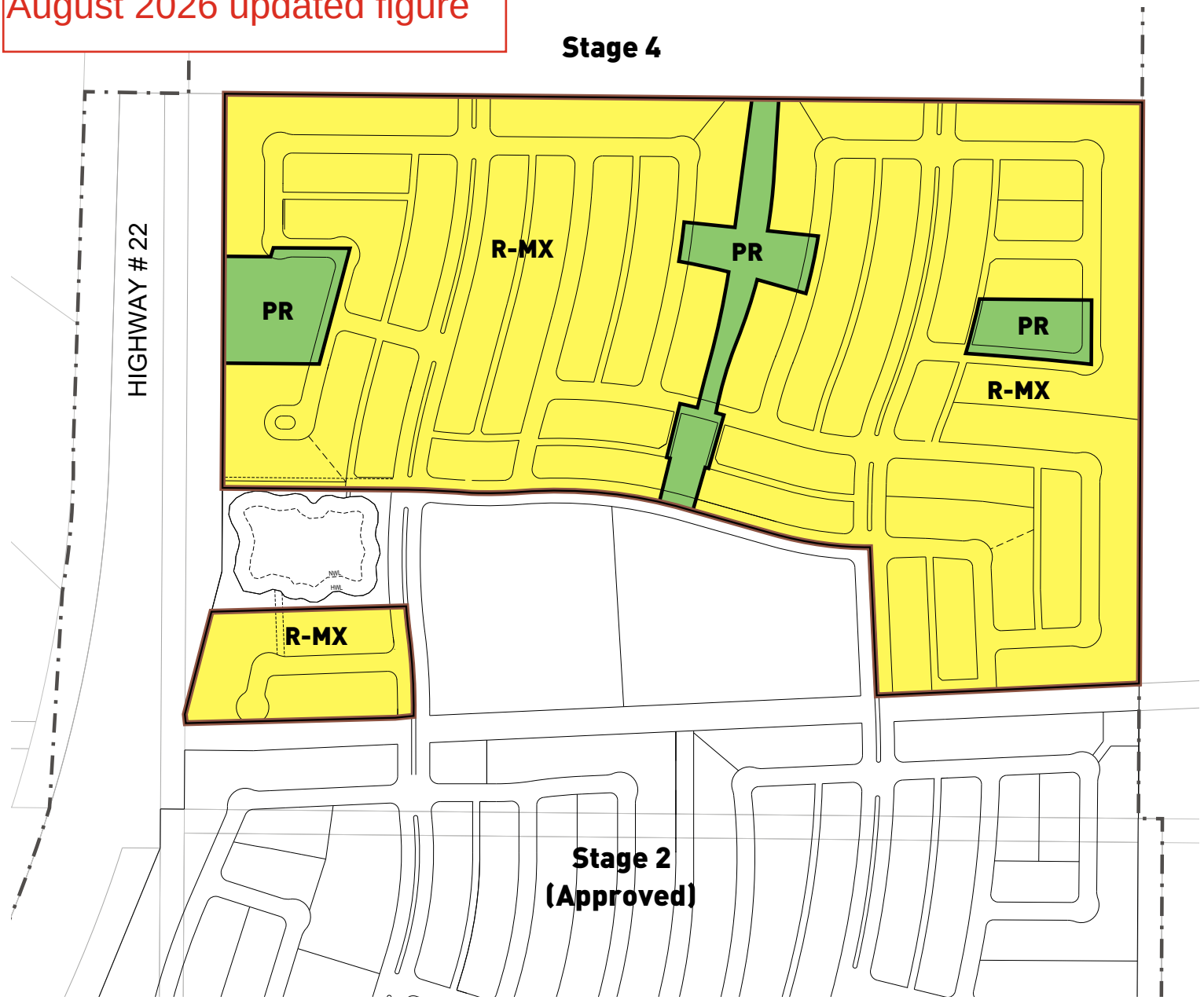
Figure updated, see next page

FIGURE 9: LAND USE REDESIGNATION



PROPOSED LAND USE REDESIGNATION			
FROM	TO	Area (ha)	Area (ac)
R-2	P-S	0.49	1.21
R-3	R-2	1.47	3.63
R-3	P-S	0.30	0.75
R-M	R-2	1.66	4.10
U-R	R-2	23.77	58.73
U-R	R-3	1.1	2.72
U-R	P-S	1.56	3.85
TOTAL		30.35	75.00
LAND USE REDESIGNATION SUMMARY			
R-2		26.90	66.46
R-3		1.1	2.72
P-S		2.35	5.82
TOTAL		30.35	75.00

August 2026 updated figure



Sunset Ridge Stage 3 Land Use Plan Boundary

Residential Mix (R-MX)

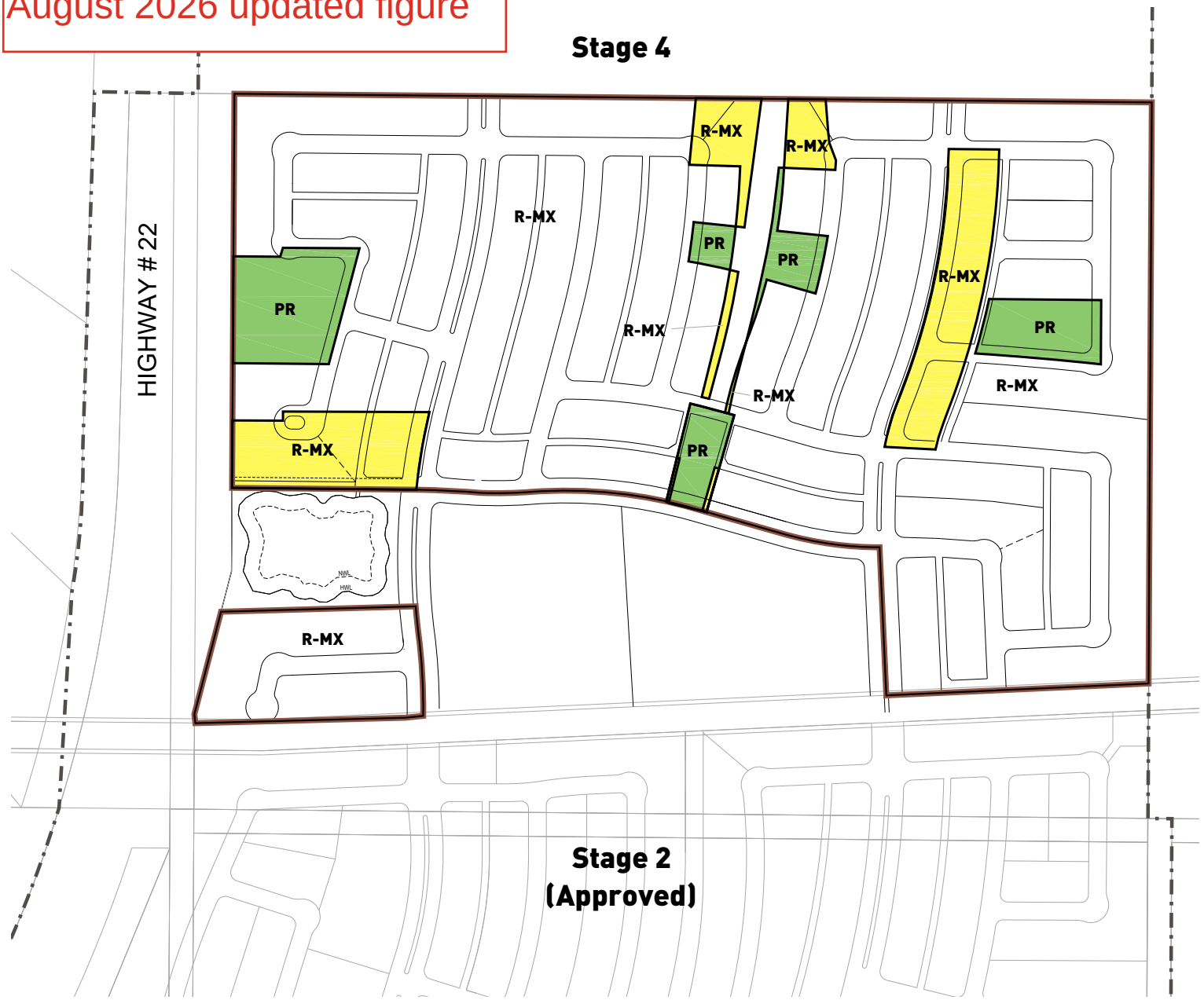
Public Service (PR)

Sunset Ridge Stage 3 NP

Figure
Land Use

August 2026

August 2026 updated figure



PROPOSED LAND USE REDESIGNATION			
FROM	TO	Area (ha)	Area (ac)
PR	R-MX	1.66	4.10
CS	R-MX	0.02	0.06
R-MD	R-MX	1.10	2.72
CS	PR	0.29	0.72
R-MX	PR	1.76	4.36
TOTAL		4.83	11.95
LAND USE REDESIGNATION SUMMARY			
PR		2.05	5.08
R-MX		2.78	6.88
TOTAL		4.83	11.95

Sunset Ridge Stage 3 Land Use Plan Boundary

Land Use Redesignation

Residential Mix (R-MX)

Public Service (PR)

Sunset Ridge Stage 3 NP

Figure

Land Use Redesignation

August 2026

Revisions noted throughout section. This includes the addition of a new sub-section for a third green space to the east portion of site, and reflects changes to the location/ shape of the central and west green spaces. See comment section for specifics, and updated figures added throughout section.

6.0 OPEN SPACE

Revise to say:
"The open space system is a key feature of Sunset Ridge, and the SR3NP integrates seamlessly into this network by providing regional open space amenities that connect with pathways throughout the wider community, programming adjacent to schools and stormwater facilities, as well as local open space opportunities within both the east and west portions of the Stage 3 plan area to support access by all residents."

The open space system is a key feature of Sunset Ridge, and the SR
by providing both local and regional open space amenities.

6.1 NEIGHBOURHOOD PARK & LINEAR OPEN SPACE

The open space network is centered around the extension of the central green network which provides connection to the north and to the extensive open space system through Sunset Ridge. The linear open space will be consistent with the existing pathway network and will include a winding pathway with seating areas and natural features. The linear open space will include fitness stati
The linear open space system culminates in the north n
area with fitness stations, granular trails and passive recr
development lands to the north. Where the pathway net
the plan area, enhanced pedestrian crossings will be prov

Revise to say:
"The open space network is centered around the extension of the central green network which provides connection to the established extensive open space system throughout Sunset Ridge to the south, and creates a continuous green space connection to the community to the north. The linear open space will be consistent with the existing pathway network, with a winding pathway and multiple seating areas, and will also include a central east-west link to provide a pedestrian connection between both halves of the community. Each of the entries into the community will house inviting gateway features, and the centrepoint between the north-south and east-west pathways will be highlighted by a central plaza space with benches and tables where local residents can gather for play and socialization. Where the pathway network crosses the road network in the south portion of the plan area, enhanced pedestrian crossings will be provided to increase user safety."

FIGURE 10: NEIGHBOURHOOD PARK

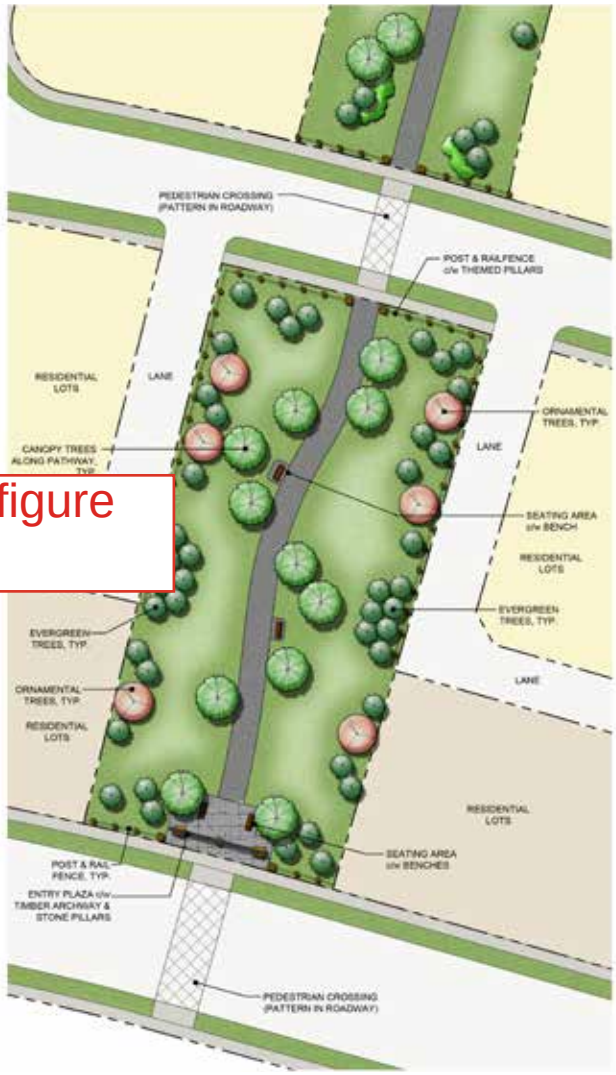


This figure removed and new description for eastern Neighbourhood Park added in Section 6.3

FIGURE 10

FIGURE 11: LINEAR OPEN SPACE





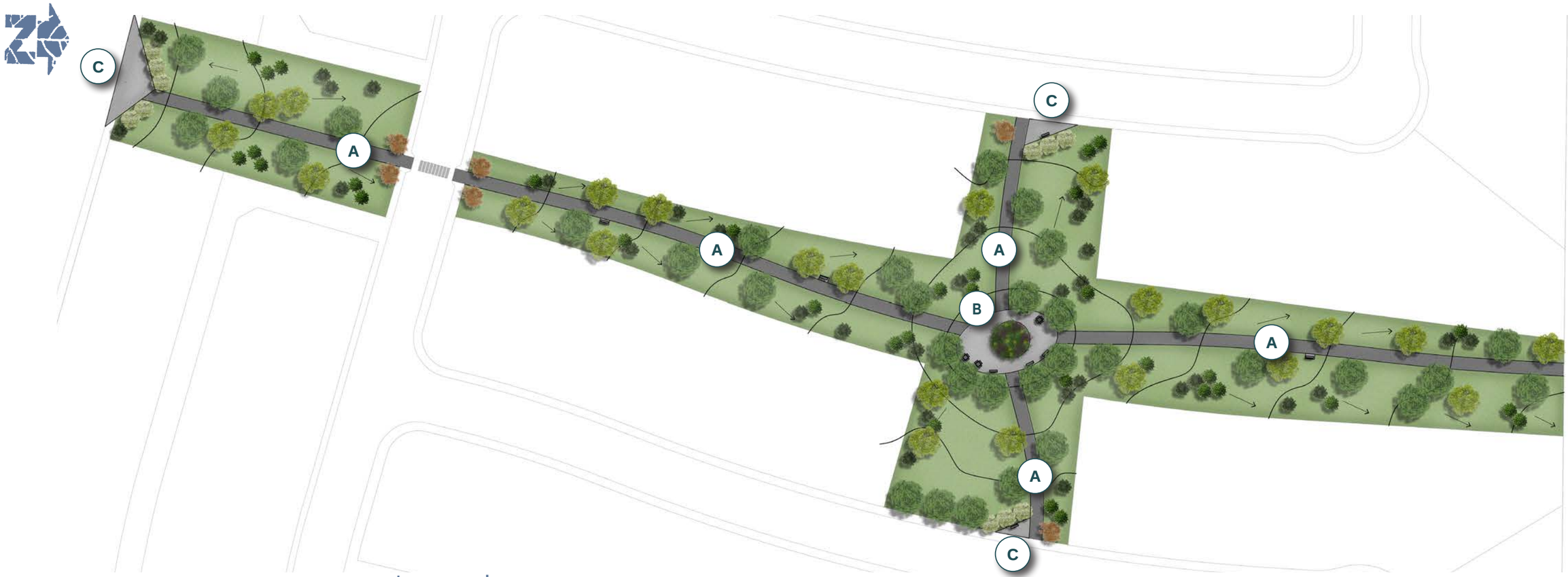
See updated figure on next page.

FIGURE 10

September 2026 updated figure

SUNSET RIDGE

MELCOR DEVELOPMENTS LTD.



Key Plan



Legend

- A — 3.0m Asphalt Pathway
- B — Seating Plaza
- C — Seating Area

L.A.West

Landscape ▪ Architectural ▪ Design

Stage 3 Neighborhood Plan
Open Space Concept

Conceptual Plan 2

Subject to Change • September 2026

6.2 OFF-LEASH DOG AREA

Residents of the Town of Cochrane have expressed de
At the time of the Sunset Ridge Stage 2 ASP Open Ho
Sunset Ridge Stage 1 was lacking in programmed park s
strips of unusable reserve. Based on the feedback rece
leash dog area.

The off-leash dog park will be full fenced at the peri
from the northeast with an entrance plaza, and a seco
include dog watering stations, a winding local pathwa
fenced agility park for training, a viewpoint and amphit
vegetation. Parking will be available on-street around t

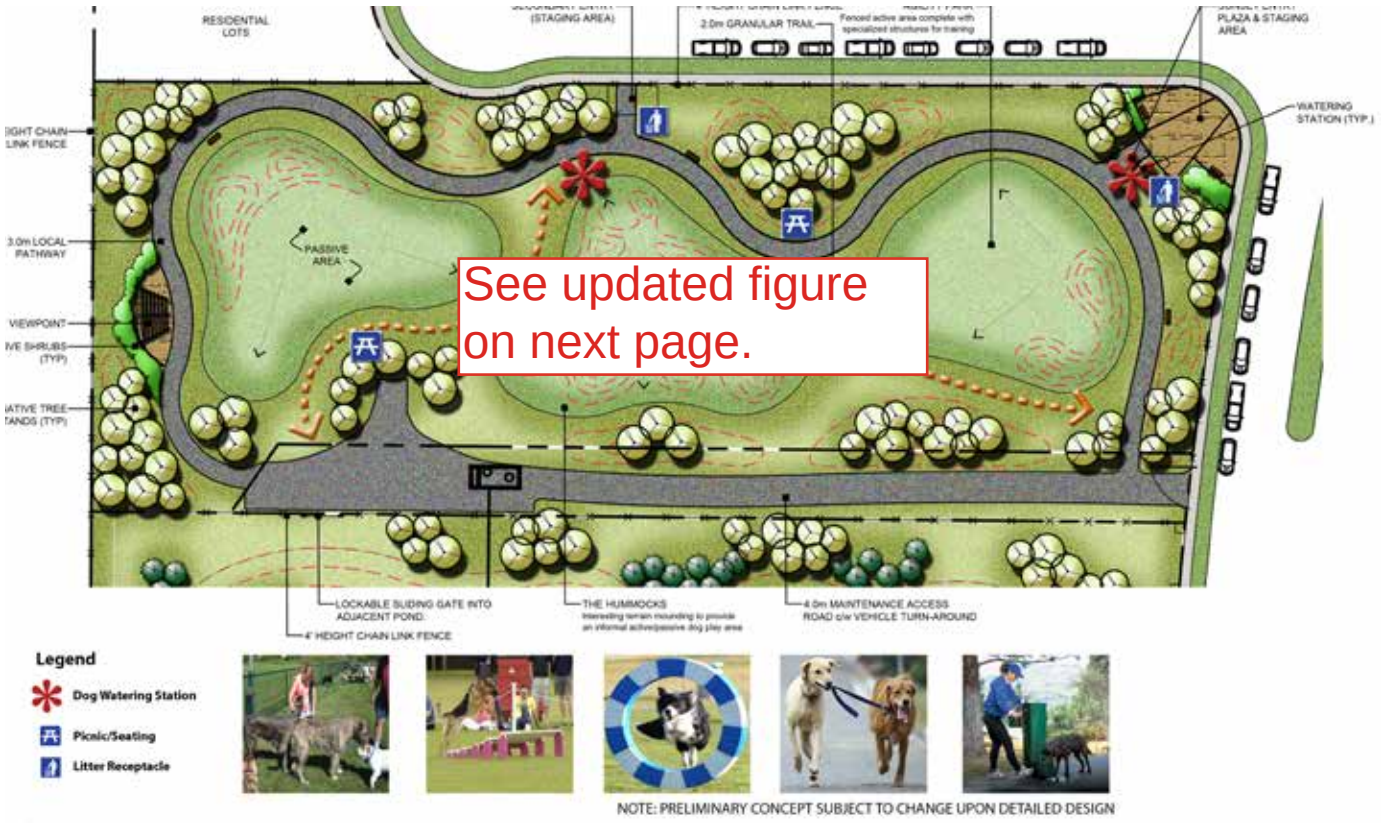
REVISED TEXT:

6.2 West Green Space & Dog Park

Residents of the Town of Cochrane have expressed desires for off-leash dog areas. At the time of the Sunset Ridge Stage 2 ASP Open Houses, it was expressed by local Sunset Ridge residents that Sunset Risge Stage 1 was lacking in programmed park space, and there was a desire for amenities instead of linear strips of unusable reserve. Based on the feedback received at these Open House events, Stage 3 will include both an off-leash dog area and programmed park space.
The off-leash dog park will be included within the West Green Space abutting Highway 22, and will be fully fenced, with two access points that connect it to other park amenities via 3 metre paved pathways. This green space will also prominently feature a play area surrounded by a paved viewing areas, and native vegetation throughout. "

FIGURE 11

FIGURE 12: OFF-LEASH DOG AREA



See updated figure on next page.

NOTE: PRELIMINARY CONCEPT SUBJECT TO CHANGE UPON DETAILED DESIGN

FIGURE 11

September 2026 updated figure

SUNSET RIDGE

MELCOR DEVELOPMENTS LTD.



Key Plan



Legend

- A — Dog Park
- B — Seating / Picnic Area
- C — Play Equipment
- D — 3.0m Asphalt Pathway

L.A.West

Landscape ▪ Architectural ▪ Design

Stage 3 Neighborhood Plan
Open Space Concept

Conceptual Plan 1

Subject to Change • September 2026

New Section:

6. 3 EAST GREEN SPACE

The East Green Space will be programmed to provide opportunities for active and passive recreation that are accessible for residents throughout the plan area. This space will include native plantings and prominently feature a play area surrounded by a plaza and pathways. It will be complemented by a vegetated open play area and seating and picnic area for more flexible use.

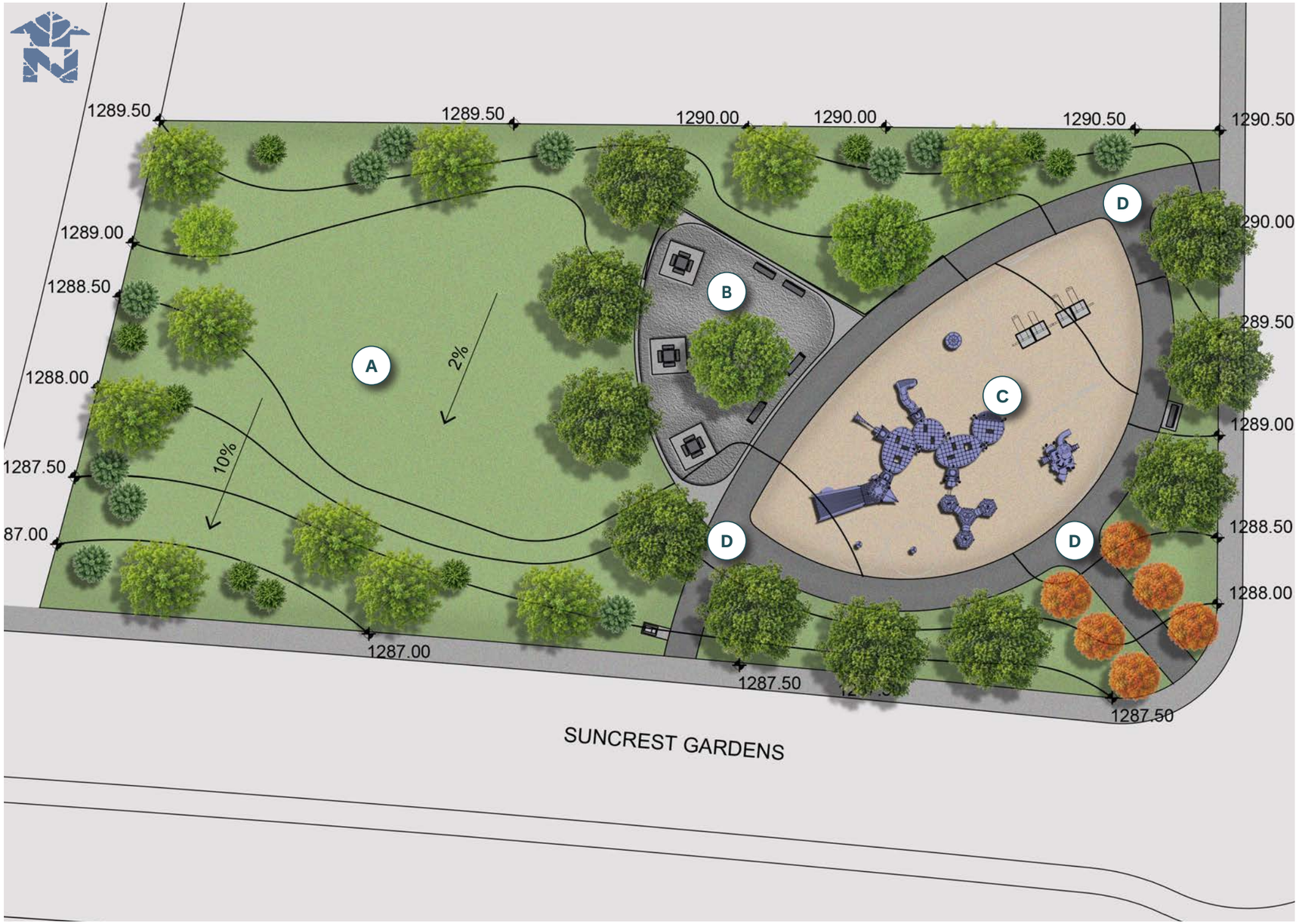
FIGURE 12: East Green Space

FIGURE 12

September 2026 updated figure

SUNSET RIDGE

MELCOR DEVELOPMENTS LTD.



Key Plan



Legend

- A — Informal Open Play Area
- B — Seating / Picnic Area
- C — Play Equipment
- D — 3.0m Asphalt Pathway

L.A.West

Landscape ▪ Architectural ▪ Design

Stage 3 Neighborhood Plan
Open Space Concept

Conceptual Plan 3

Subject to Change • September 2026

6.3 STORMPOND

The north storm pond was approved as part of the Stage 2 Neighbourhood Plan, but will be phased with Stage 3 and will provide a major natural open space amenity directly adjacent to the plan area. The proposed north storm pond will be designed to provide storm water storage and water quality. A forebay shall be designed and constructed to allow low flow events to drain down through a meandering vegetative swale and series of pools. Design of the pond, including maintenance access, will meet the applicable guidelines set in place by the Town. As such the concept shown below may be subject to refinement through the detail design stage.

During detailed design, it was determined that the elevations of the existing wetland would not provide the storage volumes required for the 1:100 year event. Although it is not feasible to retain the wetland in its current state, the intent is to remove and then rebuild the wetland habitat as part of the new stormwater management facility The original wetland materials will be stripped, salvaged and then reapplied along with supplemental with new plantings. Compensation for removal of the wetland was previously paid as part of the Stage 2 Water Act approval.

FIGURE 13: STORM POND



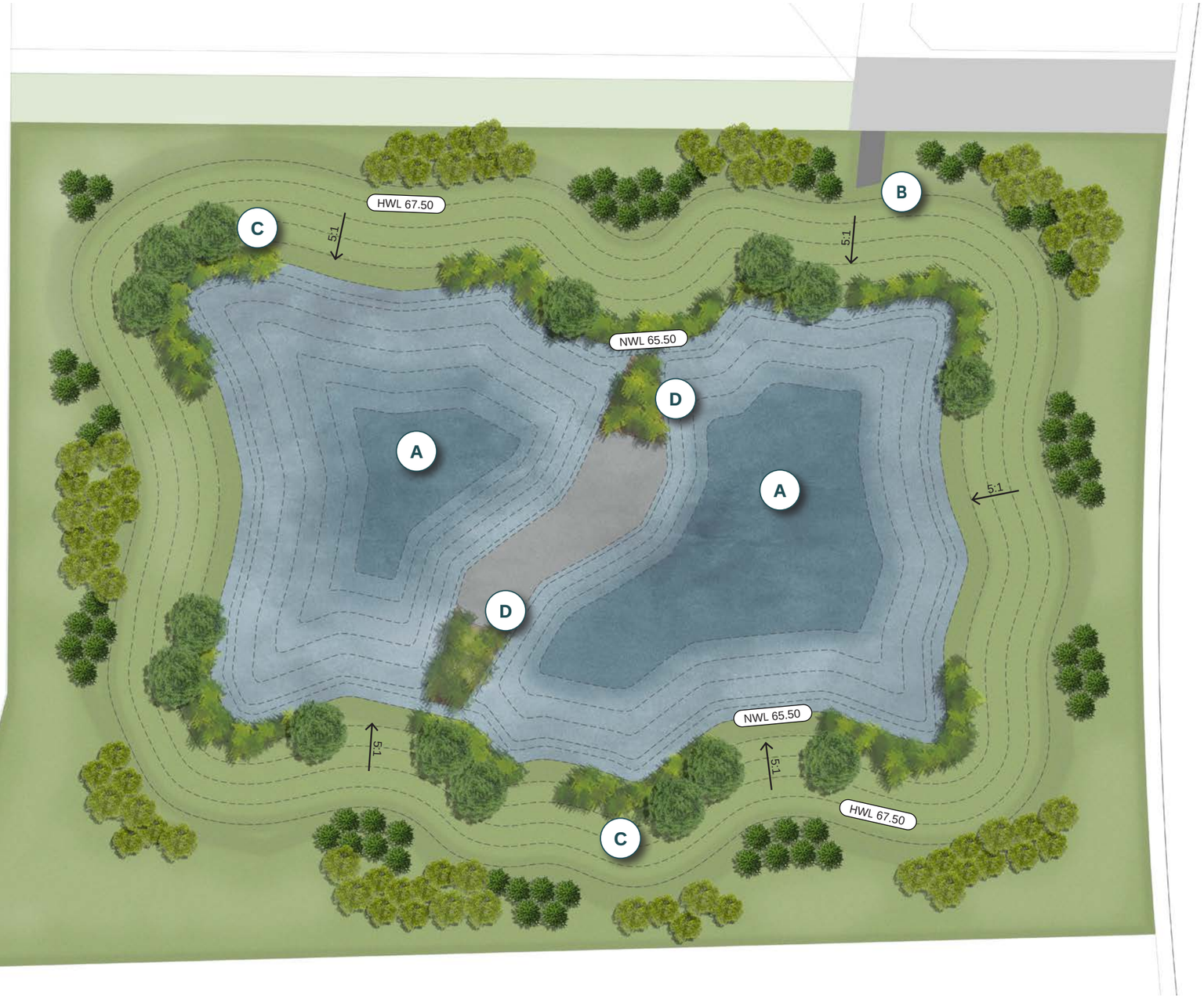
See updated figure on next page.

FIGURE 13

September 2026 updated figure

SUNSET RIDGE

MELCOR DEVELOPMENTS LTD.



Key Plan



Legend

- A — Storm Pond
- B — 3.0m Fire Emergency Access
- C — Landscape Plantings
- D — Pond Island

L.A.West
Landscape ▪ Architectural ▪ Design

Stage 3 Neighborhood Plan
Open Space Concept

Conceptual Plan 4

Subject to Change • September 2026

6.4 JOINT USE SCHOOL SITE AND COMMUNITY PARK

The north joint use school site and community park was approved as part of the Stage 2 Neighbourhood Plan and will provide a key community component and gathering place directly adjacent to the Stage 3 plan area.

The joint use site will integrate a school site and playfields with community uses such as an outdoor rink and multi-court, playground, entry plazas and pathways. The site will also include a community centre building, park shelter, and community garden, which will make it a central gathering place and recreation area for the community. The site will be fenced, with the alignment and location to be determined at the subdivision stage.

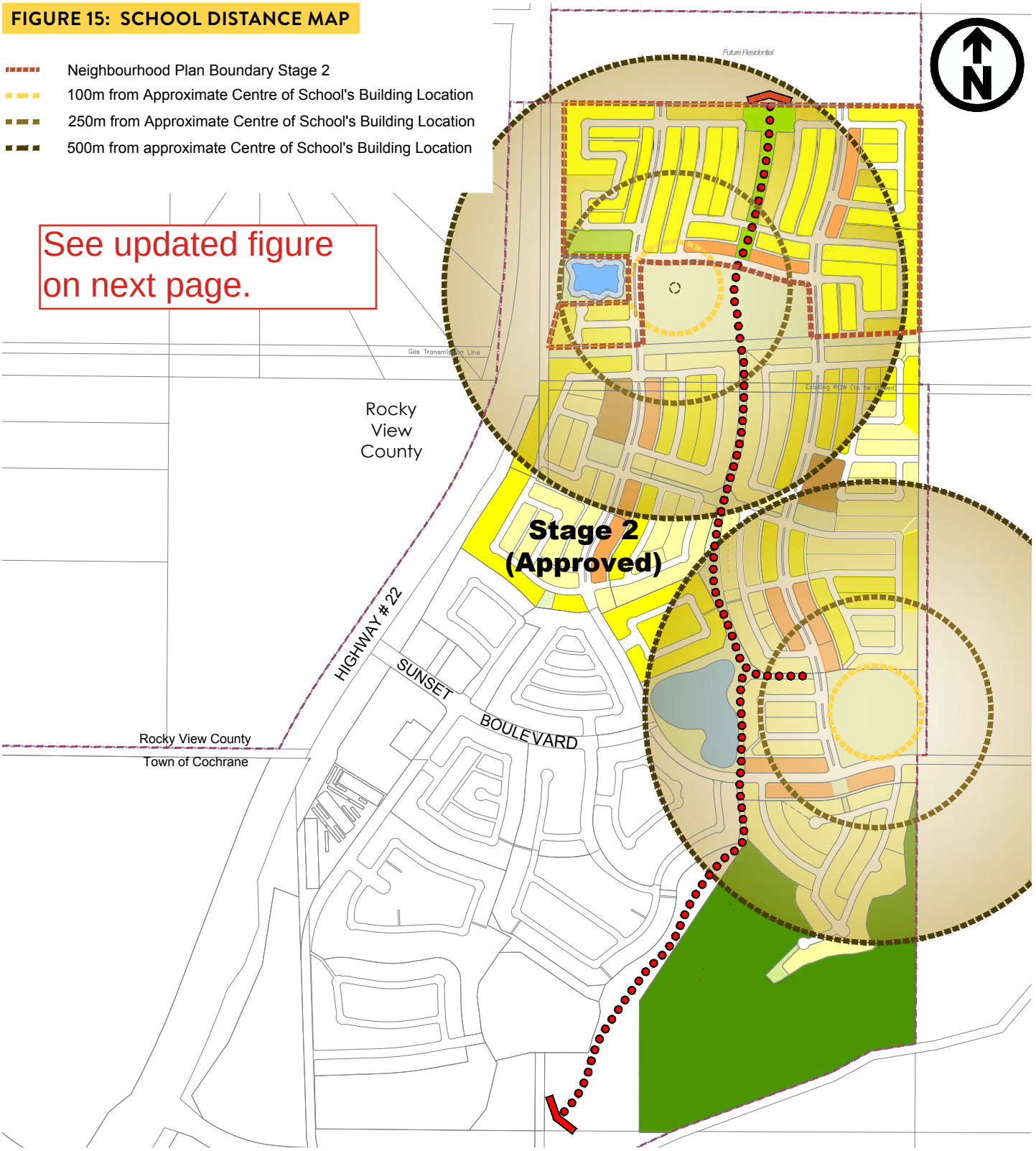
All homes in the Sunset Ridge community will be within walking distance of a range of open spaces and the majority of homes will be within walking distance of the nearest Joint Use School site as shown by Figure 15.

FIGURE 14: SCHOOL SITE AND COMMUNITY CENTRE

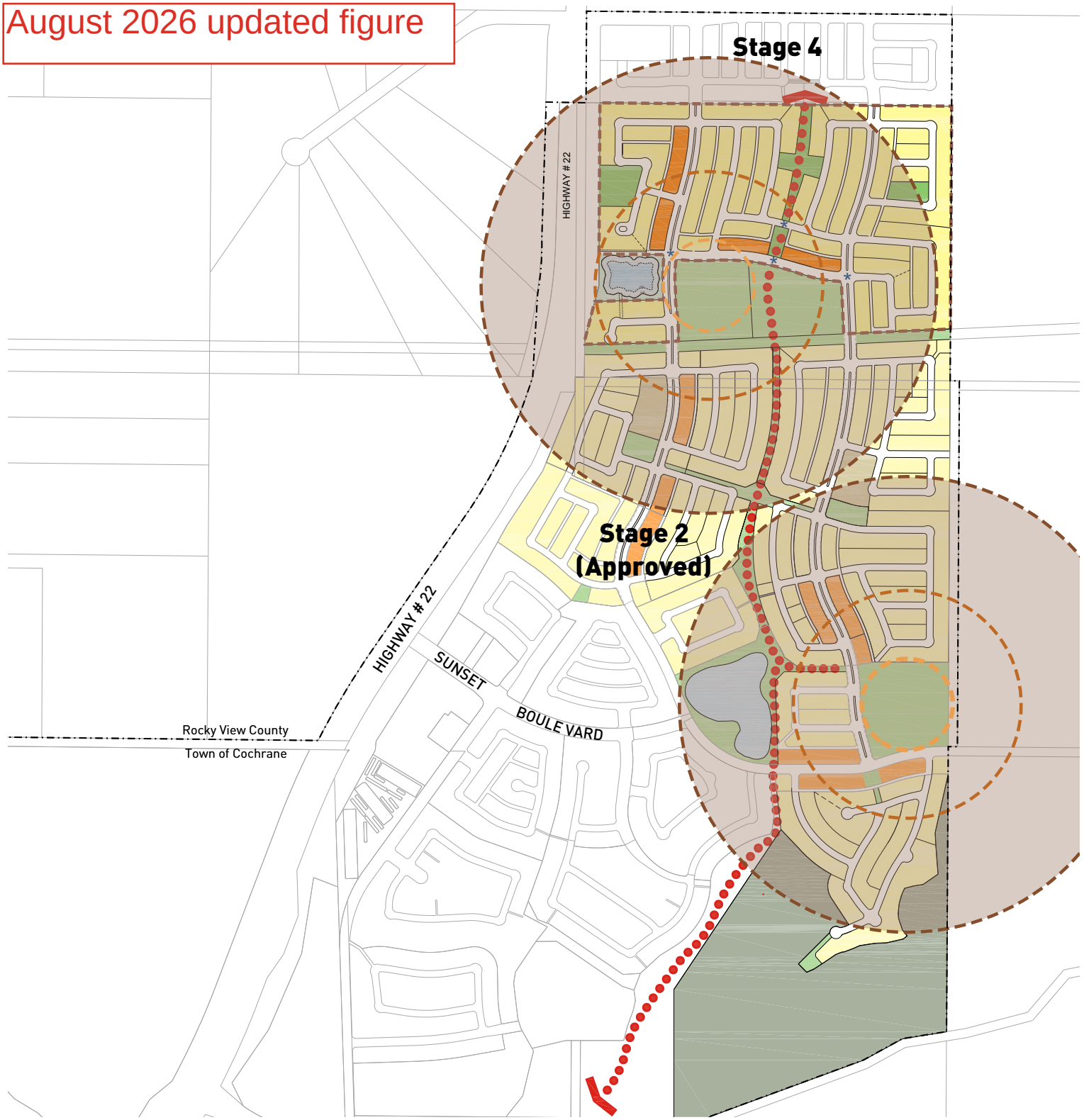


Underlying figure will need to be updated, see next page or separate attachment.

FIGURE 15: SCHOOL DISTANCE MAP



August 2026 updated figure



Sunset Ridge Stage 3 Neighbourhood Plan Boundary
100m from Approximate Centre of School's Building Location
250m from Approximate Centre of School's Building Location
500m from approximate Centre of School's Building Location

Sunset Ridge Stage 3 NP

Figure

School Distance Map

August 2026

7.0 TRANSPORTATION

7.1 EXTERNAL VEHICULAR TRANSPORTATION NETWORK

Sunset Ridge is currently accessed via Highway 22 at Sunset Boulevard, which is an existing signalized all-turns intersection. Secondary west access to Sunset Ridge is also available at Highway 22 / Ranche Road (right-in right-out). There is an existing emergency access located along the west boundary of the SR3NP which will eventually be closed, with future emergency access provided to the east via Carlson Trail in Rocky View County

Access into the SR3NP will be achieved from the south via the two existing Primary Collector roads within Sunset Ridge Stage 2 to the south. Two additional future access points are available to the north for access to future development. With the inclusion of Stage 3, three accesses in Sunset Ridge are required to meet National Fire Protection Agency (NFPA) standards:

- Highway 22 / Sunset Boulevard to the west
- Highway 22 /north access via connection to Township Road 263 to the north
- Gated emergency access to Carlson Trail to the east

Highway 22 to the west

Transportation analysis for build-out of both Sunset Ridge and other new communities in Cochrane indicates that the Highway 22 / Highway 1A intersection will continue to be a critical location in the Town's transportation network. Funding of the design of an interchange was approved in Government of Alberta's Budget 2018. Design is expected to be completed by 2019, and if approved, construction could begin later the same year. Once the project has been tendered, construction is expected to take approximately two years.

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7.2 TRANSPORTATION IMPACT ASSESSMENT

Traffic assessment for the NP area was addressed in the 25-Year horizon. The NP area generated 343 trips in the AM and 480 trips in the PM. Based on the 25-year horizon traffic analyses, the following conclusions were drawn:

- With the existing Hwy 22 / Sunset Blvd (single westbound left) and the new Hwy 22 / North Access (Alberta Transportation Type IV unsignalized intersection), all of Sunset Ridge Stage 1 and 2 plus 150 to 200 units in Stage 3 could be accommodated
- With an upgraded Hwy 22 / Sunset Blvd (dual westbound left) and the new Hwy 22 / North Access, all of Sunset Ridge Stage 1, 2, and 3 could be accommodated

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undevel
traffic, a
left turn
Highway
Sunset
Sunset

All internal intersection on Sunset Blvd (Sunset Dr, Sunset Way, Sunset Road) were concluded to operate well as unsignalized intersections

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FIGURE 16: EXTERNAL TRANSPORTATION NETWORK

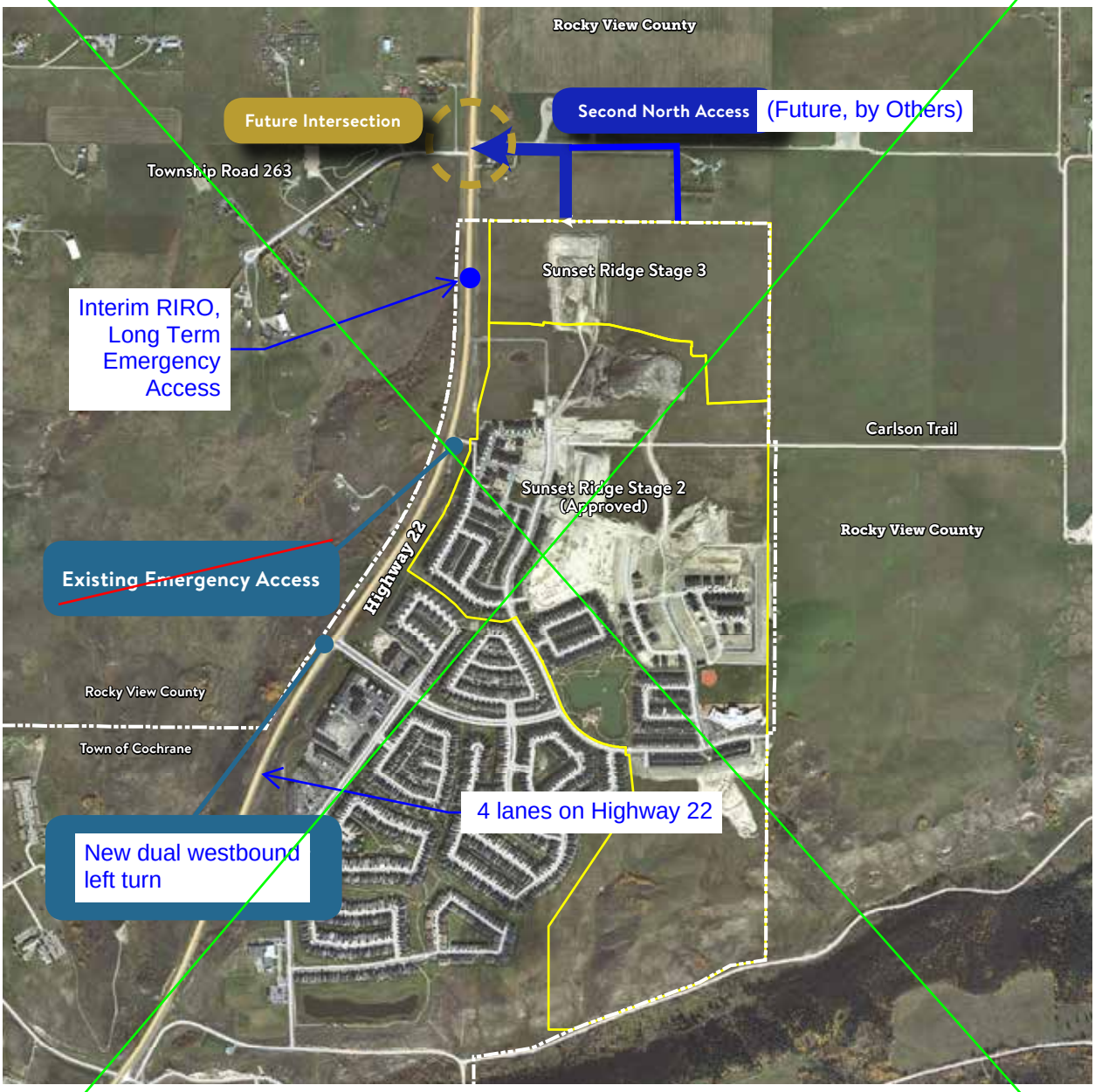


FIGURE 16: EXTERNAL TRANSPORTATION NETWORK (Long-Term)





Emergency Access Option 1



Emergency Access Option 2

FIGURE 16: EXTERNAL TRANSPORTATION NETWORK (Interim)





Emergency Access Option 1



Emergency Access Option 2

7.3 NORTH ACCESS

In the long-term, a second access to Highway 22 is required to complete development of the Sunset Ridge community. The ultimate north access is planned to be provided via a connection to Township Road 263 to the north, which is a proposed Primary Collector road with a future full intersection at Highway 22. This proposed long-term road network for the area is based on the Transportation Study completed for the Cochrane Lake Hamlet Plan (Rocky View County) as shown in Figure 1. recommended future road network plan in the Town's Connecting Cochrane (Figure 6-1) document.

The Town of Cochrane has undertaken the annexation of the +/- 40 acres of land to the north of Sunset Ridge Stage 3 from Rocky View County. The purpose of this annexation is to allow for the second access to the community of Sunset Ridge from the north. Access will be provided to Sunset Ridge via Township Road 263 and Highway 22 through the lands north of Sunset Ridge Stage 3. The Town will negotiate the acquisition of the road right-of-way with the landowner. Signalization of the intersection will occur when warranted by Alberta Transportation.

The construction of the north access will be staged, with Stage 1 constructed to support the remaining development of Sunset Ridge as shown in Figure 17. Appendix D includes details of the phasing and design of the north access, subject to agreement between the Town of Cochrane, Melcor and the north landowner.

In order to proceed with the development of the Sunset Ridge Stage 3 Neighbourhood Plan, the following tran dependent on the development of the +/- 40 acres of land to the north of Sunset Ridge Stage 3. A third access is required as an emergency access and could be located at: Township Road 264 via Carlson Trail (Option 1), 4 Avenue (Option 2), Highway 22 / Ranchehouse Road (Option 3) or Highway 22 via the storm pond access road (Option 4).

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- .

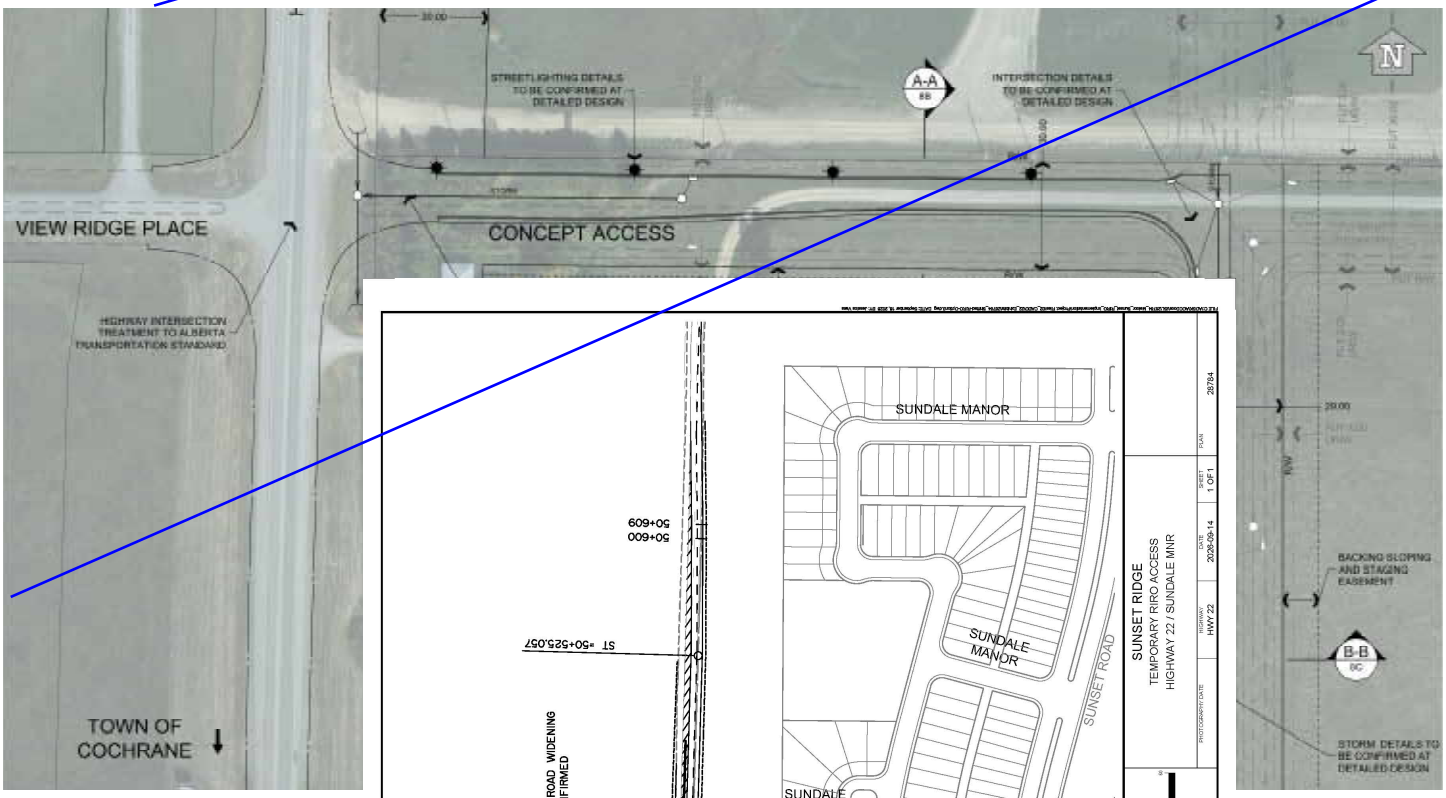
In the interim, in absence of the north access, a second Highway 22 right-in right out access from the extension of Sundale Manor is proposed. The emergency access could be Options 1, 2 or 3.

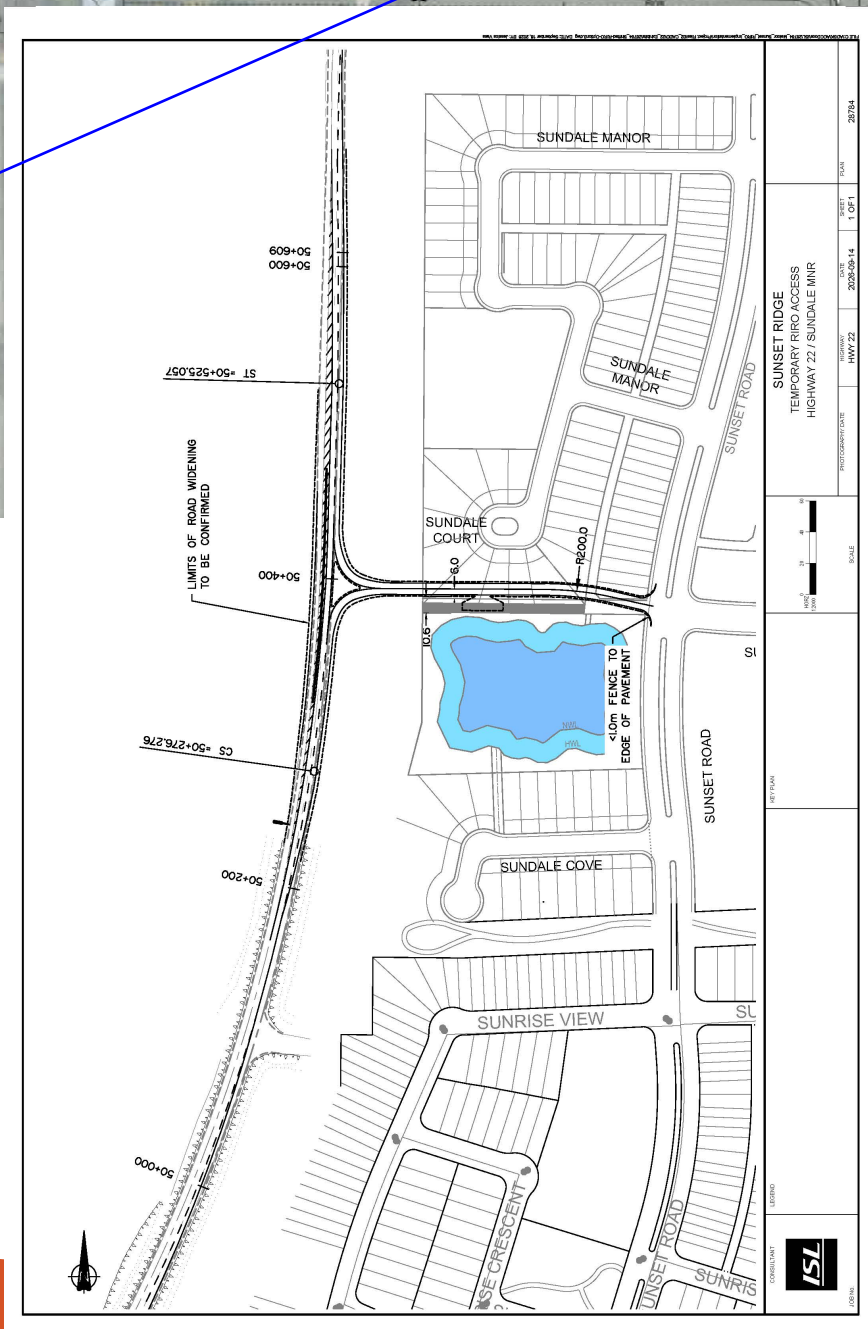
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upgrades required for the North Access to its ultimate cross section to support the future development of these lands, as well the repayment of stormwater infrastructure front-ended as part of the construction of Stage 1 of the North Access.

Interim Highway 22 Right In Right Out Access

FIGURE 17: NORTH ACCESS





Sep 2026 updated figure

7.4 SUNSET BOULEVARD UPGRADES

In addition to the second access to Highway 22, improvements to the existing access at Sunset Boulevard/ Highway 22 are required in order to provide capacity for full build-out of Sunset Ridge Stage 3. A dual left hand turn is required for the southbound turning movement exiting Sunset Ridge, which would require road widening and updated signalization. The existing and ultimate conditions are illustrated by Figure 17. The funding responsibility for these improvements will need to be determined through discussion between Alberta Transportation, the Town of Cochrane and Melcor.

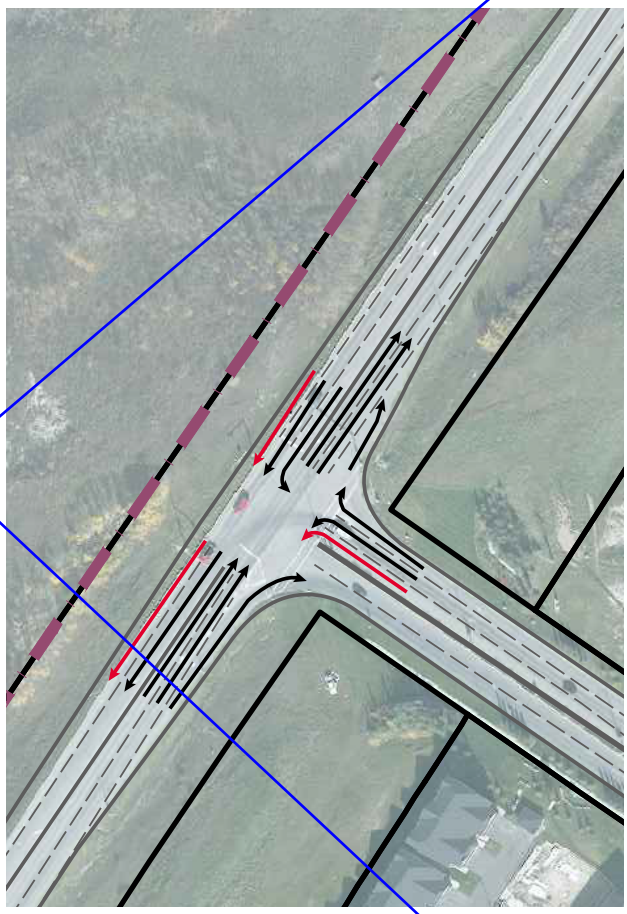
The ability to construct the north access as described below is dependent on the resolution of funding requirements for the ultimate intersection improvements at Sunset Blvd and Hwy 22, through

- Incorporating this intersection work as part of Alberta Transportation's project scope for the Hwy 22/1A intersection upgrades;
- Including the intersection improvements as an off-site levy project; or;
- Another funding mechanism mutually agreeable to all parties and stakeholders

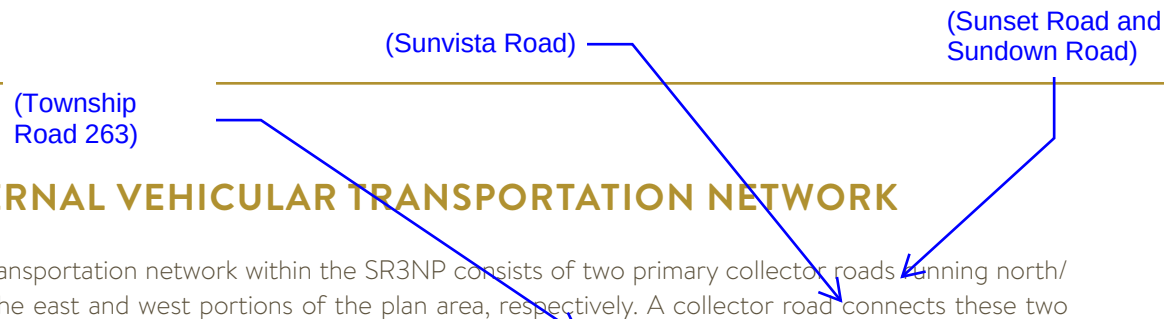
FIGURE 18: SUNSET BOULEVARD IMPROVEMENTS



EXISTING
SINGLE SOUTHBOUND LEFT TURN & SINGLE SOUTHBOUND THROUGH LANE



ULTIMATE
DUAL SOUTHBOUND LEFT TURN & DUAL SOUTHBOUND THROUGH LANE



7.5 INTERNAL VEHICULAR TRANSPORTATION NETWORK

The vehicular transportation network within the SR3NP consists of two primary collector roads running north/south, serving the east and west portions of the plan area, respectively. A collector road connects these two roads north of the Joint Use School site, and a second collector road connects to the proposed interim Highway 22 access. Residential roads intersect with the primary collector/collector loop in a modified grid format to provide multiple access points to the residential areas.

The Stage 3 Neighbourhood Plan provides a key pair of east-west connections between the two major north-south collectors. This will provide alternative routing options for vehicular traffic within the community and provide access to the school site. The second east-west connection to the north allows the potential for routing that bypasses the school site as well.

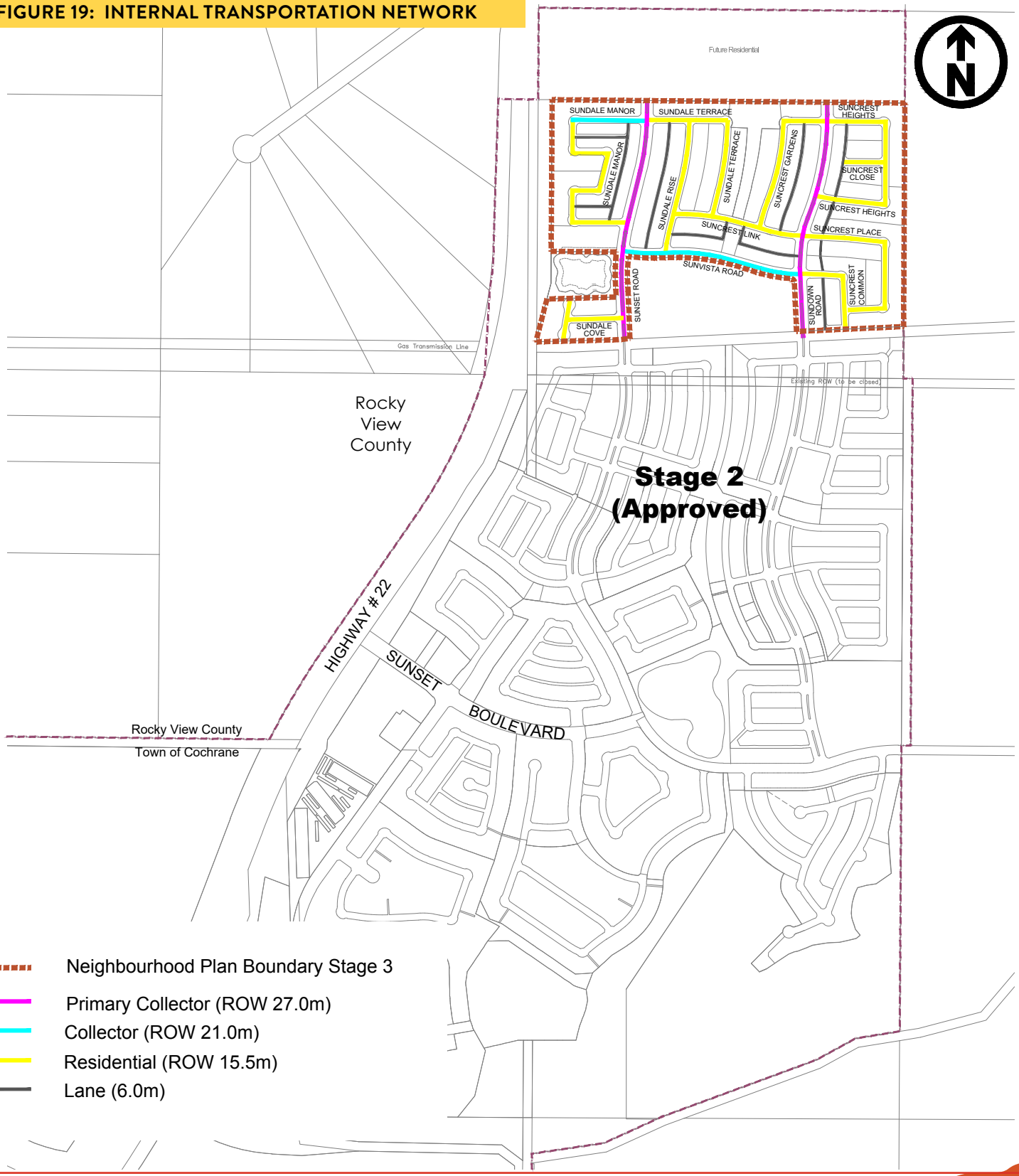
7.6 PEDESTRIAN CIRCULATION NETWORK

A key feature of the pedestrian circulation network within the SR2NP is the north/south central linear open space which includes the regional path. This open space will allow pedestrians and cyclist to utilize the multi-purpose pathway system for local exercise and enjoyment as well as for commuting via the Town's regional pathway system, which connects to the downtown area via Big Hill Creek. A regional pathway system is located within the North/South linear open space; all other pathways are proposed as local pathways.

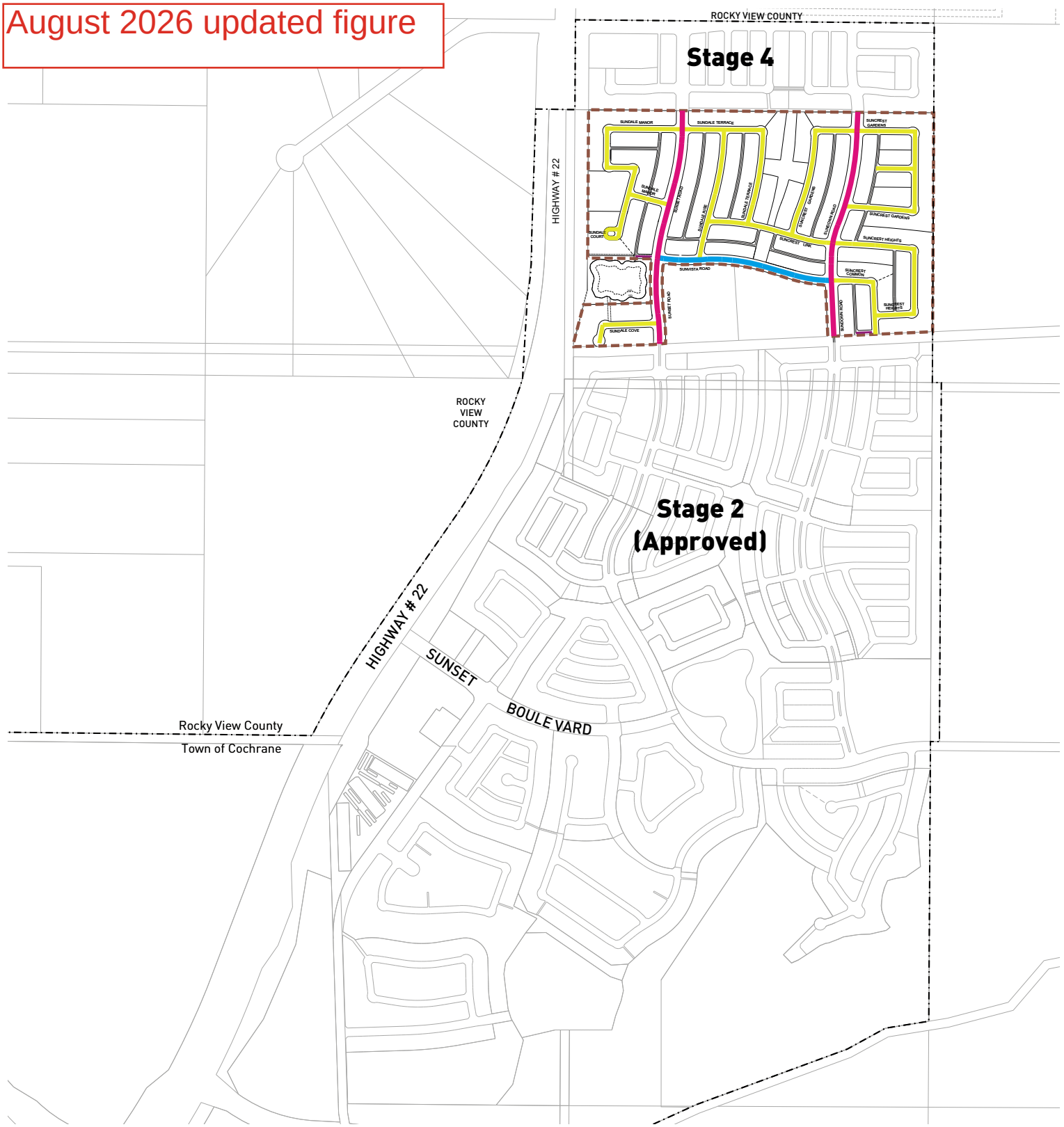
As a standard design guideline in Cochrane, monolithic sidewalks are required on both sides of collector roads. The SR3NP will take this safety element a step further to ensure that separated sidewalks are provided on both sides of all collector roads. Separated sidewalks along the primary collector system will purposefully maintain a more comfortable distance between the pedestrian and the motor vehicle. A separated sidewalk places the pedestrian several metres from the curb whereas a monolithic sidewalk is built directly adjacent to the curb. This separation results in greater pedestrian protection and allowing for a more relaxing walking experience. Monolithic sidewalks will be constructed on both sides of all residential streets within the SR3NP area.

Underlying figure will need to be updated, see next page or separate attachment.

FIGURE 19: INTERNAL TRANSPORTATION NETWORK



August 2026 updated figure



Sunset Ridge Stage 3 Neighbourhood Plan Boundary
Primary Collector (ROW 27.0m)
Collector (ROW 21.0m)
Residential (ROW 15.5m)
Lane (6.0m)
Lane (10.0m)

Sunset Ridge Stage 3 NP

Figure

Internal Transportation Network

August 2026

B&A

7.7 LOCAL TRANSIT SERVICE

Fixed Local Route 1 current provides transit service between Sunset Ridge, the Commuter Transit Hub, downtown Cochrane and SLS Centre. The route provides service Monday to Friday between 6 AM to 5:30 PM, and Saturday between 8:30 AM to 3:30 PM. Transit stops are located on Sunset Blvd, Sunvalley Road and Sundown Road.

is being considered an add-on to the On Demand software application, which brings together a wide range of transportation options under one account including: regional transit, taxi/shuttle services, ride-sharing (carpooling), ride-hailing (Uber, Lyft, etc.), and bicycle sharing/parking.

Future development beyond Sunset Ridge to the north and east is largely unplanned at this time. Thus, it is likely that any future formalized transit service to the community will be a. With Sunset Ridge Stage 3, the internal road layout suggests that this would take the form of a one-way loop around Sundown Road, Sunvista Road, and Sunset Road in Stage 3. With the exception of the northeast corner of Stage 3 all lots are within 400m walking distance of the transit route, the maximum typically provided for effective transit service. See Figure 20. Overall, ~99% of the development area is within 400m, and the majority are within 200m.

7.8 REGIONAL TRANSIT SERVICE

Two weekday regional routes are provided by the On-It Calgary-Cochrane Commuter between the Cochrane Transit Hub and downtown Calgary and the Cochrane Transit Hub and Brentwood LRT Station / University of Calgary. Sunset Ridge residence can travel on Local Route 1 to reach the Transit Hub.

with the University of Calgary and SAIT. Students will be able to prepay for a semester pass that allows them to travel to and from Cochrane without using their own transportation. This service will also allow Calgary residents who work in Cochrane to connect from Calgary Transit to the new Cochrane Transit Hub and then via the new On-Demand transit system to their place of work. If demand requires it, Southland will provide this service 6 days a week allowing Cochrane residents to travel into Calgary on Saturday and link to the Banff On-It service in the summer months.

Southland will also work with the Cochrane Business community to explore ways to increase usage of the Commuter and Transit system and reduce the number of low occupancy vehicles travelling to Cochrane from Calgary each day.

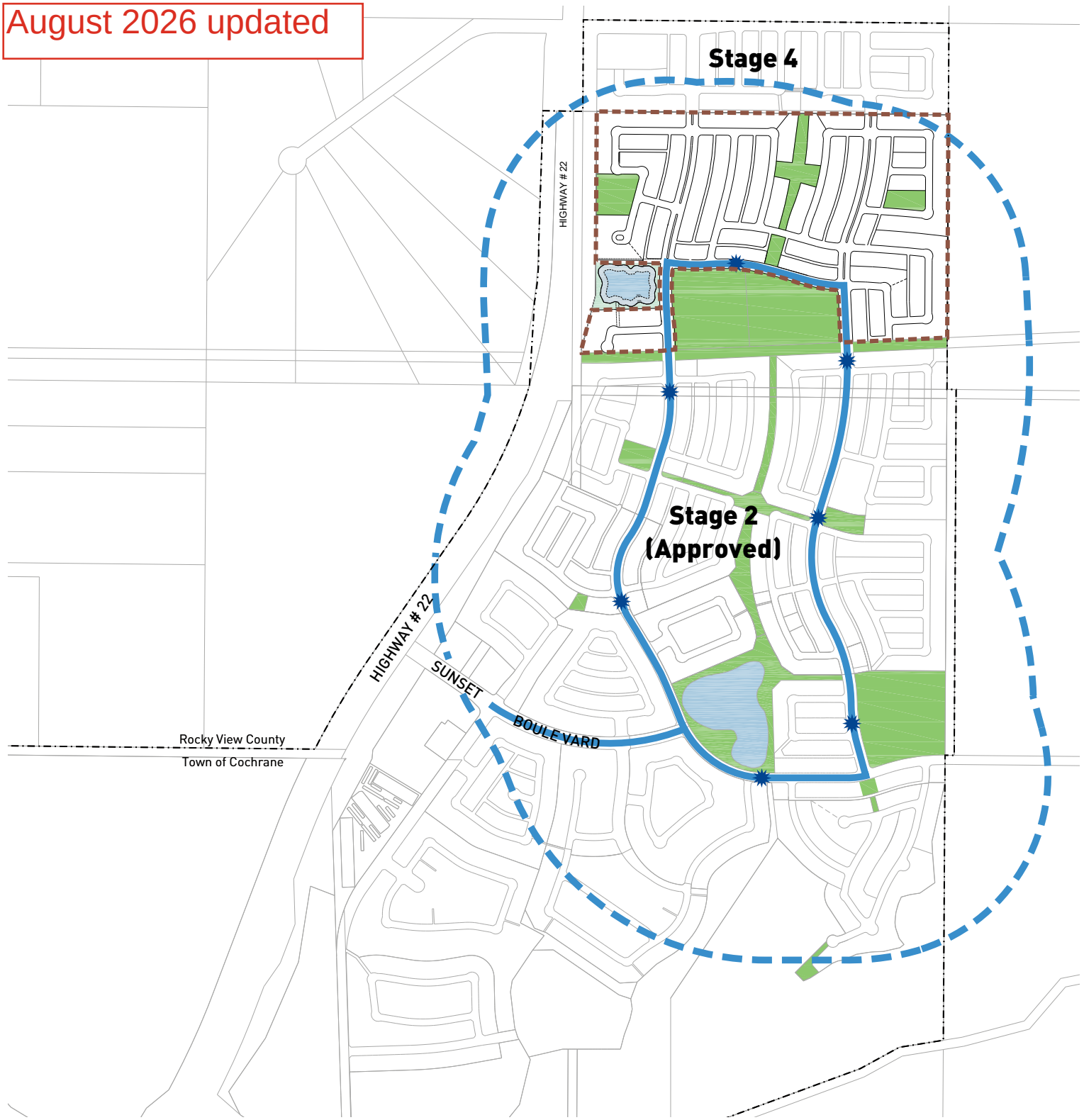
The long term Regional Transit Plan for 2020 and beyond recommends that the Town of Cochrane become a Regional Gateway Hub that provides: Bus Rapid Transit (BRT) services to the Crowfoot LRT Station in Calgary; a commuter rail line to downtown Calgary; and possible BRT/Express services to other rural communities including Balzac and Bragg Creek. It is expected that local transit service within the Town of Cochrane will be focused on providing connections to these primary services, and to major local hubs including the downtown core and schools.

Underlying figure will need to be updated, see next page or separate attachment.

FIGURE 20: TRANSIT



August 2026 updated



Sunset Ridge Stage 3 Neighbourhood Plan Boundary

Potential School Bus Route / Transit Route

Standard 400m Walking Distance to Potential Transit Route

Bus Stop Location

Sunset Ridge Stage 3 NP

Figure
Transit

August 2026

B&A

8.0 SERVICING

8.1 WATER SERVICING

The water distribution system for Sunset Ridge Stage 3 will be supplied by extending existing water mains into the development lands (see Figure 21). A booster station, feeding Pressure Zone 4, was built with Stage 2 in Phase 19A. To service Stage 3, proper looping of the mains will be completed.

8.2 SANITARY SERVICING

Sanitary servicing of Sunset Ridge Stage 3 will be provided by extending existing sanitary sewers from Sunset Ridge Phase 14 and 21. The existing sanitary mains in Sunset Ridge have capacity for this development. The sanitary design will follow the alignments shown in Figure 21. Gravity trunk sewers will extend north in the collector roadways and lateral sewers will branch off the trunks to service the local areas of the plan

8.3 STORMWATER SERVICING

Stormwater management for Sunset Ridge Stage 3 will follow the Sunset Ridge Stage 2 Staged Master Drainage Plan prepared by LGN Consulting Engineering Ltd. (August 2012) submitted with the Sunset Phase 13 land use application. This report provides the design basis for the overall drainage concept for the remainder of the Sunset Ridge development.

The storm water from Stage 3 will be managed with two storm ponds included in Stage 2; one future pond located to the north of the gas line ROW and the existing storm pond located in Phase 13. The storm water being treated by these ponds will be conveyed to the ponds by the storm sewer (minor) and overland drainage (major) systems. These ponds will treat the storm water to Alberta Environment Standards. The storm water from the approximately western 2/3 of Stage 3 will be directed towards the north pond, and the storm water from the eastern 1/3 of Stage 3 will be directed to the central pond in Phase 13. Treated storm water from the north pond will be directed to the Phase 13 pond at a release rate of 4.75 L/s/ha. The Phase 13 pond further restricts the release rate down to the allowable predevelopment release rate of 3.97 L/s/ha as approved in the Phase 13 storm pond report. Both ponds will accommodate up to the 1:100 year event at a minimum.

As with the sanitary servicing, the design will be in accordance to the City of Calgary Servicing Standards and Alberta Environment Standards and guidelines.

Text to be added: "The North pond will be constructed in a staged approach based on the progression of development in the area."

8.4 SHALLOW UTILITIES

Shallow utilities for Stage 3 will be provided by an extension of the existing utilities already servicing the community. Power, telephone, gas and cable services will be provided with underground construction. No overhead utilities will be constructed.

Figure updated; see next page

FIGURE 21: UTILITY SERVICING



August 2026 updated figure



Sunset Ridge Stage 3 Neighbourhood Plan Boundary

Proposed	Existing
Water Servicing	Water Servicing
Stormwater Servicing	Stormwater Servicing
Sanitary Servicing	Sanitary Servicing

Sunset Ridge Stage 3 NP

Figure
Servicing

August 2026

9.0 PHASING

Sunset Ridge Stage 3 anticipated phasing boundaries are shown in Figure 22, subject to local demand. These phasing boundaries may change year over year.

As a result of the logical extension of servicing, the stormpond and school site which were approved in the Stage 2 Neighbourhood Plan will be developed along with Stage 3. The stormpond will be developed along with Stage 23, and the school site will be developed along with Stage 24. The first phase of development in Stage 3 will prioritize construction of the second north access, whereas the second phase of development in Stage 3 shall prioritize and include the east-west internal collector road connection adjacent to the school site.

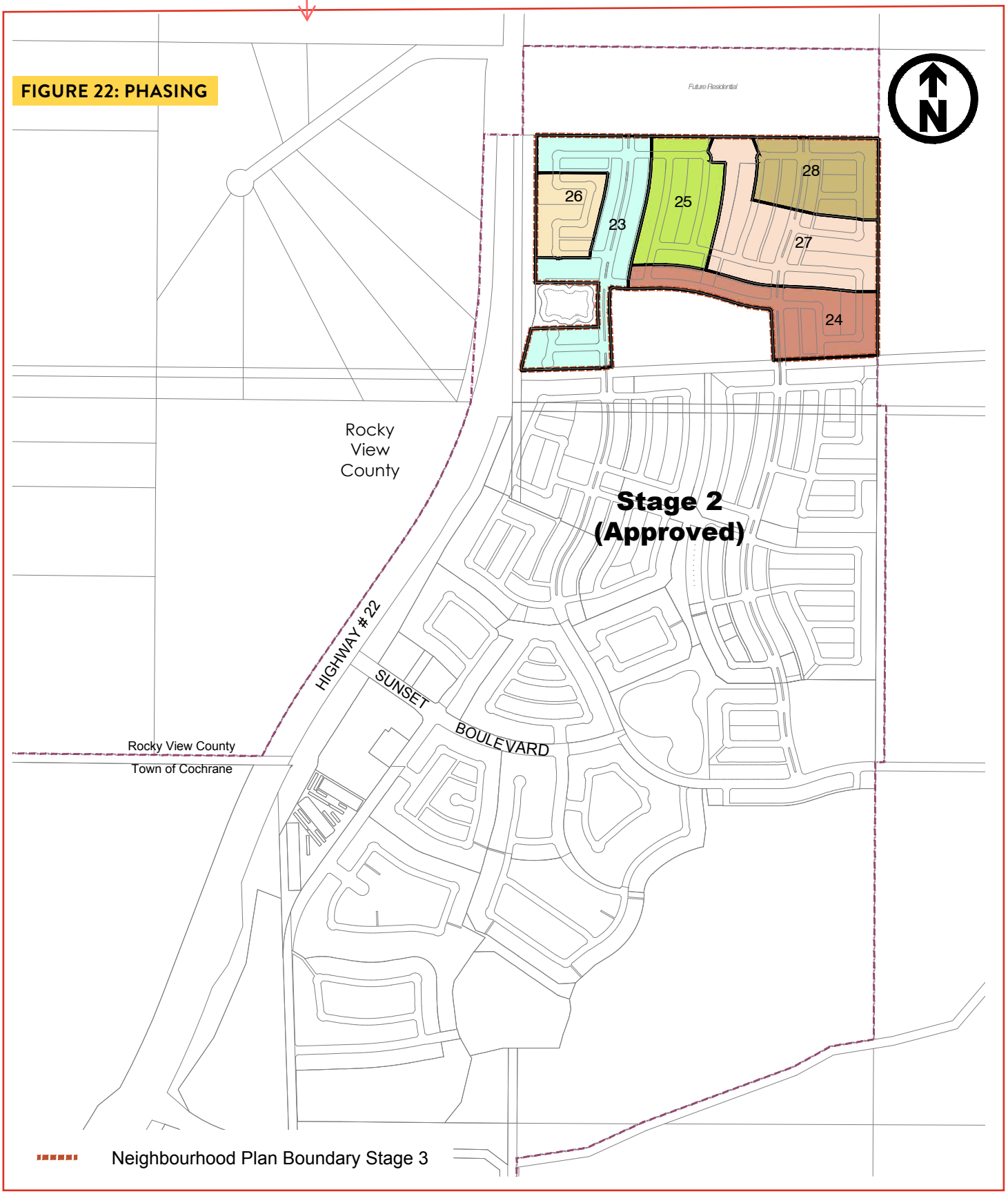
REVISED TEST:
The school site and storm pond, developed in a staged manner, will be developed as part of Stage 23.

The first phase of development in Stage 3 will prioritize construction of the east-west internal collector road adjacent to the school site and connecting to Stage 2 to the south in two locations. Temporary emergency access to Highway 22 will be provided adjacent to the storm pond as required for secondary access untill the ultimate north connection is made.

It is important to note that offsite development may occur with a particular phase. This means that engineering phase boundaries may not exactly coincide with the planning phase boundaries.

Figure updated; see next page

FIGURE 22: PHASING



August 2026 updated figure



Sunset Ridge Stage 3 Neighbourhood Plan Boundary

Phasing Boundary

Sunset Ridge Stage 3 NP

Figure
Phasing

August 2026

10.0 HOW THE SR3NP CONFORMS TO GUIDING POLICIES

10.1 STAGE 2 SUNSET RIDGE AREA STRUCTURE PLAN

The Sunset Ridge Stage 3 Neighbourhood (SR3NP) Plan adheres to the policies within the Stage 2 Sunset Ridge Area Structure Plan (Stage 2 SR-ASP). The Stage 2 SR-ASP also aligns with the Town of Cochrane Municipal Development Plan (MDP) and the Cochrane Sustainability Plan (CSP). The Stage 2 SR-ASP states that one of the primary objectives of the ASP is to ensure Sunset Ridge is a complete community, which it defines as a community that provides for the social, local, recreational and neighbourhood commercial needs of residents. To further this objective, the Stage 2 SR-ASP identifies seven Design Features in Section 4.3 that are to be incorporated in the design of the community. Each of these are addressed below:

Parks, Pathways and Public Open Spaces

The SR3NP provides key open space amenities with connections to an extensive and well-connected open space system that extends throughout the community. A central linear greenspace system within the plan area is part of a corridor that runs through the entire community from the north to the south and connects to the schools, community centre and park spaces. This open space system will provide safe active and passive recreation opportunities to the entire community and will include tot lots and playgrounds, sports fields, pathways, benches, a community garden and public art to enhance sense of place. Each resident will be within 400m of a park or open space.

Revised text: "The plan area includes a north terminus to the central linear greenspace corridor that runs through the entire community from north to south and connects to its schools, community centre and other park spaces. "

Mobility

The transportation network utilizes a modified grid street pattern to increase the connectivity of the residential areas. Multiple route options are available into the residential areas to improve vehicular flow and offer pedestrians variety to their walking & bicycling opportunities. Connections to the open space system have been considered and walkways have been added, throughout the plan area, where logical to enhance access.

Efficient and Effective Use of Town's Land Base

Through an efficient grid-based vehicular and pedestrian transportation network, well distributed open space, and a range of housing types, the SR3NP strives to provide a unique community with valued amenities while being efficient in its design and meeting the density levels required by the MDP.

Sustainability

Open space will incorporate both natural areas and manicured spaces through a combination of native plant species, fescue sod and irrigated playfields.

Parks will be designed to capture and take advantage of rainfall and overland drainage through absorbent landscapes. Unirrigated areas will incorporate native, drought tolerant shrubs that are locally grown to better achieve thriving and successful landscape. Builders in Sunset Ridge are encouraged to use energy efficient building practices. In addition, the Sunset Ridge architectural controls facilitate the use of solar panels on homes; these architectural controls will be carried through into Sunset Ridge Stage 3.

Institutional Services

The SR3NP will be phased together with the adjacent elementary school site and community centre site approved in Stage 2.

Town Gateway

An important gateway into the Town of Cochrane is located on Highway 22, just outside the plan boundary at the northwest corner. This land is not owned by Sunset Properties and won't be developed until the land is annexed to the Town. The SR-ASP has policies in place for the design and function of entrance features along Highway 22. It is anticipated that this entry will blend with the theme and design of the Stage 3 community.

Variety of Housing Types and Integrated Density

Housing forms will be integrated throughout the entire plan area. Single family, semi-detached and townhouses will be integrated into the community to meet density targets.

10.2 MUNICIPAL DEVELOPMENT PLAN

The Cochrane Municipal Development Plan requires that new developments within the Town address the five planning principles in their Sustainability Matrix. A summary of how the SR3NP addresses each of these principles is outlined below:

Principle 1: Responsible Growth Management

"Responsible growth management demands that the Town make every effort to meet the needs of a growing population, in an ecologically-aware and efficient manner, using limited natural, human, built, and financial resources".

The SR3NP meets the Town's Responsible Growth Management goals of accommodating a growing population in an efficient manner, by providing completing the community of Sunset Ridge by utiliizing existing infrastructure.

Principle 2: Social & Cultural Well Being

"Social well-being and a high quality of life is a reflection of living in a community that creates a safe, healthy, and comfortable environment in which to live, work and play."

The SR3NP provides residents with a variety of residential housing forms and multiple opportunities for social interaction. Details of how the SR2NP achieves this is provided in Table 3.

The layout of the SR3NP incorporates several elements of a pedestrian oriented development. By accommodating pedestrian use, and providing areas for social interaction, including parks and open spaces, the safety of the community is increased through the active presence of its residents. This addresses one of the Crime Prevention Through Environmental Design (CPTED) principles.

The schools, parks and green spaces provide recreational opportunity for residents. In addition, multiple pathways provide a variety of connection alternatives throughout the community.

Principle 3: Environmental Stewardship

"Environmental stewardship highlights the Town's commitment to careful and responsible management of our natural resources and ecological assets"

The SR3NP area contains no significant vegetation and wildlife habitat. However, the plan area will maintain the community's commitment to providing access to open space amenities and preserving the mountain views.

Principle 4: Economic Vitality

"Economic vitality provides the foundation for a healthy, diverse, active, prosperous, and resilient economy."

The SR3NP will provide an attractive, complete residential community that will increase the Town's population base, support local businesses, and encourage industries and new employers to base themselves in Cochrane. The high residential density proposed in SR3NP, along with the diverse variety of accommodations suitable to a range of income levels, will aid in the sustainability of the commercial element of the larger community of Cochrane, and its resiliency in varying market conditions.

Principle 5: Community Engagement

"Community engagement builds trust, ensures accountability, and improves the quality of decision making as the public plays a valuable role in formulation plans and developing services."

As part of the Neighbourhood Plan preparation process, the project team has held two Open Houses to present the second access proposal to residents and gain feedback. Input from these sessions has contributed to the considerations for the access and for the Neighbourhood Plan design. ~~An additional Open House will be held to present the Neighbourhood Plan to the public as part of the review process.~~

10 . 3 COCHRANE SUSTAINABILITY PLAN

The Cochrane Sustainability Plan was adopted by Council in May 2009. The plan provides thirteen (13) Pathways to the Future to help guide future development within Cochrane. These pathways are grouped into four (4) categories.

1. We Build a Culture of Responsibility

Pathway 1: We are a socially responsible and empowered community.

The SR3NP exhibits social responsibility by providing an integrated building form, high density community adjacent to a future school site and open space amenities. Design elements and amenities such as the green spaces and parks, the natural escarpment area, the school sites and community centre will help create a sense of place and ownership within the community. Residents of Sunset Ridge will feel connected to Cochrane through their enjoyment of their surroundings and natural amenities, and therefore empowered to become a voice in Cochrane's future.

The community centre and other gathering places within the community offer the opportunity for residents to get acquainted with each other and become involved in their community.

2. We are Responsible Citizens of the Planet

Pathway 2: We treat water as a precious resource.

Pathway 3: We use energy responsibly and innovatively.

Pathway 4: We contribute to the solution on climate change.

8.0 - 8.7

The SR3NP provides a density range of between 7.9-8.5 units per acre. Higher density communities are more environmentally responsible than lower density communities as there is less land form disturbance for servicing, less vehicular impact (shorter drive times and reduced road construction), and greater opportunity for residents to use alternate forms of transportation. The walkability of the SR3NP will further encourage pedestrian and bicycle mobility.

Encouraging low impact building technology into the residential built forms will help foster an environmentally responsible community.

3. We Live Locally

Pathway 5: We consume the bounty of our local economy.

Pathway 6: Our local economy is healthy and diverse.

Pathway 7: Everyone has an opportunity to pursue their potential in Cochrane.

Pathway 8: We are a caring community that lives and celebrates together.

Text Update: 1,670

Explanation: The anticipated population is 1669, rounded up for simplicity. Based on most recent Statistics Canada census data for Cochrane, which indicated an average of 2.6 people per dwelling unit, against our projections of 642 units for the policy area.

The SR3NP will provide homes for over 1800 new residents to Cochrane. These residents will utilize the nearby community convenience commercial centres, Village Centre, as well as the downtown core for their shopping, entertainment and service needs. The development of the community will help provide jobs to local trades people.

The SR3NP includes local opportunities for socializing, working and education. The local school sites will provide educational needs, jobs and volunteering opportunities for SR3NP residents. Active play areas will provide families with the opportunity to meet and socialize together; the community centre will provide a place for local celebration, community events and recreation. These amenities will provide a social focus for the community.

4. Cochrane is a Complete Community

Pathway 9: Everyone has a roof over their head.

Pathway 10: There's enough room for everything a community should have.

Pathway 11: Wherever you are in Cochrane, you're close and connected.

Pathway 12: There are diverse options for getting around.

Pathway 13: We build Cochrane on the strengths of our natural and cultural heritage.

Sunset Ridge provides 'age in place' opportunities for residents through range of housing options integrated throughout the community. A resident who chooses to live in Sunset Ridge could live their entire life within a community that offers housing appropriate for all stages of life and affordability levels.

The regional and local pathway system will provide residents with convenient, safe access to the amenities within their community, as well as services and jobs outside of their community. The local school provides opportunities for education, jobs and volunteering within the community. When considering the variety of housing styles, the number of local schools, retail opportunities and jobs, Sunset Ridge will offer residents the benefits of a complete community.

9 . 4 MUNICIPAL ENVIRONMENTAL IMPACT STATEMENT

In accordance with Section 6.3.2 of the Town of Cochrane Municipal Development Plan a review of each of the factors contributing to the Municipal Environmental Impact Statement has been completed and outlined below. Further information can be found in the supporting reports submitted under separate cover.

Biophysical Assessment:

A Biophysical Assessment was completed for the lands within the plan area by Sweetgrass Consultants in 2004 and 2012. The reports concluded that habitat loss associated with development will be restricted to mainly non-native and intensively used native grassland habitats. Therefore the proposed plan will not contribute significantly toward regional habitat fragmentation, loss of wildlife corridor potential, or loss of regional diversity.

Vegetation:

Sweetgrass Consultants have described in their report the condition of the upland grassland within the plan area being generally poor because of intensive livestock grazing and old surface disturbance. The original fescue grassland in this area had been largely transformed into a shorter, sparser grassland type. In the more intensively used areas, there has been significant invasion of non-native plants. Localized disturbance from concentrated cattle activity has also occurred in woodland and springs habitats of the coulee complex.

Wetlands

Sweetgrass identified only one ephemeral (Class I) wetland on the subject site which has been significantly degraded due to grazing and has low habitat value.

Wildlife:

No federally/provincially listed species of animals were identified for the study area by Sweetgrass Consultants.The potential for nesting waterfowl was relatively low on the entire property and no nesting evidence was found.

Ecologically Significant Lands:

There are no ecologically significant lands on the subject site.

Geotechnical:

As part of the 2005 Sunset Ridge Area Structure Plan, a Geotechnical and Slope Stability Assessment was prepared by McIntosh Lalani Engineering Ltd. The soils in this area are part of the Spy Hill drift which overlays the Porcupine Hills Formation.

Numerous geotechnical evaluations have been undertaken for the Sunset Ridge lands developed to date. Prior to development, the developed areas of Sunset Ridge were used primarily for farm land and cattle grazing. The topography is flat to rolling, and the soils generally consist of an overbank silt, sand and clay sediments. The glacial tills and bedrock encountered in the slope are generally greater than 9.0 metres below existing grades, further back from the slope escarpment. The groundwater depth has been monitored in these locations and is typically deeper than the 9.0 metre depth that was drilled during the subsurface investigation.

Flood Potential and Proposals for Mitigation:

There are no floodway or flood fringe lands within the SR3NP.

Stormwater Study:

Operational Solutions completed a Master Drainage Plan as part of the SR ASP. An update was prepared in June 2006. In addition, an SMDP report was prepared for the SR2NP lands and was updated in 2017 to support the SR3NP application.

Water Quantity and Quality:

The stormwater management facilities proposed in the development have been designed to provincial standards to ensure release rates and water quality standards are met.

Air Quality:

The SR2NP is predominantly a residential neighbourhood with an abundance of open space. The design of the community is such that pedestrian and bicycle transportation are encouraged as an alternative to internal use of motor vehicles. Although any development that results in the removal of existing vegetation will have some impact on existing air quality, the long term effects when considering the replacement of much of the existing vegetation by developer landscaped areas and private landowner plantings, the development is not expected to result in any appreciable reduction in the current air quality.

Visual Resources:

The rolling terrain of the land and the existing mountain views are visually appealing. The proposed development realizes the opportunity to retain the existing valley adjacent to the subject site.

Land and Resource Use:

Urban development, by nature, is an intensive form of development and will disturb most of the lands on which it is placed.The SR3NP proposes dense urban development. High density developments provide residential accommodation to a greater amount of residents while utilizing less land.

Cultural and Heritage Resources:

A Cultural and Archeological Overview Report was prepared for the majority of the Area Structure Plan area by FMA Heritage Resource Consultants. This overview indicated that given that cultivation had been practiced on the uplands within the plan area, there is little likelihood that any areas intended for development contain any historical, archaeological, or paleontological resources.

Construction and Demolition Waste Management:

A construction and demolition waste management plan will be provided with each Subdivision application and Development Permit application to ensure proper procedures are followed at the time of construction.

APPENDIX A - SUNSET RIDGE STAGE 2 ASP OVERALL DENSITY

STAGE 2 ASP DENSITY ANALYSIS

Density analysis has been completed for the Sunset Ridge Stage 2 ASP lands, which includes the Stage 2 & Stage 3 Neighbourhood Plan areas.

The Gross Developable Area for the ASP density analysis has been adjusted to exclude ER and any MR deferred from the Sunset Ridge Stage 1 lands under the management of Tirion per Table 1.

TABLE 4: STAGE 2 ASP - GDA

	AREA (AC)
SUNSET RIDGE STAGE 2 & 3	360.58
LESS ER & MR DEFERRED FROM TIRION STAGE 1	67.19
SUNSET RIDGE STAGE 2 & 3 GROSS DEVELOPABLE AREA (GDA)	293.39

Table 5 illustrates the number of units and the overall density of the Sunset Ridge Stage 2 ASP area. Because the Stage 3 NP boundary overlaps a portion of the approved Stage 2 NP area (Areas 'B' and 'C'), the plan has been divided into four areas to compare approved and currently proposed unit counts and densities as shown in Figure A.

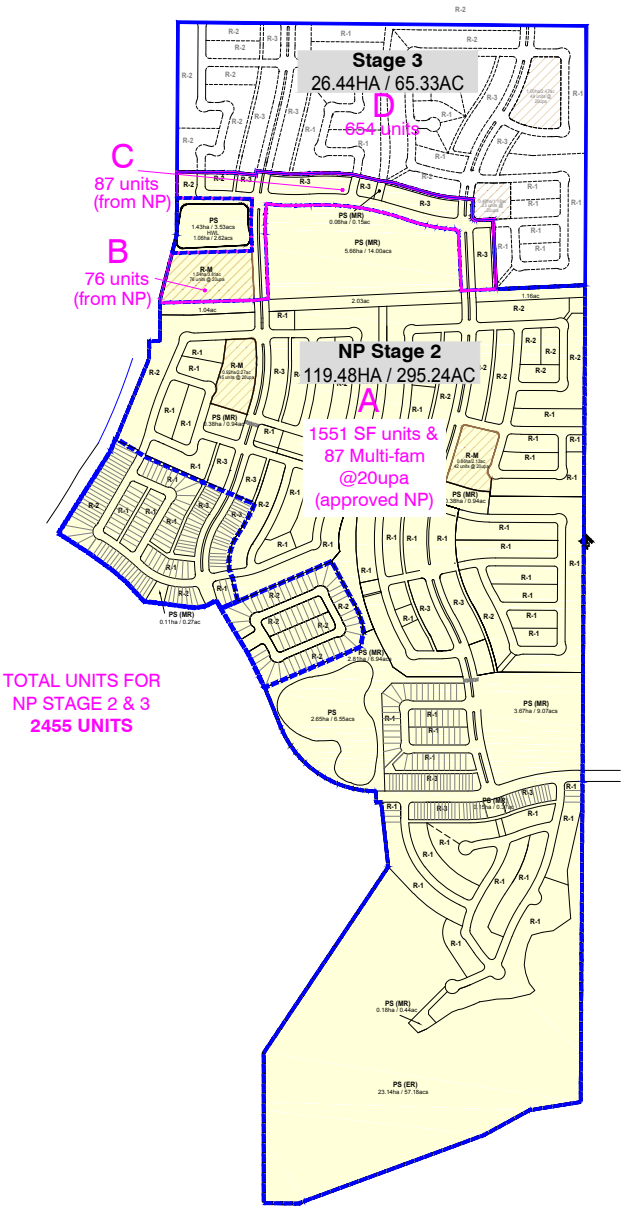
TABLE 5: STAGE 2 ASP - DENSITY

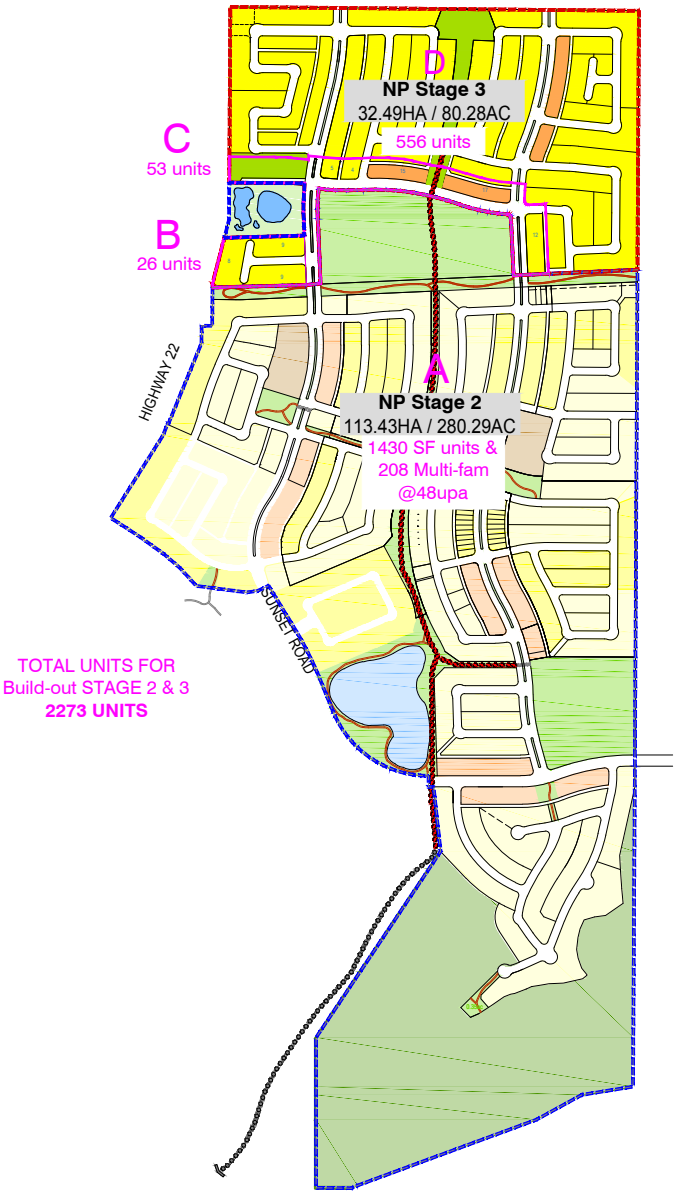
	UNITS					
	AREA 'A'	AREA 'B'	AREA 'C'	AREA 'D'	TOTAL	DENSITY
APPROVED STAGE 2 & PROPOSED STAGE 3 (BASED ON APPROVED STAGE 2 NP)	1638	76	87	654	2455	8.37 UPA
ACTUAL STAGE 2 & PROPOSED STAGE 3 (BASED ON BUILD-OUT & STAGE 3 NP)	1638	26	53	558	2275	7.75 UPA
		29	72	541	2280	7.77 UPA

See comments for required changes to bottom row

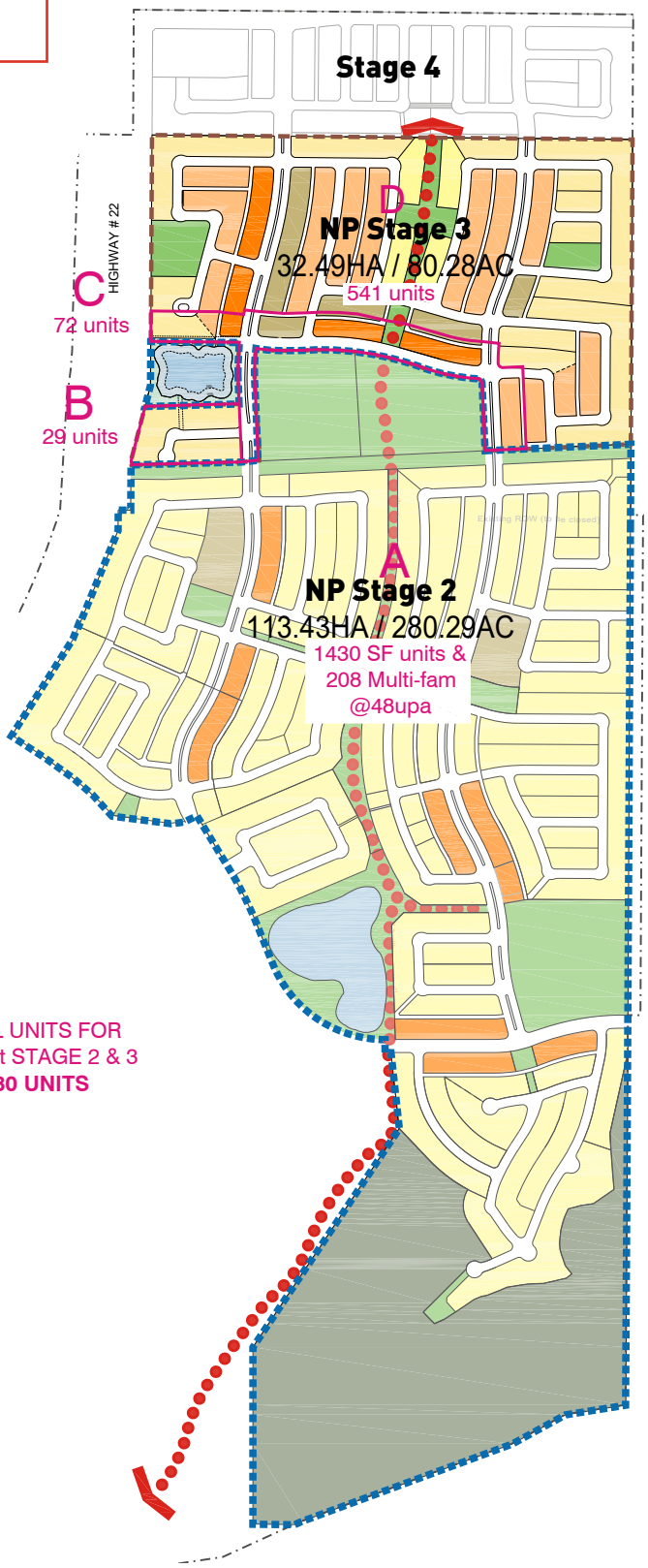
Underlying figure will need to be updated, see next page or separate attachment.

FIGURE A: OVERALL DENSITY COMPARISON





August 2026 updated figure



APPENDIX B - OPEN SPACE CONCEPTS

Open Space concepts have been updated, and will all need to be changed with exception of concept adjacent to school site.

Previous concept superseded by Aug/Sep 2026 Version

NORTH LINEAR OPEN SPACE



SOUTH LINEAR OPEN SPACE

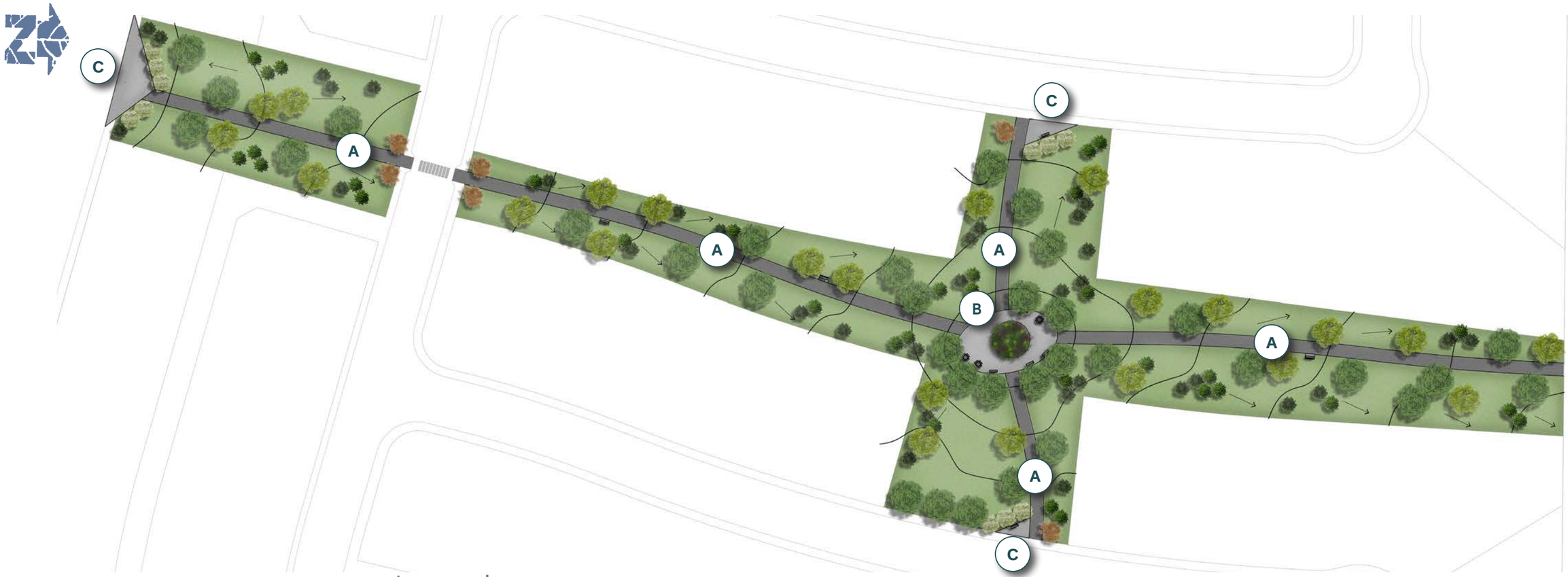


Previous concept superseded by Aug/Sep 2026 Version

SUNSET RIDGE

SEP 2026 Updated Park Concept

MELCOR DEVELOPMENTS LTD.



Key Plan



Legend

- A — 3.0m Asphalt Pathway
- B — Seating Plaza
- C — Seating Area

L.A.West
Landscape ▪ Architectural ▪ Design

Stage 3 Neighborhood Plan
Open Space Concept

Conceptual Plan 2

Subject to Change • September 2026

SCHOOL SITE AND COMMUNITY CENTRE



NOTE: PRELIMINARY CONCEPT SUBJECT TO CHANGE UPON DETAILED DESIGN

Previous concept superseded by Aug/Sep 2026 Version

OFF-LEASH DOG PARK



Legend

- Dog Watering Station
- Picnic/Seating
- Litter Receptacle







NOTE: PRELIMINARY CONCEPT SUBJECT TO CHANGE UPON DETAILED DESIGN

SUNSET RIDGE

SEP 2026 Updated Park Concept

MELCOR DEVELOPMENTS LTD.



Key Plan



Legend

- A — Dog Park
- B — Seating / Picnic Area
- C — Play Equipment
- D — 3.0m Asphalt Pathway

L.A.West
Landscape ▪ Architectural ▪ Design

Stage 3 Neighborhood Plan
Open Space Concept

Conceptual Plan 1

Subject to Change • September 2026

NEIGHBOURHOOD PARK

Previous concept superseded by Aug/Sep 2026 Version

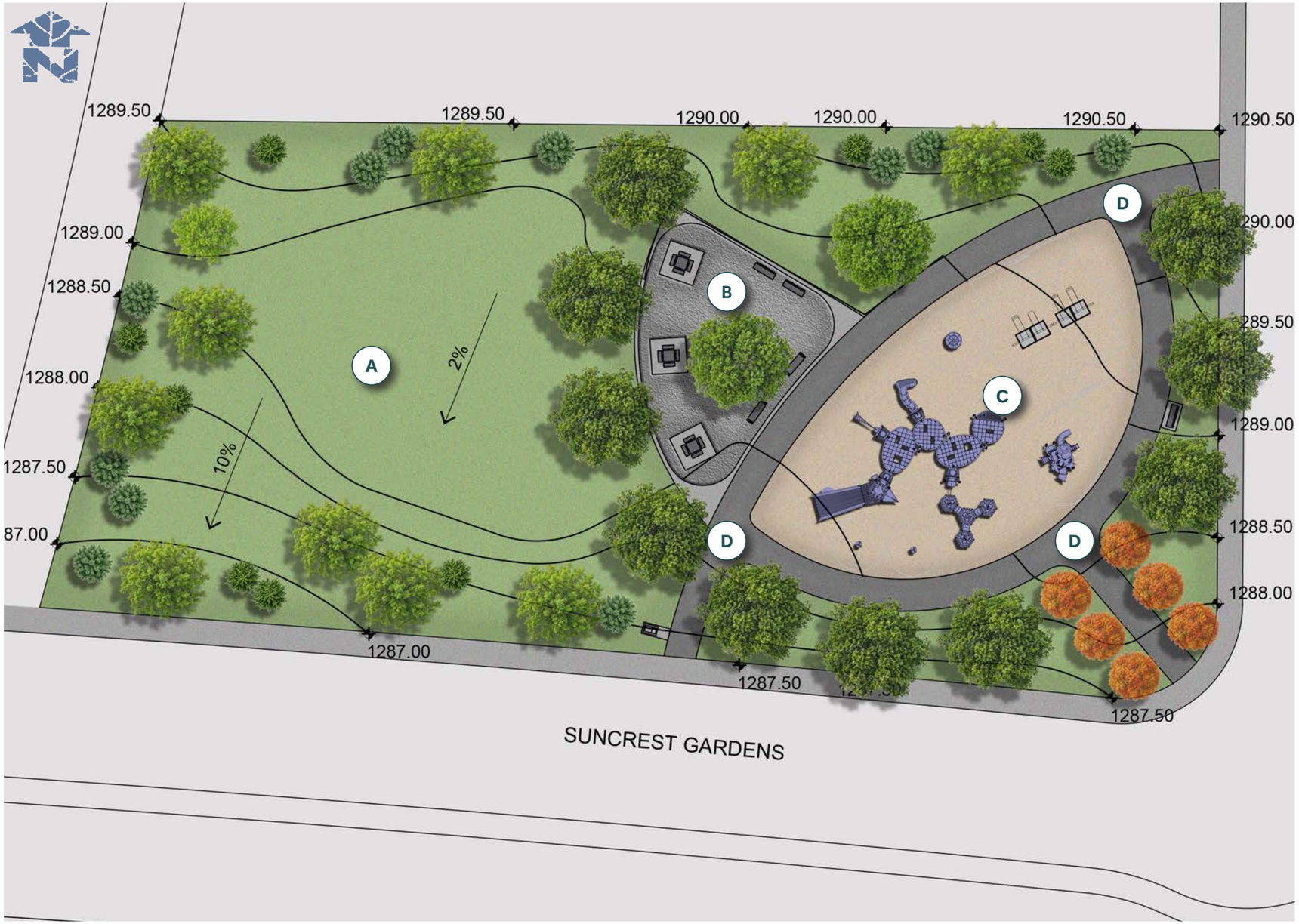


L.A.West (Calgary) Inc.
Landscape • Architectural • Design • Consultants

SUNSET RIDGE

SEP 2026 Updated Park Concept

MELCOR DEVELOPMENTS LTD.



Key Plan



Legend

- A — Informal Open Play Area
- B — Seating / Picnic Area
- C — Play Equipment
- D — 3.0m Asphalt Pathway

L.A.West
Landscape ▪ Architectural ▪ Design

Stage 3 Neighborhood Plan
Open Space Concept

Conceptual Plan 3

Subject to Change • September 2026

Previous concept superseded by Aug/Sep 2026 Version

STORM POND



SUNSET RIDGE

SEP 2026 Updated Park Concept

MELCOR DEVELOPMENTS LTD.



Key Plan



Legend

- A — Storm Pond
- B — 3.0m Fire Emergency Access
- C — Landscape Plantings
- D — Pond Island

L.A.West
Landscape ▪ Architectural ▪ Design

Stage 3 Neighborhood Plan
Open Space Concept

Conceptual Plan 4

Subject to Change • September 2026

APPENDIX C - EXAMPLES OF ENHANCED PEDESTRIAN CROSSINGS

EXISTING SUNSET RIDGE ENHANCED CROSSINGS



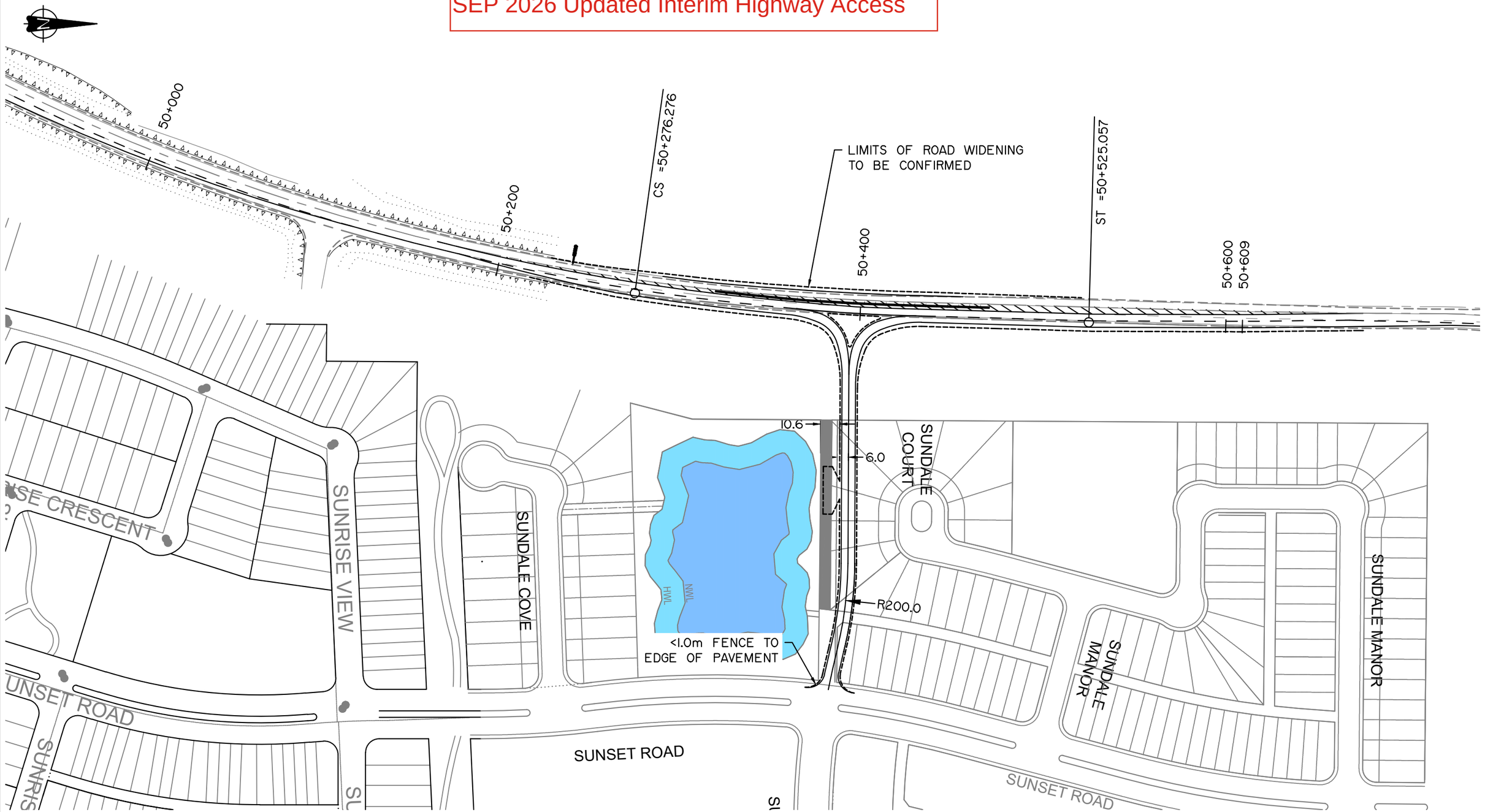


OTHER SAMPLE ENHANCED CROSSINGS



APPENDIX D - NORTH ACCESS CROSS SECTIONS

SEP 2026 Updated Interim Highway Access

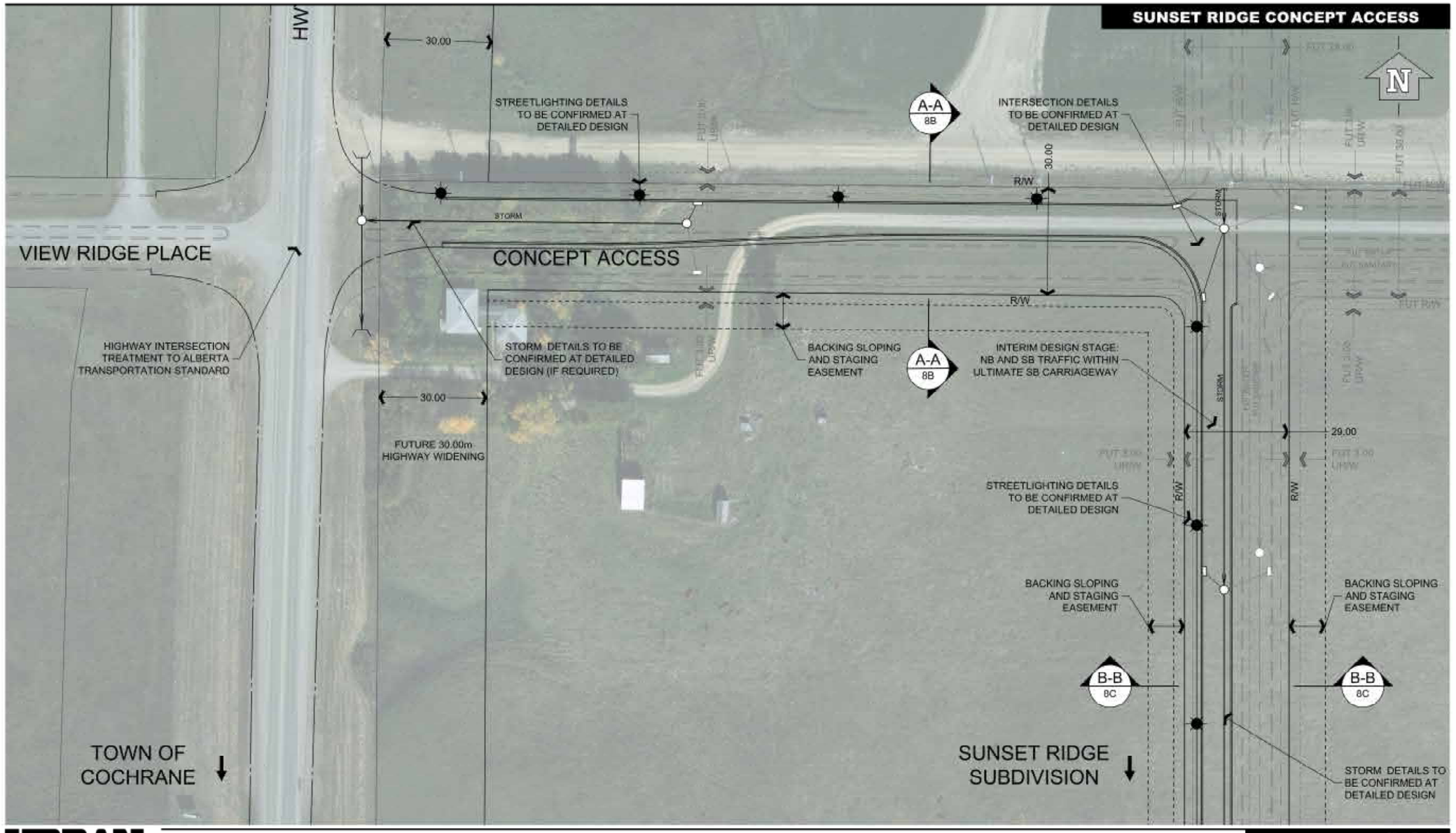


CONSULTANT	LEGEND	KEY PLAN		
ISL JOB No.			HORZ. 1:2000 0 20 40 60 SCALE	SUNSET RIDGE TEMPORARY RIRO ACCESS HIGHWAY 22 / SUNDALE MNR

PHOTOGRAPHY DATE	HIGHWAY	DATE	SHEET	PLAN
	HWY 22	2026-09-14	1 OF 1	28784

FILE: C:\ADSK\ACCDocs\ISL\28784_HWAcc_Sunset_RIRO_Implementation\Project Files\02_CADD\22_Exhibits\28784_Shifted-RIRO-Options.dwg DATE: September 16, 2026 BY: Jessica Vass

NORTH ACCESS CONCEPT AND KEY PLAN



URBAN systems

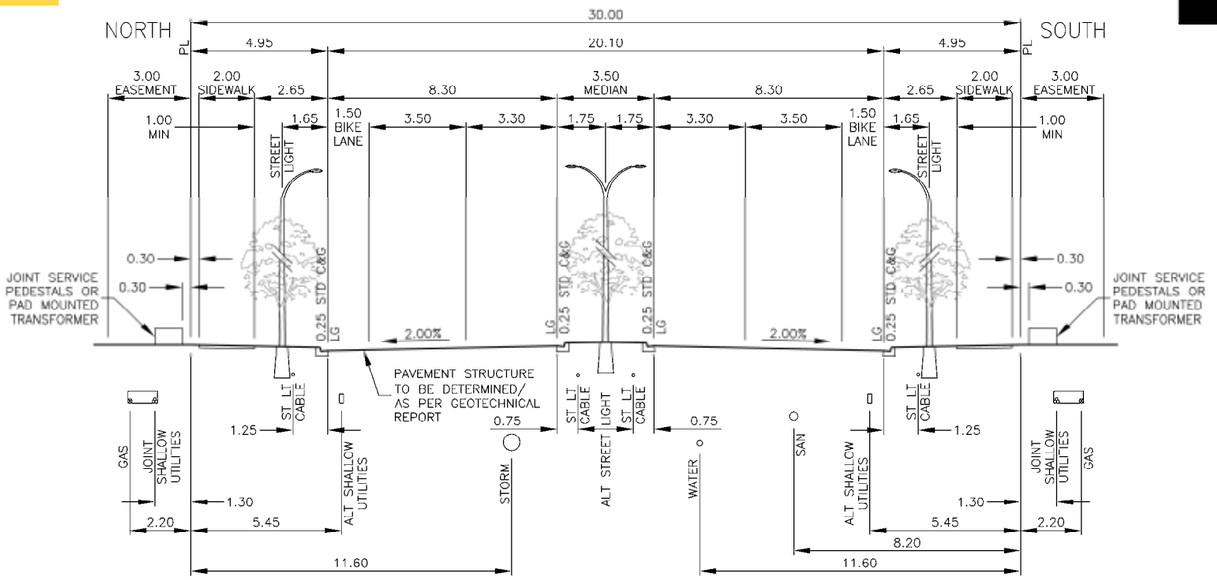
ISSUED FOR AGREEMENT
July 19, 2018
urbansystems.ca

Client/Project	
TOWN OF COCHRANE SUNSET RIDGE	
Scale	**Revision Date** / **Figure**
1:1000	2018-07-19 / 8A
1728.0096.01	**Title**

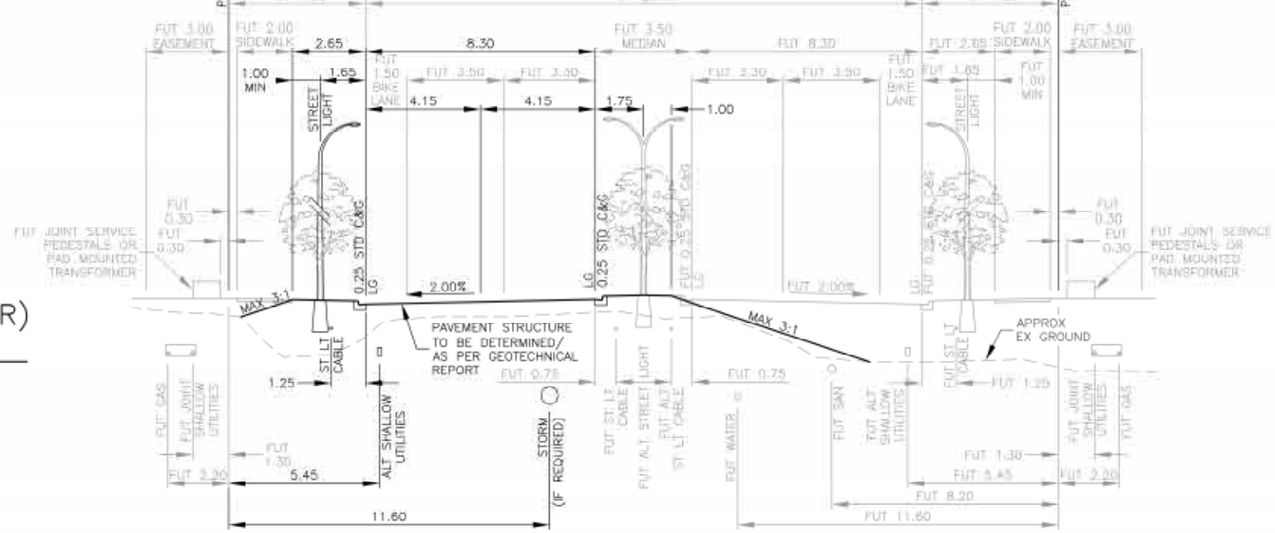
CONCEPT ACCESS
SCHEDULE D

NORTH ACCESS CROSS-SECTION A-A

SUNSET RIDGE CONCEPT ACCESS



A-A FIG8 30.00 R/W (ULTIMATE) PRIMARY COLLECTOR STREET
SCALE 1:200



A-A FIG8 30.00 R/W (STAGE 1-MELCOR) PRIMARY COLLECTOR STREET
SCALE 1:200

URBAN systems

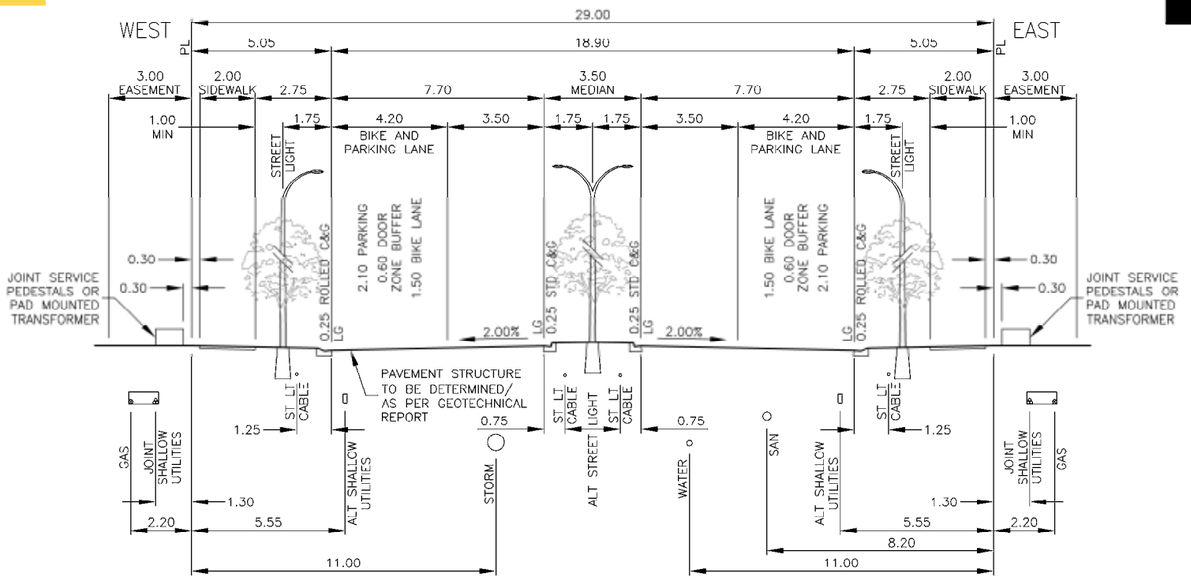
ISSUED FOR AGREEMENT
July 19, 2018
urbansystems.ca

Client/Project	
TOWN OF COCHRANE	
SUNSET RIDGE	
Scale	**Revision Date** / **Figure**
AS SHOWN	2018-07-19 / 8B
1728.0096.01	**Title**

CROSS SECTIONS SCHEDULE D

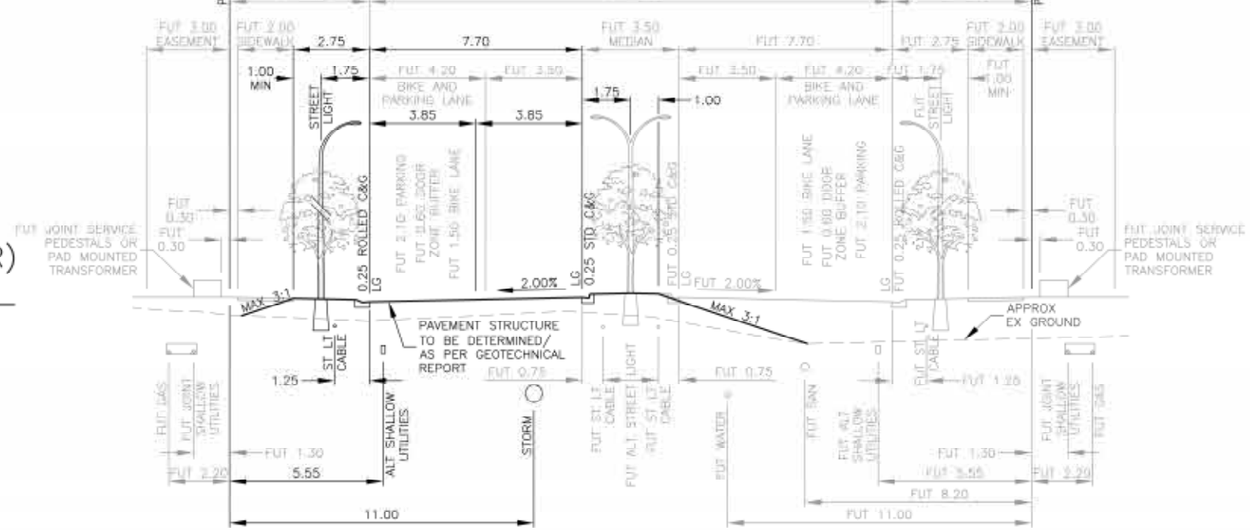
B–B FIG8

29.00 R/W (ULTIMATE)
PRIMARY COLLECTOR STREET
SCALE 1:200



B–B FIG8

29.00 R/W (STAGE 1–MELCOR)
PRIMARY COLLECTOR STREET
SCALE 1:200



URBAN systems

ISSUED FOR AGREEMENT
July 19, 2018
urbansystems.ca

Client/Project	
TOWN OF COCHRANE SUNSET RIDGE	
Scale	**Revision Date** / **Figure**
AS SHOWN	2018-07-19 / 8C
1728.0096.01	**Title**

CROSS SECTIONS SCHEDULE D



SUNSET RIDGE STAGE 3
NEIGHBOURHOOD PLAN