

Horse Creek

SE 32-26-4 W5M &
NE 29-26-4 W5M

What We Heard Report - Open House #1, June 22, 2022



Horse Creek What We Heard Report

Conceptual Scheme + ASP Amendment

May 2022 - July 2022

Prepared By
Township Planning + Design Inc.

Prepared For
UrbanStar Group of Companies

Project Team
Township Planning + Design Inc.

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This report summarizes the community outreach undertaken from May 2022 - July 15th, 2022 in support of the proposed Conceptual Scheme and ASP Amendment of Horse Creek (SE 32-26-4 W5M and NE 29-26-4 W5M).

1.0 Project Overview

Background

Township Planning + Design Inc. undertook a public consultation process on behalf of UrbanStar Group of Companies. The public consultation was completed in advance of the formal submission of the Horse Creek Conceptual Scheme and an Area Structure Plan Amendment submission to Rocky View County.

The submission will include a Conceptual Scheme (a non-statutory document) which outlines a framework for land use and future subdivision of the subject parcels. The Horse Creek Conceptual Scheme details the proposed lot and road configuration and location of site amenities.

Horse Creek has been designed to meet Calgary Metropolitan Region Board (CMRB) requirements for new development. An Area Structure Plan (ASP) amendment will be applied for to remove the Horse Creek site area from the Cochrane North ASP and include it as a new cell in the Cochrane Lake Hamlet Plan ASP. This will allow Horse Creek to responsibly increase the proposed density to efficiently utilize regional servicing, preserve the site's natural features, and better align with the regional Growth Plan.

A stormwater management plan has been completed and the site will be fully serviced. Discussions are ongoing between Township Planning, Rocky View County, and the Town of Cochrane regarding use and existing capacity of the Cochrane wastewater line. A master landscape plan provides direction for the Special - Park and Recreation District (S-PRK) and site boundary interface. Special - Natural Open Space (S-NOS) has been provided to protect the escarpment in perpetuity for future generations.

An emergency egress road has been introduced in response to questions about the two main intersections at Highway 22.



Outreach



821 mailers delivered



01 project website



05 phone calls (inclusive of returned calls)



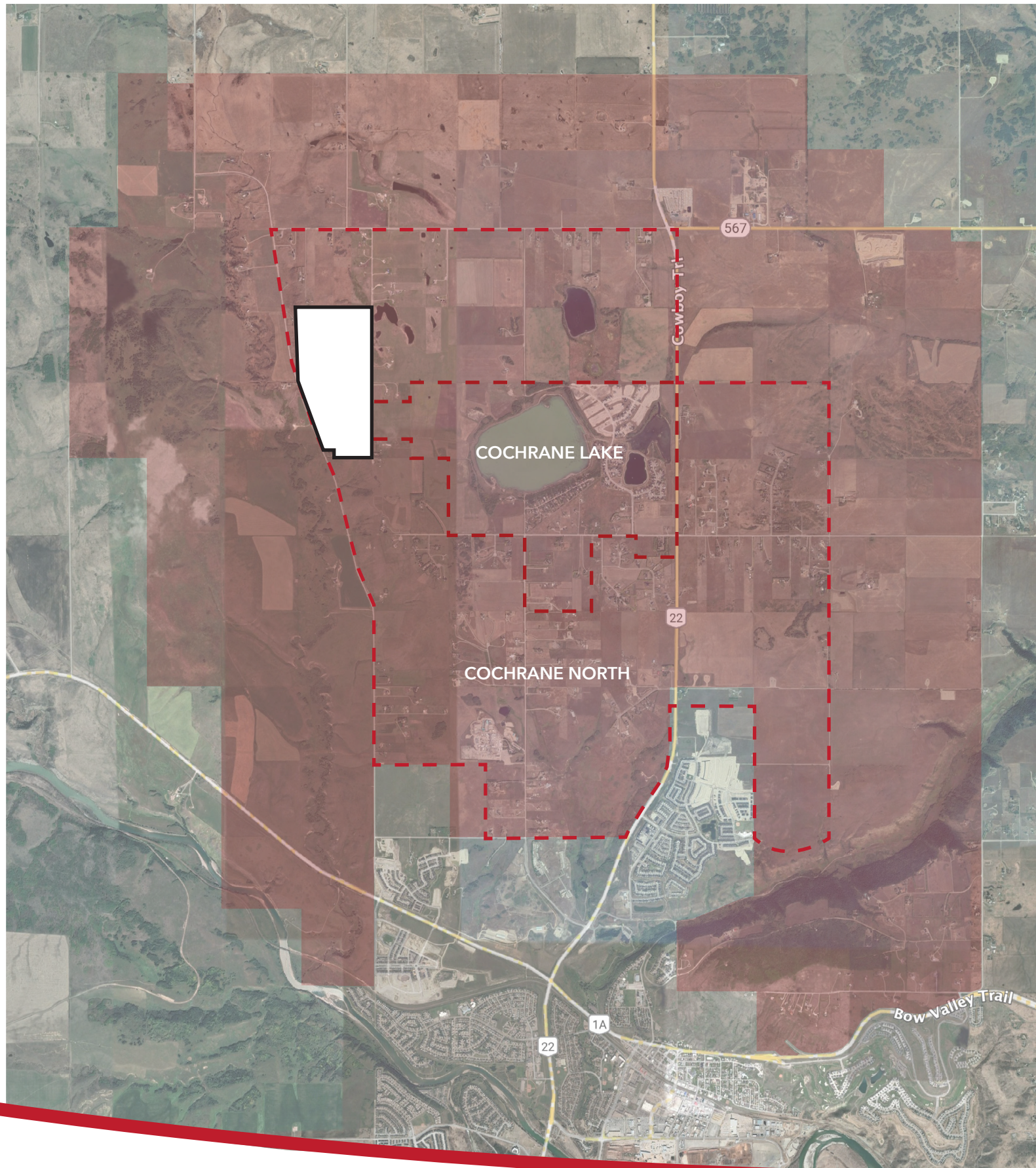
14 emails (inclusive of reply correspondence)



01 public engagement open house



02 print advertisements June 7 & June 14, 2022



Community Mailer Circulation

Site Location
 Circulation Area
 ASP Boundaries

2.0 Engagement Methods

A community mailer was distributed to residents within the Cochrane North ASP + 1 mile outside the ASP area.

Records were kept of all engagement interactions in order to inform the planning process and provide transparency upon conclusion of the application.

The Engagement Team made itself available via phone, email, and website contact. A number of phone calls were received and we did respond to fourteen (14) individuals via email. All correspondence has been summarized using common themes and recorded in our verbatim feedback section (with distinguishing characteristics redacted in keeping with the Freedom of Information and Protection of Privacy Legislation).

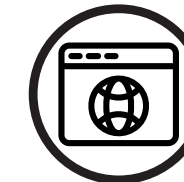
The Engagement Strategies undertaken include:

- Community Mailer
- Project Website
- Dedicated Team Member
- Print Advertisement
- Open House
- What We Heard Report



Community Mailer

A community mailer was distributed. The letter contained the contact information for Township Planning and a brief summary of the application.



Project Website

A Project Website was launched on Thursday May 12th, 2022. The Website contains information about the proposed Conceptual Scheme, provides an overview of public engagement practices and allows interested parties to contact Township Planning regarding any questions.

A digital version of the Open House Feedback Form was made available to Open House attendees through the website. Form Submission closed on July 8th 2022.



Phone Line + Voicemail

A team member was assigned to the engagement phase of this project. Their number was shared via the community mailer and website. Five (5) phone calls were received over the course of the engagement.



Email

The Team Member's email was shared through the community mailer and linked to the website contact form. Fourteen (14) emails were received to the project email. This counts as the first occurrence of contact between the respondent and the team. Subsequent emails to the same individual or group representative were recorded and the communication chain considered as a whole.



Print Advertisement

An Open House was held June 22nd, 2022. The event was advertised for 2 weeks prior in the Rocky View Weekly print and online editions. (June 7th and June 14th).

Horse Creek
URBANSTAR

Join Us for an Open House to learn more about the proposed UrbanStar Horse Creek Conceptual Scheme.

Planning and Design is currently in progress on this new residential community. No applications have currently been made and we would like to take this opportunity to host a community conversation.

The Open House will introduce the proposed design and discuss the possible infrastructure and servicing upgrades. This event will be a drop-in opportunity to speak with our engagement team

Doors open at 5:00pm and the event will run until 8:00pm.
*Refreshments Provided

Open House
Wednesday
June 22nd
5-8pm

Weedon Hall - 42041 Weedon Trail, Cochrane, AB

ushorsecreek.com

Crystal Hofer T: 403.899.9138 E: Crystal@twppanning.com

TOWNSHIP
planning + design inc.

Open House Advertisement



What We Heard Report

A What We Heard Report is standard practice to record and summarize any public engagement. This document highlights public questions and addresses the steps the project team took to address them. Any changes enacted due to public involvement are noted.



Open House

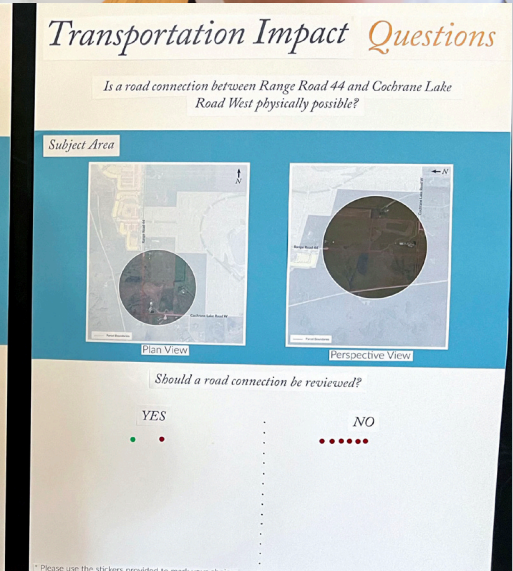
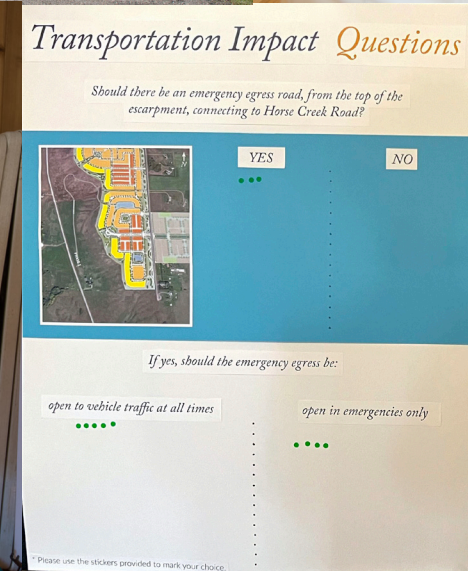
31 people signed in at the Open House held on June 22, 2022, and several other people attended without signing in. The event was advertised for 2 weeks prior in the Rocky View Weekly (June 7th and June 14th).

The event was planned as a meet and greet between the community, UrbanStar, and the design team. Poster boards shared the community vision for Horse Creek and detailed the current design and technical aspects. Three members of the Township Planning + Design team, three representatives from UrbanStar, two representatives from ISL Engineering (Servicing), one associate from Bunt & Associates (Traffic Impact Assessment), and one representative from Westhoff Engineering Resources Inc. (Biophysical Impact Assessment) were on hand to answer attendees' questions. The Open House Boards are also available on the project website.

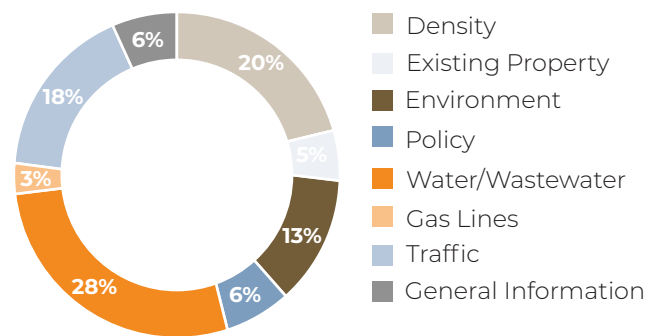
Interactive poster boards were provided at the event in order to give residents the opportunity to actively participate. These exercises included a map which residents could use to indicate their location in relation to the UrbanStar HorseCreek development and a "Dotmocracy" board posing questions related to potential traffic network solutions, which allowed residents to respond as well as see others answers.

Open House Comments are recorded in **Appendix II**.

Open House Feedback was provided via hard copy form or submitted through the website (Closed July 8th). The responses are recorded in **Appendix III**.



3.0 Common Themes



* Analysis was completed by noting the first instance of a topic, in correspondence and feedback, and tallied between the eighty-six (86) responses received by Township Planning. Eight (8) of the responses regarding the event time and date of the open house were excluded leaving a total of seventy-eight (78).

In order to synthesize the feedback we received from community members, the Engagement Team categorized common themes and questions that were presented in our interactions. These themes are as follows:

- Water/Wastewater
- Density
- Traffic
- Environment
- Financial Effect on Existing Property
- Policy
- Gas Lines
- General Information

In order to explore these in more detail we will use the following section to share “What We Heard” on each topic, and communicate the project team’s design rationale, response, and any associated plan revisions.

Water/Wastewater

What We Heard

Resident questions were primarily regarding the source/service provider of water and wastewater servicing, the servicing capacity, and the quality of stormwater being released from the development. Two (2) residents living north of the site inquired about flooding of their property if there is a storm event.

Project Team Response

Horse Creek will be fully serviced by the regional water system. A preliminary engineering servicing study by ISL Engineering has confirmed that the existing raw water supply from the Hamlet of Cochrane Lake has the capacity to service both Horse Creek and neighbouring developments.

Discussions are ongoing with the Town of Cochrane and Rocky View County in order to determine the current capacity and if a tie-in to the Cochrane wastewater system is feasible.

Regarding the quality of water leaving the Horse Creek stormwater system, ISL has considered a number of Low Impact Design methods which would improve drainage quality. If deemed necessary an oil-grit separator could be used in addition to those methods.

The County has requested that stormwater release rates be decreased from those naturally occurring on the site (3.25 L/s/ha) to a rate of 1.39 L/s/ha. These stormwater controls decrease the likelihood of adverse effects on neighbouring parcels. A potential safeguard in addition to the controlled release rates would be an emergency spillway which discharges to Horse Creek in the case of pond failure. This solution is being reviewed by ISL to determine if it is necessary.

Density

What We Heard

With regard to County policy directing growth to the Cochrane North/Cochrane Lake Hamlet area, some residents consider the area rural and have issues with what they view as high-density development.

Project Team Response

Horse Creek aligns with the previously approved development in the area. The MacDonald Group’s Cochrane Lake Village Neighbourhood Plan was approved in December of 2020. This plan is estimating 800 dwelling units of urban style residential. Our intention is to provide a sensitive transition from the Cochrane Lake Village to the Country Residential and remaining Agricultural uses in the area.

The reason for the increase in density of the proposed plan is to meet the requirements of the provincial and regional policy documents which mandate efficiency of space, mandatory placetypes and densities, and optimization of servicing. The density increase allows UrbanStar to fund regional infrastructure upgrades that are required to support the development, community amenities such as a park and recreation network, and open space preservation which bring value to not only to Horse Creek but the region as a whole.

Steps have been taken to preserve the escarpment as a shared regional feature. All residences have been set back 20 metres from the escarpment edge (top of slope) and a pathway provided which integrates into the regional path system. To offset visual impacts of the development on neighbouring parcels, a 40-50 metre landscaped buffer interface has been incorporated on the east side adjacent to Range Road 44 exceeding Rocky View County requirements for agricultural buffering.

Traffic

What We Heard

Residents inquired about traffic access and the ability of the regional road network to support the increased usage from the development. There were also questions regarding day-to-day disruption during construction.

Project Team Response

A Transit Impact Assessment has been undertaken by Bunt & Associates to determine the increase in traffic and upgrades necessary for the regional system to be able to accommodate the traffic generated by the proposed development.

The site would be accessed via 4 entrances on RR 44, and an emergency egress onto Horse Creek Road has been proposed.

UrbanStar has committed to funding and constructing not only the internal road network for the Horse Creek Development, but the upgrades to the regional system which will benefit existing and future residents.

Immediate improvements would include:

- The widening of Highway 22 to 4-lanes with traffic signals or roundabouts at the intersection of Weedon Trail and Cochrane Lake Rd W.
- Cochrane Lake Rd W would be widened to a 2-lane regional arterial from the main access of Cochrane Lake Village to Hwy 33.
- The section of Weedon Trail from RR 43 to Hwy 22 would be upgraded to a 2-lane regional collector roadway.

Long-term upgrades would include:

- TWP Rd 270 (Weedon Trail), RR 44 and Horse Creek Rd widened to a 2-lane regional arterial standard. TWP Rd 270 (Weedon Trail) would be widened from Horse Creek Rd to Hwy 22 and Horse Creek Rd would be widened from its intersection with TWP Rd 270 to TWP rd 262.
- A turn lane would be added at the intersection of Weedon Trail and Hwy 22 a roundabout is not feasible in the long-term, therefore, this intersection would be signalized.
- Roundabouts or all-way stops would be added to Cochrane Lake Rd W at the Main Access of Cochrane Lake Village and at Sheriff Rd.

- If the intersection of Hwy 22 and Cochrane Lake Rd W has been upgraded with a signal during the immediate improvements, the long term plan will be to add a second north left lane.

Residents were asked at the Open House to provide feedback on the proposed emergency access. Three (3) people indicated they would like the additional access. Opinions were split on whether the egress should be open to traffic (55% of respondents), or used only in case of emergency (45% of respondents)

When asked if a connection between RR 44 and Cochrane Lake Rd W should be explored the majority of respondents said No (75%).

UrbanStar is committed to using a construction management plan so any disturbance/inconvenience to existing residents is minimized, and contact information of project manager is available to area residents.

Environment

What We Heard

Overall, residents seemed pleased with the preservation of the escarpment and the park and recreation network. Some questions were asked regarding disruption of wildlife and destruction of rare plant species. No rare plant species are lost as a result of this application.

Project Team Response

A Biological Impact Assessment was completed by Westhoff Engineering Resources Inc. The western slopes were defined as an Environmentally Significant Area and have been designated as Special -Natural Open Space District (S-NOS) in the proposed plan to ensure they are preserved in perpetuity.

The existing wetlands on the site did not meet the threshold to be considered environmentally significant and will be replaced using processes set out by the Alberta Wetland Policy.

Under the current proposed plan, a significant portion of the rare plants present on the site are retained and integrated. There is no current framework available at the regional or municipal level to qualify what

would equate a significant loss of rare plant species. Mitigation measures such as transplanted and seed collection will be put in place to offset disturbance.

Other mitigation measures that have been identified include:

- an Erosion and Sediment Control Plan;
- an Environmental Construction Operation Plan;
- Landscape and Weed Management Program;
- stormwater management strategies; and,
- construction timed to avoid critical periods/seasons for wildlife.

In one of the feedback forms submitted, the resident inquired about historical resources on the site. Lifeways of Canada Ltd.: Archeological | Historic Resources has been contracted to complete a Historical Resources Assessment, and no potential items of interest have been found at this time.

Financial Effect on Existing Property

What We Heard

Residents wanted to know how development would affect their property values and taxes.

Project Team Response

This area has been identified for future growth and development in long standing Area Structure Plans (ASP). Development of the site aligns with planning policies and approved municipal frameworks and does not negatively impact land values.

Policy

What We Heard

There were questions from residents about the current boundaries of the Cochrane Lake Hamlet Plan and our proposed amendment to remove Horse Creek from the Cochrane North ASP area and add it

as a new cell to the Cochrane Lake Hamlet Plan. An image of the current ASP boundaries can be viewed on **Pg. 3** of this report.

Project Team Response

Township is proposing to include UrbanStar Horse Creek in the Cochrane Lake Hamlet boundary to allow for the integration of the Hamlet transportation networks, pathway system, and community character. Including Horse Creek within the boundary also facilitates collaborative servicing solutions between developers and the County that can result in servicing efficiency. This is being done to accommodate a seamless transition between the Hamlet and the escarpment, and to achieve the growth policies, implementation metrics, and mandatory Placetypes as outlined by the Calgary Metropolitan Region Board (CMRB).

Gas Lines/Servicing

What We Heard

Inquiries were made about resident safety given the proximity of a number of gas lines.

Project Team Response

All guidelines for setbacks from the existing pipelines have been incorporated in the design of Horse Creek and an additional egress to Horse Creek Road is being proposed in case of emergency.

General Information

General questions regarding the development's location and requests for updates as the project progresses.

4.0 Next Steps

The Township Planning Team is working with Rocky View County on a developer-funded Major ASP Amendment to The Cochrane North ASP which would remove the Horse Creek site from the Cochrane North Policy Area and include it in the Cochrane Lake Hamlet. Including the site in the Cochrane Lake Hamlet allows Horse Creek to more seamlessly integrate with CMR Placetypes and expected density metrics. The proposed change also facilitates efficient servicing solutions by extending the existing utilities network to Horse Creek.

As we undertake this process we are also working with our professional team members in their respective disciplines on revisions to the Horse Creek Conceptual Scheme. Edits will incorporate feedback from the Open House and Rocky View County administration. Upon completion of the edits the Conceptual Scheme will be provided to Rocky View County for review prior to submission.

Appendix I

Verbatim Feedback



5.0 Verbatim Feedback

Feedback Log

	Date Contacted	Method	Comments	Date Responded
01	May 26, 2022	Email		May 26, 2022
	June 01, 2022	Mailing List	Open House Invitation	
		Mailing List	Open House Invitation Correction	
02	May 27, 2022	Phone		May 27, 2022
03	May 30, 2022	Email		May 30, 2022
	June 23, 2022	Mailing List	Open House Thank You	
	July 05, 2022	Mailing List	Feedback Extension	
04	May 31, 2022	Email		May 31, 2022
		Email		
	June 01, 2022	Email		June 01, 2022
		Email		
		Mailing List	Open House Invitation	
	June 01, 2022	Mailing List	Open House Invitation Correction	
		Mailing List	Open House Invitation Correction	
June 23, 2022	Mailing List	Open House Thank You		
July 05, 2022	Mailing List	Feedback Extension		
05	June 01, 2022	Email		June 01, 2022
	June 23, 2022	Mailing List	Open House Thank You	
	July 05, 2022	Mailing List	Feedback Extension	

	Date Contacted	Method	Comments	Date Responded				
06	June 01, 2022	Mail	Undelivered					
07								
08								
09								
10								
11								
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19								
20								
21								
22								
23								
24								
25								
26								
27								
28								
29								
30					June 01, 2022	Mailing List	Open House Invitation	
						Mailing List	Open House Invitation Correction	
31					June 01, 2022	Mailing List	Open House Invitation	June 01, 2022
						Email		
31					June 01, 2022	Mailing List	Open House Invitation Correction	
	Mailing List	Open House Invitation Correction						
32	June 02, 2022	Email		June 02, 2022				

	Date Contacted	Method	Comments	Date Responded
33	June 02, 2022	Email		June 02, 2022
	June 23, 2022	Mailing List	Open House Thank You	
	June 27, 2022	Email		July 05, 2022
	July 05, 2022	Mailing List	Feedback Extension	
	July 05, 2022	Feedback Form		
34	June 02, 2022	Email		June 02, 2022
		Email		
35	June 02, 2022	Mail	Undelivered	
36	June 02, 2022	Mail	Undelivered	
37	June 03, 2022	Phone		June 03, 2022
38	June 07, 2022	Mail	Undelivered	
39				
40				
41				
42				
43				
44				
45				
46				
47	June 07, 2022	Email	Town of Cochrane	June 07, 2022
48	June 08, 2022	Mail	Undelivered	
49	June 08, 2022	Mail	Undelivered	
50	June 08, 2022	Email		June 09, 2022
	June 09, 2022	Email		June 10, 2022
	June 22, 2022	Feedback Form		June 23, 2022
	June 23, 2022	Mailing List	Open House Thank You	
	June 24, 2022	Email		June 24, 2022
	July 05, 2022	Mailing List	Feedback Extension	
51	June 15, 2022	Mail	Undelivered	
52	June 15, 2022	Mail	Undelivered	

	Date Contacted	Method	Comments	Date Responded
53	June 19, 2022	Email		June 20, 2022
54	June 20, 2022	Phone		June 20, 2022
55		Mail	Undelivered	
56		Mail	Undelivered	
57	June 20, 2022	Phone		June 21, 2022
58	June 21, 2022	Mail	Undelivered	
Open House Comments	June 22, 2022	In-Person	Recorded in Appendix II	
Open House Feedback Form	June 22-July 8, 2022	Form (3 without contact)	Recorded in Appendix III	
Open House Thank You	June 23, 2022	Mailing List	Recipients 59-72	
Feedback Extension	July 05, 2022	Mailing List	Recipients 59-72	
73	June 22, 2022	Feedback Form		
	June 23, 2022	Mailing List	Open House Thank You	
	July 05, 2022	Mailing List	Feedback Extension	
74	June 23, 2022	Mailing List	Open House Thank You	
	July 05, 2022	Mailing List	Feedback Extension	
	July 06, 2022	Feedback Form		July 11, 2022
75	June 23, 2022	Mailing List	Open House Thank You	
	July 05, 2022	Mailing List	Feedback Extension	
	July 06, 2022	Feedback Form		July 12, 2022
76	July 04, 2022	Phone		July 05, 2022
77	July 05, 2022	Mail	Undelivered	
78	July 11, 2022	Email		July 15, 2022
79	July 11, 2022	Mail	Undelivered	
80	July 14, 2022	Mail	Undelivered	

Mailing List

06/01/22

Open House Invitation

Subscriber First Name

Join Us on Wednesday June 22nd for a community conversation about the proposed UrbanStar Horse Creek Conceptual Scheme.



Horse Creek
URBANSTAR

Join Us for an Open House to learn more about the proposed UrbanStar Horse Creek Conceptual Scheme.

Planning and Design is currently in progress on this new residential community. No applications have currently been made and we would like to take this opportunity to host a community conversation.

The Open House will introduce the proposed design and discuss the possible infrastructure and servicing upgrades. This event will be a drop-in opportunity to speak with our engagement team.

Doors open at 5:00pm and the event will run until 8:00pm.
*Refreshments Provided

Open House Wednesday June 22nd 5-8pm

Weedon Hall - 42041 Weedon Trail, Cochrane, AB



Please contact us if you have any questions regarding either the Open House or UrbanStar Horse Creek.

June 1st 2022

Township Planning + Design Inc., 321-259 Midpark Way SE, Calgary, Canada

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[Unsubscribe](#)

Open House Invitation Correction

Hello Everyone, We apologize for the error in the original Update Email. We've corrected the image so you can now see all of the text.

Thank you,

The Township Planning Engagement Team

Subscriber First Name

Join Us on Wednesday June 22nd for a community conversation about the proposed UrbanStar Horse Creek Conceptual Scheme.



Horse Creek
URBANSTAR

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June 1st 2022

Township Planning + Design Inc., 321-259 Midpark Way SE, Calgary, Canada

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[Unsubscribe](#)

06/23/22

Open House Thank You

SAYING

THANKS

TO YOU

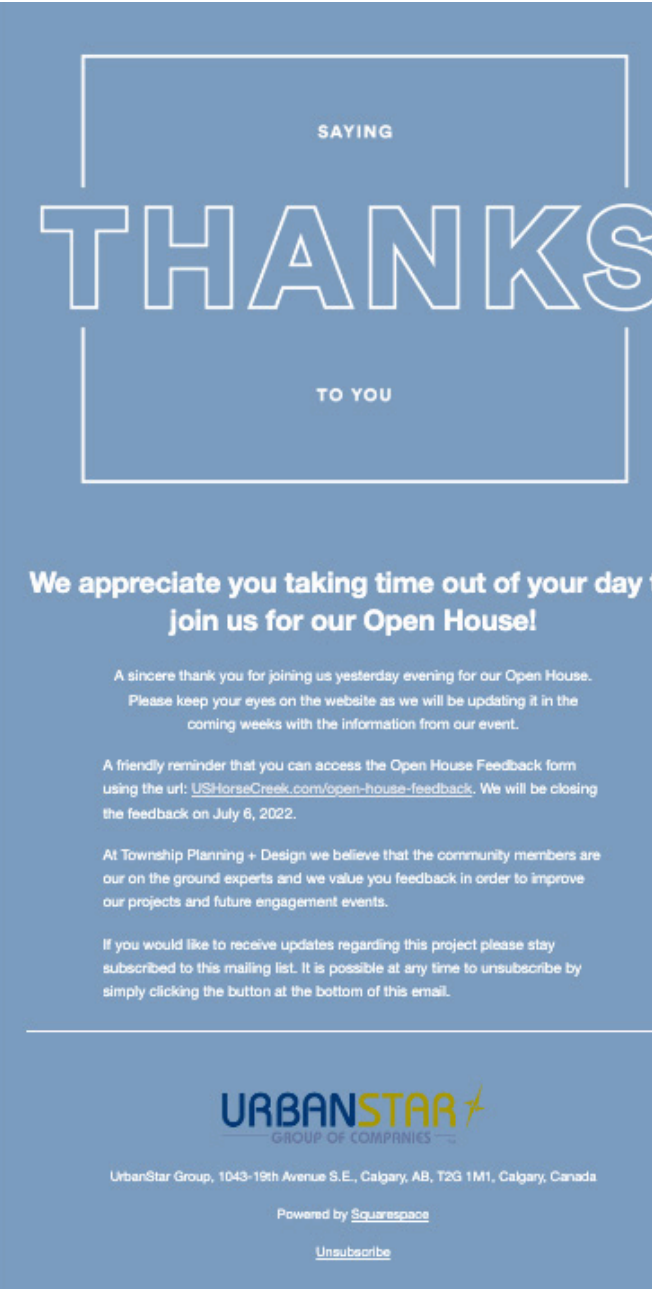
We appreciate you taking time out of your day to join us for our Open House!

A sincere thank you for joining us yesterday evening for our Open House. Please keep your eyes on the website as we will be updating it in the coming weeks with the information from our event.

A friendly reminder that you can access the Open House Feedback form using the url: USHorseCreek.com/open-house-feedback. We will be closing the feedback on July 6, 2022.

At Township Planning + Design we believe that the community members are our on the ground experts and we value your feedback in order to improve our projects and future engagement events.

If you would like to receive updates regarding this project please stay subscribed to this mailing list. It is possible at any time to unsubscribe by simply clicking the button at the bottom of this email.



URBANSTAR
GROUP OF COMPANIES

UrbanStar Group, 1043-19th Avenue S.E., Calgary, AB, T2G 1M1, Calgary, Canada

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07/05/2022

Feedback Extension

Extension for Horse Creek Open House Feedback From Submission

Good Morning,

It's been brought to our attention that an error with the reCaptcha has prevented participants from submitting the Open House Feedback Form. We have fixed the issue, and will be keeping the form open until Fri July 8th to allow community members who were unable to participate to send in their answers.

Apologies for the inconvenience,
The Township Planning Engagement Team

The Form can be accessed at: USHorseCreek.com/open-house-feedback

01.

05/26/22

Subject: UrbanStar Horse Creek - Proposed Conceptual Scheme

Hi Crystal,

I am interested in receiving more information about this project, including the upcoming open house.

Thank you,

Project Team Response

05/26/22

Hi

Thank you for getting in contact! We will add you to our updates list.

The Open House is being held Wednesday June 22, from 5pm to 8pm at Weedon Pioneer Community Hall. It's a drop-in event and there will be refreshments provided as well as an opportunity to speak with our engagement staff.

Keep your eyes peeled on the Rocky View Weekly as we have an advertisement for the Open House coming soon!

Best,
Crystal

Mailing List

06/01/22

Open House Invitation (See Pg. 5)
Open House Invitation Correction (See Pg. 5)

02.

05/27/22

Phone Call regarding location of the Open House.

Project Team Response

05/27/2022

The Open House will be held from 5-8 pm at Weedon Pioneer Community Hall. There will be an advertisement in the Rocky View Weekly June 8th

03.

05/30/22

Subject: Horse Creek Conceptual Scheme Open House

Good morning.

Can you please tell me where and what time the open house will be held on June 22, 2022. The details were not included in your letter.

Thanks,

Project Team Response

05/30/22

Hello

The Open House will be 5-8pm at Weedon Pioneer Community Hall. There will be an advertisement in the Rocky View Weekly next week along with an update on the USHorseCreek.com Website.

We hope to see you there!

Best,
Crystal

05/30/22

Thanks!

Mailing List

06/23/22

Open House Thank You (See Pg. 6)

07/05/22

Feedback Extension (See Pg. 6)

04.

05/30/22

Subject: Form Submission - Contact Us - Horse Creek Development Plan

Please send me a detailed map of your planned development from Weedon Trail to 1A Highway. Thank you!

Project Team Response

05/31/22

Hello

Thank you for contacting us!

All of the information we have is currently on the website. We have not submitted an application to the County at this time and are still in the process of making changes to the conceptual scheme to ensure the best possible outcome.

Our conversation with the community at the Open House on June 22nd will contribute to how the design of the development proceeds.

We will continue to update the website as more information becomes available and if you have time on June 22nd please join us at Weedon Hall! Our engagement team and expert consultants will be available to discuss the plan and we will be providing refreshments.

Please let me know if you have any further questions

Regards,
Crystal

05/31/22

Thanks Crystal....I was on your website and it's pretty vague as to exactly where the proposed development is located.

We live on Horse Creek Road and I'd like to get a more detailed aerial or satellite photo of the proposed site.

I will also be attending the open house to ask more questions and discuss our concerns, of which there are many.

Regards,

Project Team Response

05/31/22

Hi

I've attached a satellite view of the site with the parcel outline, as well as, the context map which shows the site in relation to the Hamlet of Cochrane Lake. Hopefully these will help clarify where the site is in relation to you.

We will see you in June for the Open House.

Regards,
Crystal

06/01/22

Thank you Crystal,

I was hoping for a better picture showing where this proposed development is located between Weedon Trail, Horse Creek Road and Hwy. 1A. Do you have a satellite photo with this information available?

Thanks!

Project Team Response

06/01/22

Hi

Please see attached, The Horse Creek Parcel is outlined in white.

Best,
Crystal

06/01/22

Thank you!

Project Team Response

06/01/22

You're very welcome.

Enjoy your day!

Best.
Crystal

Mailing List

06/01/22
Open House Invitation (See Pg. 5)
Open House Invitation Correction (See Pg. 5)

06/23/22
Open House Thank You (See Pg. 6)

07/05/22
Feedback Extension (See Pg. 6)

05.

06/01/22

Subject: Venue and Time of Horse Creek Open House

Hi Crystal

Thank you for the invitation to the open house regarding the proposed development for the Horse Creek area. I am reaching out to you to find out exactly what time and where you are planning on having the open house. Your letter gave the date but no further information.

Thanks
[Redacted]
Landowner

Project Team Response

06/01/22

Hello [Redacted]

Thank you so much for getting in touch!

There will be an advertisement for the Open House in

Rocky View Weekly on June 7th and June 14th.

The open house is being held at Weedon Pioneer Community Hall from 5pm – 8pm Wednesday June 22nd.

We hope to see you there.

Regards,
Crystal

Mailing List

06/23/22
Open House Thank You (See Pg. 6)

07/05/22
Feedback Extension (See Pg. 6)

06. - 29.

06/01/22

Mail Undelivered - 23 instances

30.

Mailing List

06/01/22
Open House Invitation (See Pg. 5)
Open House Invitation Correction (See Pg. 5)

31.

Mailing List

06/01/22
Open House Invitation (See Pg. 5)

06/01/22

Re: Open House Invitation

Hi. The address on the graphic is unreadable (blurry and white on a light background)

Project Team Response

06/01/22

Hi [Redacted]

Thank you for letting me know. I will send out a correction.

The Open House is being held at Weedon Pioneer Community Hall – 42041 Weedon Trail Cochrane AB

Regards,
Crystal

06/01/22

Thanks Crystal

Mailing List

06/01/22

Open House Invitation Correction (See Pg. 5)

32.

06/01/22

Subject: Urban Star Horsecreek

Please advise source for potable water and sewer facilities for the potential developing of 280.83 acres. Thank you. Gloria Wilson, Hamlet of Cochrane Lake.

Project Team Response

06/02/22

Hello [Redacted]

Thank you for reaching out to us.

Horse Creek is currently still in the design stage with no applications having been submitted yet. We are working with Rocky View County to secure a tie-in to the County Water and Wastewater system. Nothing has been confirmed and talks are ongoing. We will be updating the website along the way to ensure community is up to date on any progress.

If you would like to be kept in the loop regarding any development updates please feel free to sign up for the mailing list, and join us on June 22nd at Weedon

Pioneer Community Hall (5:00-8:00pm) for an Open House with our engagement team.

Regards,
Crystal

33.

06/02/22

Subject: Proposed Horse Creek Development

Ms. Hofer,

We are in receipt of your letter dated 12 May 2022 regarding the proposed UrbanStar Horse Creek Development.

As residents just a mile north of the proposed development, I state my complete opposition to such a development.

It is completely inappropriate to even contemplate a high density community in a rural landscape such as where we currently reside.

There are maybe 50 people that currently live on Range Road 44 South and such a development would introduce thousands of people and all the attendant urban problems that go with such a community.

Effectively, this would ruin our rural quality of life and destroy forever the rural nature of the area and the very reason we live here.

I was aware that the area could be developed and I assumed that common sense and proper zoning would dictate acreages or estate development on 10 acre or so parcels similar to the existing developments. Never did it even occur to me that a high density "town" would be proposed.

Again, we are 100% opposed to such an irresponsible proposal. I would hope that similarly, Rocky View County is of the same position and recognizes that high density developments do not belong in such an area.

Sincerely,

[Redacted]

Project Team Response

06/02/22

Hello [REDACTED]

Thank you for reaching out with your concerns.

No applications have been made at this time and any applications made in the future with regards to this project will be in compliance with Rocky View County Policy.

We would welcome your presence at our Open House on Wednesday June 22nd, from 5:00pm to 8:00pm at Weedon Pioneer Community Hall. This will be a drop-in event to discuss the proposed plan and an opportunity for the community to speak with our engagement team.

Attached is our invitation to the Open House, we hope to see you there.

Regard,
Crystal

Mailing List

06/23/22
Open House Thank You (See Pg. 6)

06/27/22

Hi Crystal,

Both the general contact form on the website and the specific open house comment form don't work as there is a problem with the Captcha security. It says "ERROR for site owner: Invalid key type"

So I think that is on your end. Can you check into.

Thanks

[REDACTED]

Project Team Response

07/05/22

Hello [REDACTED]

I apologize for the delayed response, I was out of the office.

I've removed the reCAPTCHA and you are welcome to fill out the forms. I will be keeping the open house feedback open until the end of the week to allow people the opportunity to respond if they wish to. I will also be sending out an update to our open house attendees informing them the webpage has been fixed.

Thank you for letting me know about the problem

Regards,
Crystal

Mailing List

07/05/22
Feedback Extension (See Pg. 6)

07/06/22
Feedback Form (See **Appendix III**)

34.

06/02/22

Subject: HS Horse Creek

Hi Crystal,

I have received a letter from you regarding a proposed development by Urban Star. We own a 80 acre parcel SW of the proposed development and would like to get some information regarding this proposal;

1. What are the plans for hooking on to Sanitary sewer and water?
2. Have you consulted the staff at RVC about being included in Cochrane Lake Hamlet and what is their response? I believe it is going to be lengthy public consultation process.
3. What are the total number of units proposed in each category?

Thankyou in advance for providing further information.

Best Regards,

[REDACTED]

Project Team Response

06/02/22

Hello [REDACTED]

I've included a response to your questions in red.

1. What are the plans for hooking on to Sanitary sewer and water?

UrbanStar Horse Creek will be connected to the Horse Creek Water and Wastewater system now owned by Rocky View County

2. Have you consulted the staff at RVC about being included in Cochrane Lake Hamlet and what is their response? I believe it is going to be lengthy public consultation process.

We have discussed the inclusion with Rocky View Staff and they are considering our request.

3. What are the total number of units proposed in each category?

We are currently at the land use stage and do not have confirmed unit numbers at this time.

Please don't hesitate to reach out if you have any further questions. We also have the option to join the mailing list on our website in order to receive updates as the plan progresses

Regards,
Crystal

06/02/22

Hi Crystal,
Thank you for quick response. Does the water and sewer system has enough capacity for these many housing units or Urban Star has water rights of their own?

Would you have more or the same information at open house being held on June 22?

We would also like to explore the possibility to be included in Hamlet Plan and connect to community Sewer and water. Do you think that this is the right time start the process ?

[REDACTED]

Project Team Response

06/02/22

Dear sir,

Your inquiry has been forwarded to me. We cannot provide you with the answers to your questions. We are having a preliminary open house. We have a servicing study; I am not prepared to release that yet. The County has just taken over the Horse Creek system, we are working with them on their capacity currently and their expected capacity to service this area.

We cannot give you advise on whether you should start a process for yourself.

We invite you to attend our open house and/or keep a watchful eye on our website. Our open house boards will be added to our website after the event.

Thank you for your interest in our project.

Regards,

Kristi

35.

06/02/22

Mail Undelivered

36.

06/02/22

Mail Undelivered

37.

06/03/22

Phone Call regarding Open House Details

Project Team Response

06/03/22

Returned Call

38. - 46.

06/07/22

Mail Undelivered - 9 instances

47.

06/07/22

Subject: Urban Star Horse Creek Conceptual Plan

Good morning Crystal,

The Town of Cochrane received a letter in the mail regarding the Urban Star Horse Creek Conceptual Scheme last week. The letter mentioned that an open house will be held on June 22, 2022 but I didn't see mention of where it will be held or at what time. Would you be able to provide a bit more information about the Open House?

Thank you,

Project Team Response

06/07/22

Hi

The Open House will be a drop in event on Wednesday June 22nd, from 5:00pm to 8:00pm at Weedon Pioneer Community Hall. We wanted to provide an opportunity for the community to speak with our engagement team and consultants. There will be an advertisement in the Rocky View Weekly today (June 7th) as well as June 14th. We also have additional information on our website www.USHorseCreek.com.

At this time no applications have been submitted to Rocky View County but Cochrane will of course be circulated to when those do occur.

Please let me know if you have any additional questions, and of course feel free to join us on Wednesday the 22nd for the Open House.

Best,
Crystal

48.

06/08/22

Mail Undelivered

49.

06/08/22

Mail Undelivered

50.

06/08/22

Subject: Horse Creek Proposed Conceptual Scheme

Good evening Crystal,

My name is [redacted]. My wife [redacted] and I are located at [redacted]. We are both excited for the upcoming project, but also slightly apprehensive regarding the potential impact to our quiet rural lifestyle.

We have tried to stay relatively informed regarding the project. The last conceptual scheme my wife and I viewed was from April 4, 2018. With reference to that document (Fig 3. Overall Lotting plan)- it appeared to have a body of water planned for immediately across from our lot. When we were reviewing the most recent conceptual scheme it now allocated the space to residential- Mid density urban district. (townhouses)

This change is concerning to us as we frequently enjoy the views from a bench at the edge of our property. Potentially losing this view to a closely packed townhouse area is obviously less than ideal. I understand that the conceptual scheme is still subject to many changes. One suggestion that I would like to make is to swap the R-MID and the PUL on the most southern aspect of the conceptual scheme. At the current time, there is no residents to the west of that location and therefore none of my immediate neighbours' views would be obstructed.

There was also mention of the emergency egress road. I do believe that this is a necessity and should be a permanent road.

Looking forward to the open house on June 22.

Thank you for your consideration.

Project Team Response

06/09/22

Good Morning

Thank you for contacting us. Before we address the Horse Creek Land Use we just wanted to confirm that we have your address and location adjacent to the site correct. We've attached a screenshot from google earth. We know its locating skills can get a bit strange when it comes to rural addresses. Is this the correct location? (The white outline is the site boundary of UrbanStar Horse Creek)

Regards,
Crystal

06/09/22

Good afternoon Crystal!

You've got it right! That's our lot.

Project Team Response

06/10/22

Hello

Attached is a photo of your lot with the proposed UrbanStar Horse Creek Land Use Plan and the approved MacDonald Group Hamlet Plan for context. We've outlined your lot in white. As you can see in the current plan your general view will be of the landscaped boundary interface that provides a buffer between the Horse Creek Development and neighbouring parcels. This is actually a treatment mandated by law in Rocky View County which we have used as an opportunity to integrate Parks and Recreation space into the design and facilitate the tie in to the regional path system.

The homes across from your parcel would all be Single Family. The yellow is currently zoned as R-SML (Small Lot Urban District) and the light orange is R-MID (Mid Density Urban District-Singles). The townhouses you were concerned about are further north in the development directly across from the MacDonald Group Hamlet Plan in order to tie in to the urban structure they've created and provide continuity from

their design to ours. The drypond/park would provide a visual buffer for yourself and your neighbour from the higher density units. We hope that alleviates some of your concern.

In regards to the emergency egress; Thank you so much for the feedback. This will be a big topic at our Open House as we try to ensure an efficient road network for current and future residents.

We're looking forward to hearing everyone's thoughts at the Open House. Please keep your eyes on the website as we'll be updating it as we receive more studies. If you haven't done so you can sign up for the mailing list so you'll be notified whenever there's an update.

See you in a week and a half!

Crystal

06/22/22

Feedback Form (See Appendix III)

Project Team Response

06/23/22

Subject: Thank you, for attending our Open House and an answer to your question regarding the eastern boundary

Good Morning

Thank you for attending the Open House yesterday and talking us through your concerns.

I know we have personally communicated about the distance between your residence and the Horse Creek Development and I saw you also remarked on it in your feedback survey. We wanted to update you on the specific measurements of the Eastern Boundary interface. We reviewed the plans this morning with our technician and currently on the proposed plan the Eastern Interface goes from 40m (131.23 feet) in the North corner of Phase 2 to 52m (170.60 feet) at the Southern-most point of Phase 1. That measurement is taken from the eastern site boundary to the west parcel boundary for the residential lots. The southern boundary interface is 17m (55.77 feet). We've taken the photo sent to you previously and added the measurements for you to look at.

We hope that clarifies how large the boundary interface is across from your home. Please let us know if you have any other questions.

Best,
Crystal

Mailing List

06/23/22
Open House Thank You (See Pg. 6)

06/24/22

Re: Thank you for attending the Open House yesterday and talking us through your concerns.

Good morning Crystal,

I really appreciate this!

Thank you,

Project Team Response

06/24/22

No problem

I'll be out of the office from June 27th to July 4th, but please feel free to reach out to my coworker Robyn at: Robyn@twpplanning.com if you have further questions while I'm away.

Best,
Crystal

Mailing List

07/05/22
Feedback Extension (See Pg. 6)

51.

07/15/22

Mail Undelivered

52.

07/15/22

Mail Undelivered

53.

06/19/22

Subject: Open House for Horse Creek

I see in a letter received there is a planned open house for the Horse Creek development on June 22 but no location or time is included? Can you offer more details please.

Project Team Response

06/20/22

Good Morning

I've attached the invitation to this email for you. The Open House is being held this Wednesday at the Weedon Pioneer Community Hall from 5-8pm and is a drop-in event. Please check out the website www.USHorseCreek.com for more information regarding the project.

We're looking forward to seeing everyone at the Open House. Please let us know if you have any further questions.

Regards,
Crystal

54.

06/20/22

Phone Call regarding Open House Details

Project Team Response

The Open House will be held from 5-8 pm at Weedon Pioneer Community Hall.

55.

06/20/22

Mail Undelivered

56.

06/20/22

Mail Undelivered

57.

06/20/22

Voicemail regarding Horse Creek Development

Project Team Response

06/21/22

Returned Phone Call, Left Voicemail

58.

06/21/22

Mail Undelivered

59.- 72.

Mailing List

06/23/22
Open House Thank You (See Pg. 6)

07/05/22
Feedback Extension (See Pg. 6)

74.

Mailing List

06/23/22
Open House Thank You (See Pg. 6)

07/05/22
Feedback Extension (See Pg. 6)

07/06/22
Feedback Form (See Appendix III)

Project Team Response

07/11/22

Hello

We're sorry to hear you didn't feel you had the opportunity to discuss the project. We had 3 Township Planning Employees, 2 UrbanStar representatives and our Servicing and Traffic Engineers present at the event to address questions.

The intention of the Open House was to act as a meet & greet with the community prior to submission of any application. We were able to record the thoughts and concerns we heard and are currently working on revisions to the proposed Conceptual Scheme. All of the information we received from the community is being documented, and upon completion of the feedback period we will be creating a "What We Heard" Report to summarize our findings and detail how these comments were addressed. That report will be posted to our website and submitted to Rocky View County.

We wanted to reach out to you regarding the information you felt was missing from the Open House.

Road Access: A Traffic Impact Assessment has been completed to determine the necessary improvements to the road network. These upgrades would be the responsibility of UrbanStar as the developer, and they have committed to funding the cost of this construction.

The long term changes (estimated completion would be 2041 approximately) would see Range Road 44 become a two-lane paved surface with an all-way stop at the intersection with Weedon Trail. The community of UrbanStar Horse Creek would be accessible at 4 locations along Range Road 44 and the team is currently working with the community (through open houses and feedback like this) and the County to determine whether an emergency egress to Horse Creek Road is necessary.

Water Servicing: Water would be provided by Horse Creek Water Services which is owned by Rocky View County. There is sufficient capacity to service all current approved developments as well as our proposed Conceptual Scheme.

Waste Water: We propose to tie in to the existing Town of Cochrane wastewater infrastructure. The Town and County are currently considering the allowable servicing capacity.

Utilities: UrbanStar Horse Creek would be fully serviced through a utility tie-in to the Hamlet of Cochrane Lake.

We've attached the open house posters for Water & Waste Water Servicing and Traffic Impact which contain further details.

In regards to taxes would you be able to expand on what sort of information you would like to see addressed?

Thank you for coming to the Open House and providing us with your feedback.

Regards,
Crystal

75.

Mailing List

06/23/22
Open House Thank You (See Pg. 6)

07/05/22
Feedback Extension (See Pg. 6)

07/06/22
Feedback Form (See **Appendix III**)

Project Team Response

07/12/22

Hello [REDACTED]

Thank you for taking the time to fill out our Open House Feedback Form.

We wanted to reach out to you regarding the

information you felt was missing from the Open House.

Water Sources: The water servicing would be provided by Horse Creek Water Services which is owned by Rocky View County. There is sufficient capacity to service all current approved developments as well as our proposed Conceptual Scheme.

Waste Water: We propose to tie-in to the existing Town of Cochrane wastewater infrastructure. The Town and County are currently considering the allowable servicing capacity.

Transportation & Connectivity: A Traffic Impact Assessment has been completed to determine the necessary improvements to the road network. These upgrades would be the responsibility of UrbanStar as the developer and they have committed to funding the cost of this construction.

The long term changes (estimated completion of 2041) would see Range Road 44 become a two-lane, paved surface with an all-way stop at the intersection at Weedon Trail. UrbanStar Horse Creek would have four accesses along Range Road 44 and the project team is gathering feedback to determine whether an emergency egress to Horse Creek Road is necessary.

Cochrane Lake Road West would be widened to four lanes from the access to the MacDonald Group Development to Highway 22. An all-way stop or one-lane roundabout would control traffic at the access. An all-way stop or one-lane roundabout would be constructed at Sheriff Road and Cochrane Lake Rd W, and a dual roundabout would control traffic at the intersection of Cochrane Lake Rd W and Hwy 22.

A turn lane would be added to the intersection of Highway 1A and Horse Creek Road.

Schools & Emergency Services: School requirements and Emergency Servicing are the purview of Rocky View County. Upon submission of the Conceptual Scheme application, the Conceptual Scheme will be circulated to all County departments and adjacent municipalities. These departments and municipalities will provide feedback, which is used to revise the Conceptual Scheme. At that time, the Rocky View School Board and Emergency Services will inform us of their requirements, or any potential issues, and we will work to incorporate them.

We've attached the Open House Posters regarding

Water, Wastewater, and Traffic Impact for your reference. We will also be updating the Resources page of our website as we receive more information from our consultants.

We hope this information helps answer some of your questions. Please contact us if you have any further questions.

Regards,
Crystal

76.

07/04/22

Voicemail regarding ReCaptcha Issue

Project Team Response

07/05/22

Returned Phone Call, Left Voicemail

77.

07/05/22

Mail Undelivered

78.

07/11/22

Subject: Opposition to UrbanStar Horse Creek proposed development

We are very much opposed to the new high-density development proposed by Urban star (Urbanstar VP at the open house said the development, upon completion, would contain approx. 5,000 people) for the following reasons

1. Public Safety
 - there is insufficient egress for the large population planned for
 - There is a major large pipeline corridor <1 km to the East of the proposed high-density development with multiple large diameter highly flammable product lines

- should an incident occur (there have been incidents on similar pipelines in Northern Alberta) there is insufficient emergency egress options for the large population proposed

2. Traffic / road issues

- The majority of the existing residents moved into this area for a low key / low traffic type lifestyle and never in our wildest dreams imagined a 5,000-person community would be put in place Less than ½ km away and the resulting heavy traffic it would create
- The current Range Road 44 is simply not able to Safely handle the type of traffic a development of this type would bring & an attempt to do so would negatively impact the existing area resident's way of life
- Even adjacent Weedon Trail and Horse Creek Road are already heavily used due to traffic avoiding Cochrane which puts added pressure on the junction with Hwy 1A
- The junctions at Weedon Trail & Hwy 22; Weedon Trail and Horse Creek Road and Horse Creek Road and Hwy 1A could not safely handle the increase in traffic safely

3. Non-compliance with the Cochrane North Area Structure Plan

- The current approved ASP does not permit a development of 5,000 people and nor should it be allowed to be amended to do so

4. Water & Sewage issues

- At the open house, Urbanstar indicated they would use the current water and infrastructure in place for Cochrane Lake – talking to people in that area it does not seem that there would be sufficient capacity for such a large additional development load
- With the current expansion rate underway in Cochrane, it seems unlikely that there would be sufficient capacity for the additional sewage load as well.



Project Team Response

07/15/22

Hello [REDACTED]

Thank you for reaching out with your concerns.

We are currently working on revisions to the Conceptual Scheme after meeting with the community on June 22nd, 2022. No applications have been made at this time and any applications made in the future with regards to this project will be in compliance with Rocky View County Policy.

Below we've provided a response to the specific issues you outline in your email:

1. **Public Safety**
 As part of our due diligence a Transportation Impact Assessment has been undertaken. Developer funded upgrades to roadways would be completed to ensure the road network would be able to handle the projected traffic. We are also exploring the option of an emergency egress from the development to Horse Creek Road which would be used in specifically the instance you have mentioned.

2. **Traffic/Road Issues**
 The Cochrane North and the hamlet of Cochrane Lake have been selected by Rocky View County as a location in which they would like to see the County grow. This is supported by the County Planning documents. The approved Cochrane Lake Village Neighbourhood Plan is estimating a total of 800 residential units. If we take into account the 2016 census statistic of 2.7 people per dwelling that will be an additional 2160 residents in the Hamlet. Our goal is to ensure comprehensive and responsible development as the area grows which is why Urban Star has financially committed to upgrading the regional infrastructure to handle forecasted capacity.

As mentioned in the previous topic a Transportation Impact Assessment has been completed and Urban Star has committed to upgrading all infrastructure required to make the development feasible. This includes the parts of the regional road network which would be effected by an increase in traffic flow. We've

attached the transportation board from our recent open house which contains details of the upgrades that are forecasted to take place.

3. **Compliance with the Cochrane North Area Structure Plan**
 We are currently working with Rocky View County to include the Urban Star Horse Creek site area in the Cochrane Lake Hamlet Plan. The proposed design complies with the Cochrane Lake policies. No submission has been made at this time and we will continue to work with the County to ensure any Conceptual Scheme meets their requirements.

4. **Water & Sewage Issues**
 A preliminary engineering service study has been completed by ISL Engineering. The 300 mm raw water supply has adequate capacity to service both the estimated annual water consumption of Urban Star Horse Creek and proximal developments.
 We are currently working with the Town of Cochrane on our waste water strategy and an alternative scenario has been developed in the case that we will not be able to utilize their system.

Please let us know if you have any additional questions. We will continue to update USHorseCreek.com as more information becomes available.

Thank you,
Crystal

79.

07/11/22

Mail Undelivered

80.


07/14/22

Mail Undelivered



Appendix II

Open House Comments



6.0 Open House Comments

Subconsultants

ISL

01. Inquiry regarding who pays for any of the water/wastewater upgrades and whether a portion of these upgrades would be through levies.

02. Cochrane Lake Gas Co-op will require capacity upgrades to provide servicing to the proposed development. Several underground lines are located within RR 44. Any potential conflicts would be located and taken into account during the detailed design.

03. Inquiry regarding whether existing residents who have been refused wastewater servicing due to capacity constraints of the Cochrane sanitary line will receive servicing in the future.

04. Comments that the density of the proposed development is too high.

05. Inquiry regarding the existing constraints to the water and wastewater servicing (i.e. water treatment plant capacity, sanitary line to Cochrane).

06. Inquiry regarding how the stormwater ponds will be maintained and potential conflicts down the road if maintenance responsibilities are not clear. Also questions regarding potable water consumption and whether the pond would be turned into a more aesthetic feature and require pumping to fill the pond.

Project Team Response

The ponds will be located in Public Utility Lots (PULs), and overland drainage easements/agreements, which are registered on title, typically cover maintenance requirements and responsibilities.

07. Inquiry regarding potable water being used for irrigation purposes.

Project Team Response

The stormwater portion of the report considers the use of rain barrels and other stormwater re-use technologies. This could be enforced through architectural control agreements to be registered on title.

08. Inquiry regarding high winds generated by the escarpment and the impact it will have on the houses/roofs of the development. Also questions about the strong winds blowing patio furniture and other outdoor furniture around.

09. Questions about water quality of the storm pond.

Project Team Response

With regard to water quality, the report considers the use of various Low Impact Development (LID) measures that help to improve the water quality of the drainage. We could also look into using an oil-grit separator.

10. Resident to the north has a slough on their property that the northern stormwater pond ultimately drains into. Previously, when the Cochrane Lake developer defaulted, the pond was not adequately built, so the County contacted them to drain the lake into the slough via pipe where it ultimately discharges into Horse Creek. The resident refused and wants to avoid a situation where this would happen again. They want assurance that if the north pond fails, their property will not be flooded. They also want to be contacted at the detailed design stage to learn more about how the stormwater quality will be managed as their animals drink from the slough and they want to ensure the water quality will be sufficient.

Project Team Response

A solution could be to design the emergency spillway to discharge into Horse Creek rather than into the RR 44 ditch. This would ensure that during normal rain events, the slough's water levels and watershed would be maintained, and would help avoid flooding the slough should the storm pond ever fail. This would need to be confirmed with design and engineering. We also have no discharge to the north pond.

With regards to water quality, the report considers the use of various LID measures that help to improve the water quality of the drainage. We could also potentially look into using an oil-grit separator.

11. A couple of residents had issues with the project, but requested that if the project were to move forward, it should exceed minimum AEP and RVC standards in terms of water quality.

Westhof

Comments shared were primarily that people don't want to see the density at this site.

There were a few comments regarding wildlife on the slopes including deer, coyotes, and cougars.

Positive response to retention of the slopes and the green space buffer around the development.

Bunt & Associates

Range Road 44 & Weedon Trail – Visibility constraints due to vegetation/trees were noted at the intersection.

Range Road 44 (Volume) – Inquiry regarding traffic growth on the roadway and impact of connections (with/without Cochrane Lake Road Connection).

Range Road 44 (Construction) – Inquiry regarding traffic and dust during construction.

Cochrane Lake Road Connection – Feasibility and impact questions regarding the connection of Range Road 44 to Cochrane Lake Road through the existing right-of-way.

Emergency Access/Public Access – Questions regarding grade and potential operations during winter conditions.

UrbanStar Group of Companies

01. Positive response to innovation and plans to keep open space/trees

02. Questions about development and how it will affect resale of property.

Interest in whether UrbanStar would be acquiring more adjacent property (possibility of sale of land to UrbanStar).

Project Team Response

Residents were assured that development will take several years.

03. Another resident was also interested in whether UrbanStar would be increasing their holdings in the area and if there would be interest in purchasing their father's quarter section.

Township Planning + Design Inc.

Transportation

- Question regarding closure of Highway 22 and 44 and impact on access into/out of community.
- Is it possible to have additional access west other than just the emergency access?
- How does the community impact the transportation network? (People have questions regarding access points and congestion).

Units

- Prefer the smaller unit configuration.
- Questions regarding the change from 313 to 949.

- some residents commented that 949 is too many homes for the area.
- Strong feelings about “rural context.”
- Questions from neighbours on the north boundary who are have existing issues with littering and trespass by local pets (dogs, cats) about affect of density on their farming operation.
- General feedback was that it is high-density especially for the area.
- Comments about it infringing on their rural lifestyle and amenities especially for residents with homes immediately adjacent on the east side.
- Some residents noted that they preferred the 300-unit plan because they do not want to see the population that accompanies the 949-unit plan in their area.

General Comments

- Some residents were wary of the developer, given the developer advertised that they already have investment based on the 949 units.
- Some residents commented that there is nothing rural about this development.

Construction

- How will phasing be completed?
- Is there a construction management plan and timeline for construction?

Servicing

- Stormwater reuse; what strategies can we implement to use less water?
- People wonder if there is capacity to service Horse Creek.
- Water and sewer inquiries: two ponds in Monterra that did not have an outlet so they proposed to redirect it north through the resident's lands, so resident is worried about location and direction of stormwater outlets.

Environment

- Worried about protecting the environment and escarpment.

Appendix III

Open House Feedback Form



7.0 Open House Feedback Form

	Where do you live in relation to the UrbanStar Horse Creek plan area?	What are your three primary hopes for the UrbanStar Horse Creek Development?	Do you feel that the information presented was informative and clear? If no, please tell us what was unclear so that we can clarify for you and improve in the future.?
1	I live within 1 mile of the plan area.	1. No development. No pathway around lake. 2. Consider birds and limit pathways 3. aboriginal campsite and native grave sites have not been considered	ASP Boundaries are not correct re: Macdonald Lands
2	I live within 1 mile of the plan area.	1. Reconsider the high density units to feature larger lots as originally outlined. 2. swap stormwater pond on most southern aspect with adjacent mid/high density units 3. protect the view for neighbours on eastern aspect of RR44	The exact distance from RR44 to eastern border of housing
3	I live within 1 mile of the plan area.	1. that density be significantly reduced to fit within the rural landscape. The current proposed high density urban community is not appropriate for the area. 2. If development proceeds as planned, specific and substantive mitigation should be considered for those in the immediately impacted area and whose rural quality of life will be forever destroyed.	There was no true consideration given to impact on my property value. It is incorrect to say that because the site is located within existing policy plans, there will be no impact on my property value. What does that have to do with anything relevant to a buyer's willingness to pay for a quiet rural experience? This is misleading and additional work needs to be done to truly assess the impact on my property value.

	Was there any key information or input that you wanted to provide, but did not have the opportunity to do so? If so please provide it now.	Did the open house format provide you with the opportunity to discuss your thoughts and concerns with the project team?	Moving Forward we would like to be able to communicate with you about this project.
	ASP Boundaries are not correct re: Macdonald Lands	n/a	Yes
	I'd like to stress the importance of protecting rare plant species	yes	Yes
	See Above.	yes	Yes

7.0 Open House Feedback Form

	Where do you live in relation to the UrbanStar Horse Creek plan area?	What are your three primary hopes for the UrbanStar Horse Creek Development?	Do you feel that the information presented was informative and clear? If no, please tell us what was unclear so that we can clarify for you and improve in the future.?
4	Other: Newspaper, Cochrane Eagle.		No, not clear on water sources, waste water, and transportation links. Nothing stated for schools or emergency services with the expected housing density.
5	I live within 1 mile of the plan area.	Move the High Density Development to a different location Discontinue the Development Completely. Development into 5 or 10 acre lots that fit the area.	The information was not provided or clear. The Developer Had no solid information on road access. No water. No sewer system. No info on Taxes. NO info on any utilities to support a massive cluster of homes.
6	Other: Rocky View Forward; we are in the nearby vicinity of the proposed development.	We are entirely opposed to the proposed development. This kind of high-density development has no place in a heretofore rural setting.	We appreciated the representatives from the various aspects of the project - it was helpful to be able to speak to someone specifically about transportation infrastructure, or waste water, for example. The diagrams and maps were good. We feel less positive about the way some wording was offered (on displays); to say something to the effect of "environmental rigor will be considered" appears to be a way of making it sound like the rigor is there, when of course, you can say you "considered" it - and then walk away from it.
7	Other: Paper	Not to proceed, density is too high, impact on surrounding infrastructure will be devastating creating further unsafe conditions for existing residents	Unclear - too much ambiguity

	Was there any key information or input that you wanted to provide, but did not have the opportunity to do so? If so please provide it now.	Did the open house format provide you with the opportunity to discuss your thoughts and concerns with the project team?	Moving Forward we would like to be able to communicate with you about this project.
		Some what, website could have more info available prior to event to allow for more in-depth questions.	Yes
	As a resident living beside the Development and speaking for our neighbors as well we do NOT want this in our neighborhood. We feel that this development has been forced on us and is being Jammed into our Rural neighborhood.	The open house did not provide an opportunity for the people living in the area to discuss this project. It was a one sided situation. This is the same gong show as the last developer tried to pull and was shot down by the people that live and built this community.	Yes
	I think there was an opportunity to provide comments re whether or not a fire road should be built through the reserve portion? Our response is absolutely not, as that would negatively impact a substantial portion of that sensitive area, and would also invite not only walking (off-trail on sensitive landscapes) but also partying, garbage dumping, etc. We spoke to someone regarding storm water treatment and urged US to raise the bar on how water will be cleaned; there should be filtration of chemicals (soaps used in car washing on the street, for ex). The water going into the water table and into Horse Creek should be pristine.	Yes, to some degree. I needed more time to consider all the information and implications.	No
			Yes

7.1 Feedback Received after the submission deadline

	Where do you live in relation to the UrbanStar Horse Creek plan area? If Other, how did you come to hear about the Open House?	What are your three primary hopes for the UrbanStar Horse Creek Development?	Do you feel that the information presented was informative and clear? If no, please tell us what was unclear so that we can clarify for you and improve in the future.?
1	I live within 1 mile of the plan area email and mail	We need new housing so I am open to this development and future development around Cochrane Lake.	Still need clarification on water issues. When Monterra phase 1 went in the company handling things asked for permission to access our land to put in the waterlines. In exchange it was hinted it that we would be able to tap into the water line and they also looked at a water treatment plant on part of our land, as it was central to both the waterline and the lake- then they renegeed on that. and pulled out. I don't mind development but also don't want empty words. The acreages right to the south of the hamlet would benefit from water access and there is also untapped potential subdivision of properties there which RVC needs to ease restrictions on.

	Was there any key information or input that you wanted to provide, but did not have the opportunity to do so? If so please provide it now.	Did the open house format provide you with the opportunity to discuss your thoughts and concerns with the project team?	Moving Forward we would like to be able to communicate with you about this project.
		I followed via your website and facebook pages - was not able to attend in person.	Yes

