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## **Sunset Ridge 2025 AGM Developer Update and Q & A**

### **Developer Update (Melcor)**

In 2025 Melcor will not be servicing any new phases. Melcor made an application to service the area North of the current development, called Stage 3. Melcor may begin the sewers and storm water services in 2025 with the surface being completed in 2026. The sewers and storm water may be delayed into 2026, depending on the timing of the approval.

Phase 3 also includes the development of the Homeowners Association site and it is also a requirement of this phase to include a 2<sup>nd</sup> access into the community and it is the approval from the Province that we are waiting on to proceed with that 2<sup>nd</sup> access. We have ongoing grading activities in the north part of the community. As part of our regular course of development we have ongoing maintenance obligations and warranty obligations with the town and we will be commencing with that work this summer and completing it. We also have ongoing maintenance obligations on the landscaping and we will be underway with that work as well.

As it relates to any offsite development, although Melcor is not coordinating the work, they have been informed that Sunset Boulevard twinning and the completion of the intersection will happen this fall as long as the schedule has not changed. This will provide some much needed and dramatic improvements to the transportation network in the community.

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Division of Core Management Group, Inc.

Office Address: 1250, 5555 Calgary Trail, Edmonton, AB T6H 5P9

Phone: 780.651.1577 [www.coremanagement.ca](http://www.coremanagement.ca)



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## Questions & Answers

- 1) Has the province given any timing as to when they might be in a position to approve that 2<sup>nd</sup> access?

Answer: The requirement to proceed with a phase in stage 3 land is to provide a 2<sup>nd</sup> access to the community. Melcor is currently working with the province to determine a location for a 2<sup>nd</sup> access to be constructed, as an interim scenario until the developer to the North can construct the permanent all turns access. We are expecting a proposal acceptance to come back from the province in August 2025. There are some technical requirements that Melcor will have to complete. Combined with the improvements to the access, there should be plenty of transportation capacity that the residents of Sunset Ridge have long been waiting for.

We had an incredibly successful Homeowners Association event. Thank you to the Resident Directors for advocating for this event. We had over 400 attendees on June 14 and the feedback was very positive from the event. Special thanks to Brett and Wayne for being champions of that cause and we are looking forward to next year!

- 2) Are there any plans for commercial development in the community?

Answer : There is no further development proposed, all the commercial development was approved and serviced with previous phases. Melcor was not the developer of the community at that time but believe that it is all complete and underway and there is no commercial development planned in their area. There is a portion of land in Sunset Ridge that is not owned by Melcor, 40 acres located on the north boundary, it is Melcor's

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understanding in the current planning documents, that there is a commercial site identified along the highway, but Melcor is not developing that portion themselves.

Melcor encourages residents to contact the Town of Cochrane to obtain more information regarding possible future commercial development in the area.

3) What is the timeline for the path to be finished to the north behind Sunset Common?

That is the path the runs /west along the north boundary of the development. That will be completed in stages, with the eastern and middle portion being completed along with phase 23 which will likely be at the end of 2026 or early 2027. Landscaping usually follows surface construction, so it all depends on the weather.

Further questions can be directed to Melcor at [yyc@melcor.ca](mailto:yyc@melcor.ca) or Core Real Estate Group at [info@coremanagement.ca](mailto:info@coremanagement.ca)

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