



# UrbanStar Corporate Update Horse Creek 1&2 / Cochrane Lakes North & South June 2025

## About UrbanStar Group of Companies

Headquartered in Calgary, Alberta and with an international office in Tokyo, UrbanStar is a company that designs, builds, and operates real estate asset management solutions for investors. The portfolio strategy for real estate products is focused on investments in municipalities in the growing markets of Western Canada.



  
**3,000+**  
Investors

  
**1,100+**  
Acres

  
**\$108M+**  
Land  
Syndication

  
**2400+**  
Potential  
Housing  
Units

  
**250,000**  
Potential  
Sq.Ft.  
Commercial  
Space

  
**\$3B+**  
Potential  
Build Out  
Value

## Key Company Accomplishments

UrbanStar uses its expertise to provide our 3,000+ investors with quality land investment opportunities and currently manages over 1,100+ acres of raw land and two master planned communities with a total land syndication amount of \$108,000,000+ with a potential build out of over 2,400+ mixed use housing units, 250,000 sq ft of commercial space, and a build out value of up to \$3 billion. We make this land available to qualified investors through land based, real estate investment products.

## Homes & Developments

UrbanStar can offer an array of real estate services, and we have recently created our multi and single-family home divisions with a target of 300 units and 17,000 sq ft of commercial space with a build out value over \$90,000,000.00 for 2021-2022.



# MESSAGE FROM CEO & PRESIDENT OF URBANSTAR

Dear Valued Client,

I would like to provide you with a detailed corporate update pertaining specifically to Horse Creek Phases 1 & 2 and Cochrane Lakes North & South. We have received similar questions from investors and so this corporate update will focus on answering those questions in-depth.

If you did not receive the last corporate update, this can be found on page 7 of the following link: [UrbanStar News Update](#). We will give more details as to the progress of the projects, specifically in relation to the water and sewer servicing and the various options we have in place in servicing the areas.

Should you have any follow-up questions, please contact: [invest@urbanstarcapital.com](mailto:invest@urbanstarcapital.com). I would like to thank you for your continued support in UrbanStar and we look forward to progressing these projects to their final stages.

Sincerely,

Dean Gorenc, UrbanStar



## Overview

Horse Creek Phases 1 & 2 (“Horse Creek”) & Cochrane Lakes North & South (“Cochrane Lakes”) face challenges with stormwater management, water quality, limited sewer and water servicing capacity, and future development pressure.

Our most recent update provided information regarding Rocky View County conducting a study to create a master plan showing that there would be enough water in the already serviced area to include lands in the undefined service area such as Horse Creek and Cochrane Lakes. This would mean amending the current Master Services Agreement. The study is still underway, and we are monitoring the process closely.

Also, further to our recent update regarding the dissolution of the CMRB, this body was dissolved as of May 1, 2025. We currently await to see if the City of Calgary will change their servicing requirements as it previously followed the CMRB growth plan. Please see a summary of water supply and wastewater solutions below.



- 1 COCHRANE NORTH-SOUTH CONCEPTUAL SCHEME (URBAN STAR) - Application Forthcoming
- 2 HORSE CREEK CONCEPTUAL SCHEME (URBAN STAR) - Application Submitted September 2022
- 3 MACDONALD DEVELOPMENT CONCEPTUAL SCHEME - Approved February 2021
- 4 MONTERRA CONCEPTUAL SCHEME - Approved May 2018

CALGARY  
METROPOLITAN  
REGION BOARD  
(CMRB) MEMBERS  
VOTE TO DISBAND

# Water Supply Solutions

For development in Horse Creek and Cochrane Lakes, the main solutions under consideration or implementation for water supply and sewer (wastewater) services include:

## ***1. Connection to Regional Water Systems***

Rocky View Water Co-op has been the primary potable water supplier for the Cochrane Lakes area. Some developments use water piped in from the regional system, which draws treated water from the Elbow River waters.

Capacity limitations: Some developments have pre-arranged servicing agreements, but overall supply is restricted, and any major growth would require upgrades or new agreements with the water supplier – this pertains to the current plan by Rocky View County to amend the Master Services Agreement.

## ***2. Upgrades to Existing Infrastructure***

Expanding and upgrading local water mains, booster stations, and reservoirs are potential solutions to support more residents and ensure reliable pressure.

## ***3. Alternative Water Sources – UrbanStar Solution***

Ionic Solutions – third-party water treatment company engineering a desalination solution by reducing energy consumption, increasing freshwater recover, and enabling controlled mineral content of treated waters.



## ***Ionic Solutions***

Ionic Solutions recently completed a significant water project in Taylor, BC, where they piloted a desalination system to treat hard municipal water. Between October 2023 and March 2024, their mobile desalination unit processed nearly 50 million litres of water, reducing water hardness by 58%. The system achieved an 85% freshwater recovery rate while using low energy (9kWh/day), resulting in a daily operating cost of under \$3.

This project demonstrated that their C-EDR (Capacitive Electrodialysis Reversal) technology is a sustainable and cost-effective way for municipalities to address issues related to hard water, like scaling and damage to appliances and plumbing. The project was conducted in partnership with the District of Taylor.

Deep drilling for fresh water refers to the process of drilling wells deep into underground aquifers to access clean, potable water. This method is commonly used in areas where surface water is scarce, contaminated, or unreliable.

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## ***UrbanStar Feedback***

UrbanStar believes this method will be sustainable and affordable. This new technology has been tested and proven to be successful in other projects as noted above. Specifically, this technology will bring water to areas in undefined services areas which will be very beneficial for future development.



# Sewer / Wastewater Solutions

## ***1. Regional Connection to the Town of Cochrane or Calgary***

Calgary Discharge Agreement: Treated wastewater from Cochrane Lakes and neighboring developments is pumped to Calgary for treatment and discharge. Calgary controls the allowable volume, which can limit growth unless agreements are renegotiated to increase the cap.

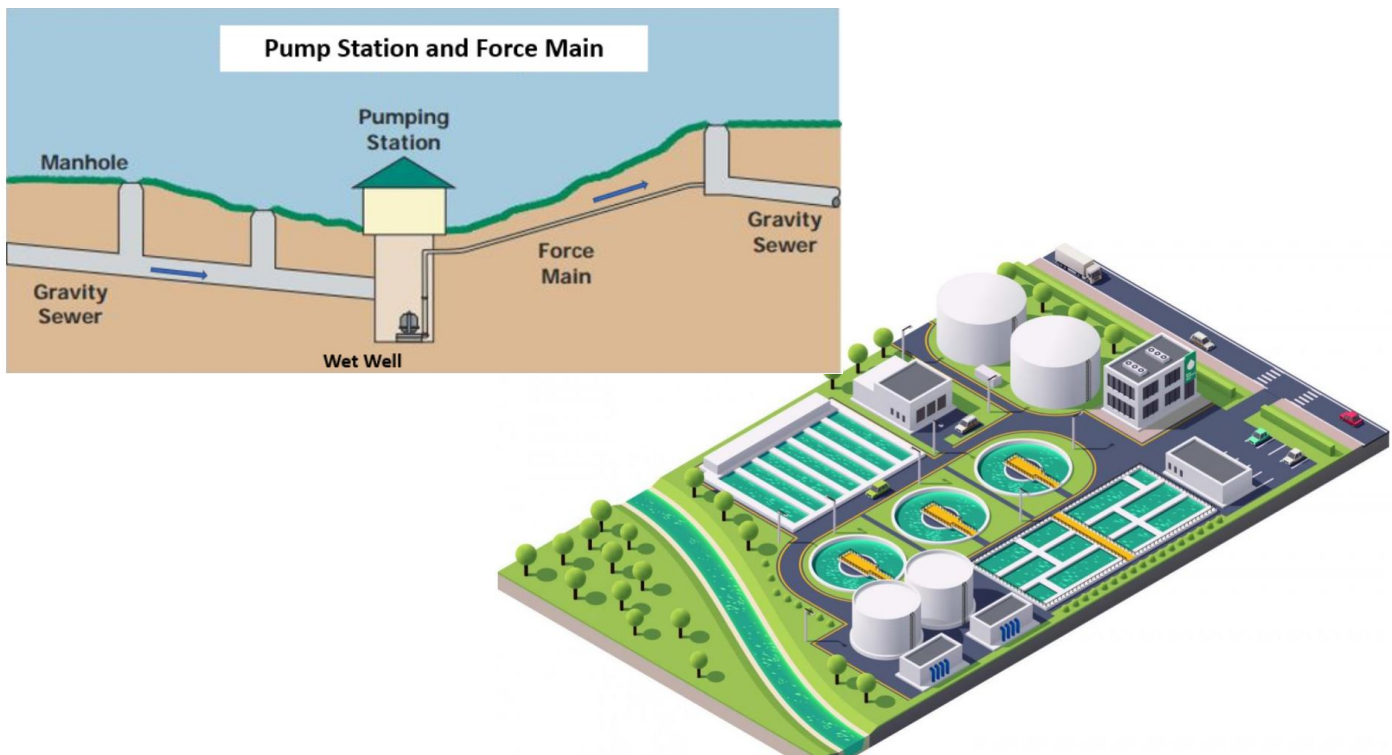
The long-term solution for significant new subdivisions would depend on securing additional capacity with Calgary or an alternative regional partner. Now that the CMRB has been dissolved, we await to see if Calgary will change its servicing requirements.

## ***2. Lift Stations and Force Mains***

Existing and expanded lift stations (pumping stations) move wastewater from low-lying developments into the main force main system, which carries it to the treatment facility. Upgrades are periodically required to handle increased flows from population growth.

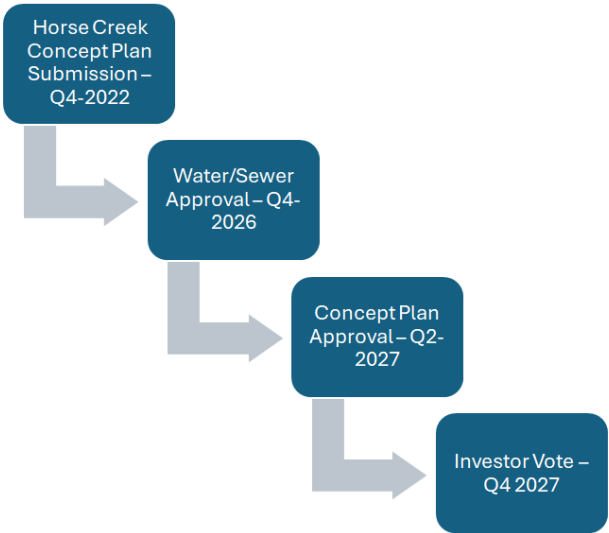
## ***3. Local Wastewater Treatment Facilities***

An alternative (less commonly used for larger developments) is constructing an on-site treatment plant with treated effluent either discharged to the environment (with regulatory approval) or piped to a receiving waterbody. This is typically less desirable due to cost, complexity, and environmental concerns.



# Planning and Management Considerations

- **Staged Servicing Plans:** New developments must submit detailed servicing plans for water and wastewater that comply with regional master servicing plans and obtain approval from Rocky View County and Alberta Environment.
- **Servicing Capacity is a Limiting Factor:** Growth is largely limited by physical and contractual constraints on the water supply and allowable wastewater discharge rates.
- **Coordination with Drainage Plans:** Stormwater (separate from sewer/water) is also a concern, as the area must balance lake water levels, manage runoff, and reduce nutrient loading.



*Please note all timelines are subject to change*

## Exit Timeframe

This exit timeframe will be determined by the water and sewer solution. Please note that we have already conducted all studies and submitted our concept plan for Horse Creek. Please see the link to the previous corporate update noting the submission of the concept plan: Horse Creek Concept Plan Submission

We have received positive feedback from Rocky View County regarding our concept plan. All development in the area of Cochrane Lakes including other developers who have been approved (such as MacDonald Group and Canopy) have also been delayed due to finding a water and sewer solution for the entire Cochrane Lakes Area Structure Plan. This delay is county driven and applies to all active developers. Upon finding a water solution, we will seek a vote from council on our concept plan in early 2026. Once the concept plan is approved, we will determine the appropriate exit strategies and move towards an exit.

UrbanStar has been proactive in finding a private solution as another option with a deep aqua firm corporation. This is an UrbanStar initiative and is a new technology we want to apply to our two developments in the areas to expedite a concept plan approval. We will also continue to be a part of the government solutions as described above.

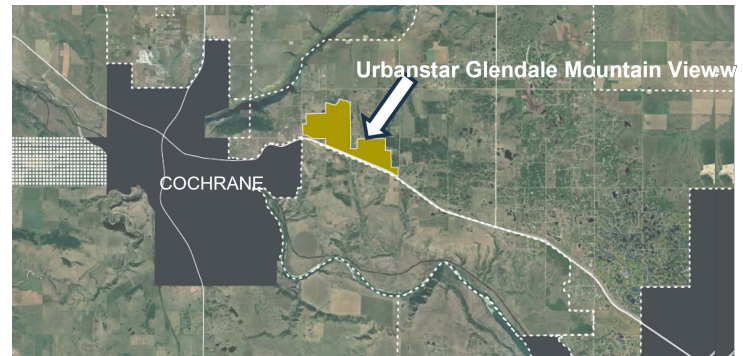
## Summary

There are various options for the areas regarding water and sewer as noted above. We will continue to work with Rocky View County and the City of Calgary to come to a conclusion suitable for the lands.

These possibilities include:

1. *Amending the current Master Services Agreement to include Horse Creek and Cochrane Lakes as part of the defined service area within Cochrane Lakes;*
2. *Continuing discussions with the City of Calgary to join in the forcemain twinning project which policies could change now that the CMRB has dissolved;*
3. *Use private placement services such as Ionic Solutions as described above.*

Once we have more information related to the resolution, we will provide a further timeline for approval.



### UrbanStar Glendale Mountain View Annexation Update

The formal annexation process is set to begin end of Q4-2025 to early Q1-2026. We are conducting shadow planning in the background to ensure that we can submit an appropriate concept plan as soon as the formal process is complete. We will ensure the concept plan aligns with the Town of Cochrane's guidelines and policies.

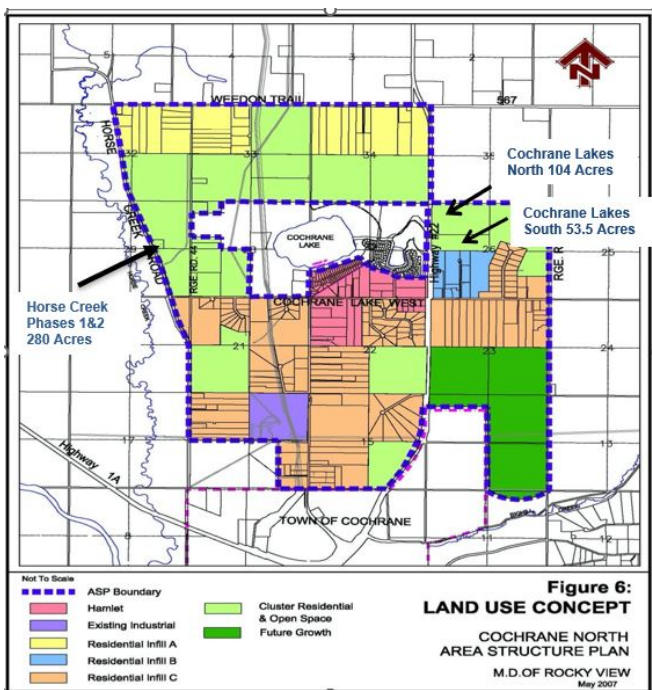
Further to our previous update, the Cochrane Growth Study has been approved together with the budget. The link to our previous update containing all relevant information can be found here:

### UrbanStar Potential Annexation Update

This potential annexation is very positive for UrbanStar and its investors and will be the best and highest use of the lands. We will provide more information regarding the timeline for concept approval and potential exit strategies upon the completion of the annexation.



*Please note all timelines are subject to change*





## Current Investment Offering

### Urbanstar Cochrane Lakes South Ltd.

**SOLD OUT**



53.5 Acres of Bare Land Real Estate to Purchase and Develop, with \$7,500,000 Private Placement available. Located within the Cochrane North area structure plan and adjacent to the Monterra on Cochrane Lakes development. The land is 1-2 miles north of the Town of Cochrane along the Cowboy Trail, Highway #22, Rocky View County.

[Click to view Cochrane Lake South Termsheet PDF](#)

### Urbanstar Cochrane Lakes North Ltd.

**AVAILABLE**



104 Acres of Bare Land Real Estate to Purchase and Develop, with \$15,000,000 Private Placement available. Located within the Cochrane North area structure plan and adjacent to the Monterra on Cochrane Lakes development. The land is 1-2 miles north of the Town of Cochrane along the Cowboy Trail, Highway #22, Rocky View County.

[Click to view Cochrane Lake North Termsheet PDF](#)



### For more information please contact:

UrbanStar Group of Companies  
✉ **Invest@UrbanStarCapital.com**

1043 19 AV SE, Calgary, AB T2G 1M1

**www.UrbanStarGroup.ca**

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