

# COUNCIL HIGHLIGHTS

Council Meeting  
Monday, March 14, 2022



## **WILLOWS WEST LAND USE AMENDMENT: FIRST READING**

The Willows West land use amendment application proposes to change 1.44 acres from a mixture of Business Industrial (I-B) and Urban Holdings (UH) to Residential Mix District (R-MX). This change aligns with the Willows Neighbourhood Plan and allows for more desirable development of the site as this area is separated from the existing Business Industrial area by a major electrical transmission line as well as a pipeline.

The Land Use Amendment application was formally circulated to adjacent landowners, other Town departments and necessary referral agencies.

Council gave first reading to the bylaw and set a public hearing date for March 28 at 5:30pm.

## **HIGHWAY 1A IMPROVEMENTS: PHASE 2**

Administration provided Council with an update on the Centre Avenue / Highway 1A – Phase 2 project. The report includes an update on the 2022 construction costs that forecast an unanticipated increase of \$1,100,000 to complete this project. The additional costs are a result of increases to material costs and a challenging construction labour market.

In November 2021 an updated Estimate at Completion (EAC) for Phase 2 was provided at a total cost of \$10.3M, which was included in the approved 2022 capital budget. However, due to unforeseen increases in material costs, a challenging construction labour market and the impacts of inflation, the ultimate costs to complete this project have increased by \$1.1M, bringing the total cost to \$11.4M.

Council approved the additional \$1.1M in funding for the completion of Phase 2 of the Centre Avenue / Highway 1A Improvement Project consisting of \$220,000 from the Canada Community-Building Fund Grant and \$880,000 from the Offsite Levy Reserve.

## **BYLAW 03/2022 - BORROWING CENTRE AVENUE AND HIGHWAY 1A IMPROVEMENTS - PHASE 2**

Council gave second and third reading for borrowing bylaw 03/2022 for phase 2 of Centre Avenue and Highway 1A Improvements project.

## **BYLAW 10/2022 - GREYSTONE PHASE 1A LAND USE AMENDMENT**

The Greystone Phase 1A land use amendment application proposes to change 7.53 acres from Special Industrial District (I-S) to General Commercial District (C-G). These are new districts within the new Land Use Bylaw. The intent behind the application is allow for future commercial development.

These lands which were previously operated as a gravel extraction operation, have been reclaimed and prepared for future re-development, with the required approvals from Alberta Environment. Council give First Reading to Bylaw 10/2022 and established a Public Hearing for March 28 at 5:30pm.

## **NEW PROTECTIVE SERVICES BUILDING UPDATE**

Administration provided Council with an update on the New Protective Services Building (PSB). When complete, the PSB will house the RCMP, Victim Services and Municipal Enforcement. The borrowing bylaw was approved for \$23M to incorporate all costs of construction, including contingencies and furniture, fixtures and equipment.

By resolution, Council confirmed that the total budget for the construction of the PSB is \$23M in order to ensure all audit requirements are appropriately addressed. To date, the project remains on schedule and within the \$23m budget.

## **NOTICE OF MOTION - AREA STRUCTURE PLAN FEASIBILITY REPORT**

Councillor McFadden brought forward a notice of motion that Council direct Administration to prepare a report on the feasibility, impact, and benefits of not approving any Area Structure Plans until the updated Municipal Development Plan (MDP) is adopted by Council. The report is to be brought back to Council in June 2022.

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Council Highlights is prepared by Town of Cochrane Legislative Services.  
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