

COCHRANE'S
2027
DRAFT
BUDGET

Delivering the services
and projects to build a
complete community.

cochrane
HOW THE WEST IS NOW





THE 2027 DRAFT BUDGET

WHAT'S IN THE DRAFT?

**\$124.7
MILLION**

OPERATING BUDGET

Proposed funding for the day-to-day services and programs that keep Cochrane running.

**\$45.2
MILLION**

CAPITAL BUDGET

Proposed investment in infrastructure, facilities and major projects.

9.68%

PROPOSED INCREASE IN MUNICIPAL PROPERTY TAX REVENUE

The change currently proposed through the draft 2027 budget.

DRAFT MEANS PROPOSED

The draft 2027 budget is the starting point for Council's budget deliberations. Council will review the proposed budget, consider changes and adopt the final budget.

Figures in this citizens' budget reflect the draft 2027 budget and may change through Council deliberations.

GUIDED BY THE STRATEGIC PLAN

The 2026–2030 Strategic Plan sets Council's direction for Cochrane. The draft 2027 budget begins putting those priorities into action.



A PLAN FOR THE YEAR AHEAD

The draft 2027 budget outlines how the Town proposes to fund the services residents rely on every day while investing in infrastructure, community priorities and Cochrane's future.

It is built around maintaining core services, responding to community needs and advancing the direction set through Cochrane's 2026–2030 Strategic Plan.

YOUR VOICE MATTERS

THE 2027 BUDGET IS STILL A DRAFT.

The draft 2027 budget outlines proposed investments in Town services, infrastructure and community priorities. Before the budget is finalized, Council will review the proposal, hear from the community and consider changes through budget deliberations.

HAVE YOUR SAY



REVIEW THE DRAFT

Explore the proposed budget and learn more about the investments planned for 2027.



SHARE YOUR FEEDBACK

Tell us what matters to you and provide input on the draft 2027 budget at letstalkcochrane.ca.



FOLLOW COUNCIL DELIBERATIONS

Attend or watch Council meetings to hear the budget discussion and decisions.



KEY DATES

**OCT.
19** 2026

COUNCIL
RECEIVES
DRAFT
BUDGET

**OCT.
22** 2026

FALL
BUDGET
FOCUS
GROUP

**OCT.
24** 2026

2027
BUDGET
FALL OPEN
HOUSE

**NOV.
10** 2026

COUNCIL
BEGINS
BUDGET
REVIEW

**DEC.
7** 2026

2027 FINAL
BUDGET
ADOPTION



STAY INFORMED:
cochrane.ca/budget

Follow budget updates as the draft budget moves toward final approval.

YOUR TAX BILL EXPLAINED

2027 PROPERTY TAX RECEIPT

Based on a typical single-family property of \$674,800, this example reflects the draft 2027 budget and is provided for context only.

WHAT DO MUNICIPAL PROPERTY TAXES FUND?

The example below shows how the municipal portion of property taxes for an average Cochrane home is distributed across Town services.

PROPERTY TAX RECEIPT	

.....	
Mayor & Council	\$29.32
Office of the CAO	\$13.89
People & Strategy	
People & Culture (Human Resources, Health & Safety)	\$72.24
Strategic Services (Asset Management, Communications & Engagement, Corporate Strategy, Economic Development)	\$117.02
Finance & Corporate Services	
Financial & Assessment Services (Finance, Financial Reporting & Assessment Services)	\$92.64
Legislative & Administrative Services (Legislative Services, Customer & Administrative Services, IT Services)	\$276.65
Engineering & Planning	
Community Growth (Planning, Safety Codes)	\$27.32
Engineering Services (Capital Design & Delivery, Civil Land, GIS)	\$90.60
Community Safety & Wellbeing	
Community Safety (Fire Services, RCMP, Municipal Enforcement, Emergency Management)	\$736.86
Parks & Active Living (Parks & Recreation, RancheHouse Events, Arts, Culture & Heritage) & Community Partners	\$438.15
Social Development (Family & Community Support Services, Family Resource Network, Community Support Programs, Strategic Housing Initiatives, Social Planning & Inclusion, Transit)	\$205.10
Infrastructure & Operations	
Operations Services (Roads, Fleet, Facilities, Parks & Open Spaces Maintenance, Cemetery Maintenance)	\$735.91
MUNICIPAL TOTAL	\$2,835.70
PROVINCIAL EDUCATION TOTAL	\$1,968.73
ROCKY VIEW FOUNDATION TOTAL (Seniors Housing)	\$37.18
Total:	\$ 4,841.61
.....	

WHAT'S PROPOSED FOR THE TYPICAL HOME

The draft 2027 budget proposes an increase of approximately \$40.13 per month, or \$481.51 per year, for the typical single-family property.

The breakdown below shows the proposed changes to municipal property taxes and utility charges that support essential services in Cochrane. Utility rates are influenced by several factors, including wastewater treatment costs set by the City of Calgary, inflation and ongoing investments to maintain aging infrastructure.



\$40.13/

month proposed increase
in taxes and utilities

 \$20.86 MUNICIPAL TAXES	 \$0 WASTE/RECYCLING /ORGANICS ECO CENTRE MANAGEMENT FEE	 \$5.31 WATER INFRASTRUCTURE FEE	 \$1.89 STORM SEWER FEE
 \$2.28 FIXED WATER CHARGE	 \$1.20 WATER CONSUMPTION CHARGE	 \$5.35 WASTEWATER FIXED CHARGE	 \$3.24 WASTEWATER CONSUMPTION CHARGE

Based on a typical single-family property assessed at \$674,800.

WHERE THE MONEY COMES FROM, WHERE THE MONEY GOES

Property taxes are one source of funding for Town services, but they aren't the only one.

The Town uses a combination of revenues to deliver services, maintain infrastructure and invest in community priorities.

WHY DOES THE REVENUE MIX MATTER?

A strong mix of revenue sources helps the Town fund services while managing the amount that needs to be collected through municipal property taxes.

DELIVERING SERVICES TO COCHRANE

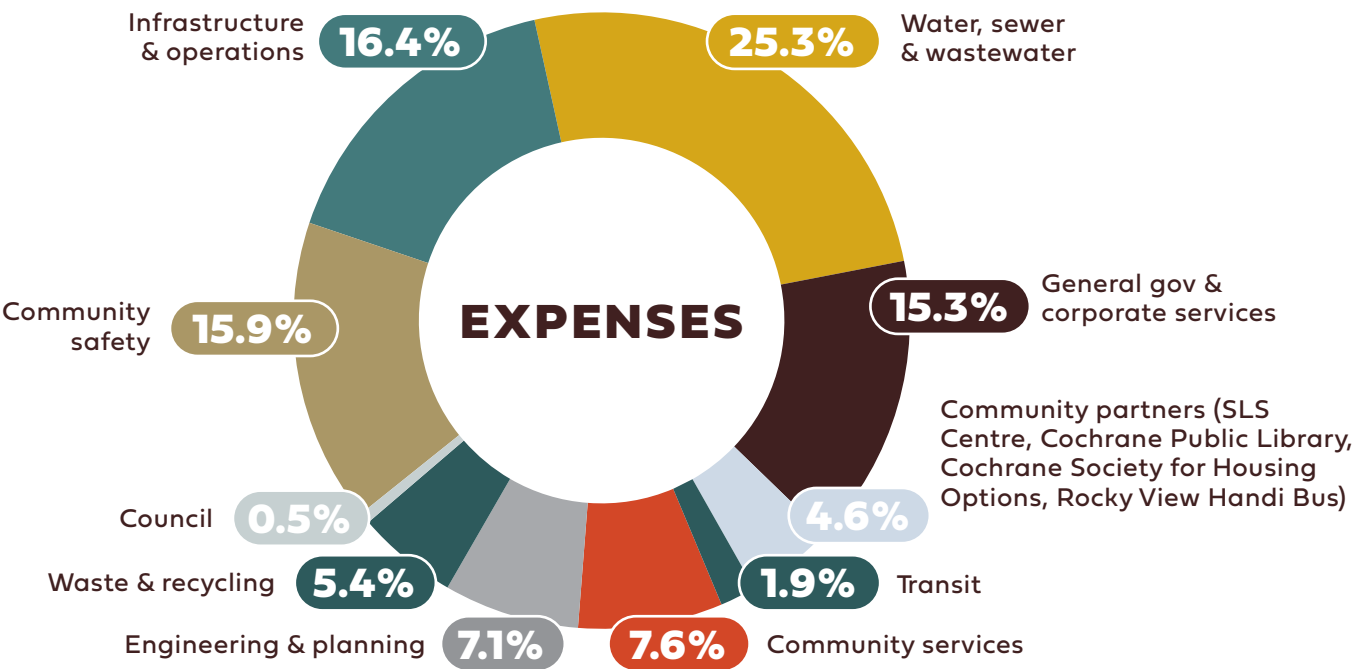
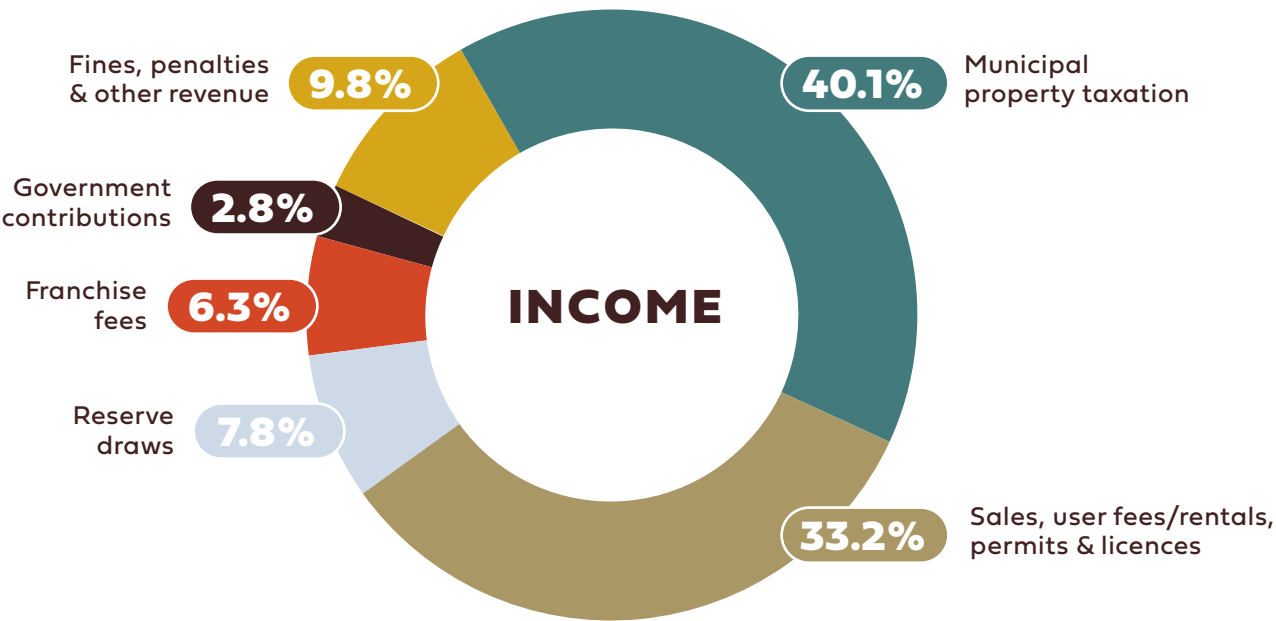
The operating budget funds the services, programs and day-to-day work that keep Cochrane running.

BALANCING THE BUDGET

Like any financial plan, the Town's budget needs to balance the cost of delivering services and planning for future needs with the funding available.

Each year, Council considers service levels, community priorities, affordability, infrastructure needs and the Town's long-term financial position when reviewing the budget.

These charts show a breakdown of Cochrane's draft income sources and expenses.





TAX BREAKDOWN

Not all of the property taxes collected by the Town stay with the municipality.

Your property tax bill includes amounts collected for the Town of Cochrane, provincial education and Rocky View Foundation.

41% PROVINCIAL EDUCATION

This portion is collected for the Government of Alberta.

The Town collects a portion of property taxes on behalf of the Province to help fund education. In 2026, the amount Cochrane was required to collect increased by 19.79%. This translates to roughly 41% of the average residential property tax bill.

The amount is set by the Province and is not determined by Town Council.

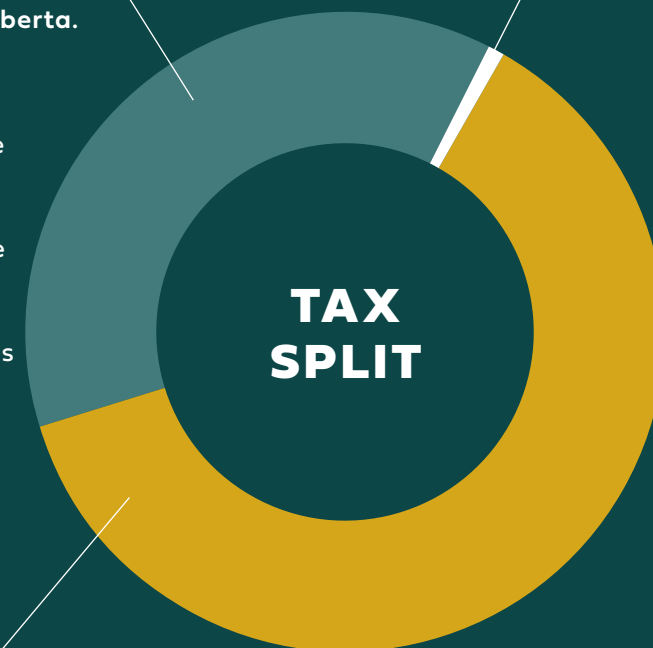
1% ROCKY VIEW FOUNDATION

The Rocky View Foundation (RVF) provides affordable housing, primarily for seniors in the region. The Town collects this requisition on behalf of RVF. It funds the RVF Affordable Housing Reserve Fund, supporting capital projects such as the Big Hill Lodge replacement. The reserve also provides RVF with financial assets to leverage private, provincial and federal funding.

58% MUNICIPAL SERVICES

This portion stays with the Town of Cochrane.

Municipal property taxes help fund local services and infrastructure, including fire and emergency services, roads, parks, recreation and other Town services.



FROM DIRECTION TO INVESTMENT

Cochrane's 2026–2030 Strategic Plan sets Council's direction for the community, identifying five areas where focused action is needed.

The 2027 budget helps move those priorities forward through new investments, existing staff resources and capital projects.

At the same time, the budget funds the essential day-to-day services residents rely on, from roads, water and emergency services to parks, waste collection and community programs.

STRATEGIC PLAN

Where we're going

2027 BUDGET

Where we're investing

DELIVERY

What we're working to achieve

RESPONSIBLE COMMUNITY GROWTH

Planning responsibly for Cochrane's future.

2027 BUDGET CONNECTIONS:

- ▶ Growth management strategy
- ▶ Community design standards
- ▶ Review and update land use bylaw
- ▶ Natural areas plan

These investments support the planning, policies and standards that will guide where and how Cochrane develops.

STRONG FINANCIAL STRATEGY

Building a sustainable financial foundation.

2027 BUDGET CONNECTIONS:

- ▶ Fiscal framework
- ▶ Ongoing asset & capital planning

This work supports long-term financial sustainability, responsible infrastructure investment and reliable service delivery.

INVESTING IN OUR PRIORITIES

The 2027 budget supports Council's 2026–2030 Strategic Plan while continuing to fund the essential services residents rely on every day.

Some priorities require new investment in 2027. Others are being advanced through existing staff, previously approved projects and ongoing Town services.

COUNCIL'S FIVE PRIORITIES

1

RESPONSIBLE COMMUNITY GROWTH

Planning responsibly while aligning development with infrastructure, services and community character.

2

STRONG FINANCIAL STRATEGY

Strengthening Cochrane's financial position through transparent decision-making and responsible planning.

3

INFRASTRUCTURE DELIVERY

Investing in infrastructure and community spaces that support dependable services.

4

A THRIVING ECONOMY

Creating a strong business environment that supports investment, jobs and a healthy tax base.

5

HOUSING FOR PEOPLE

Enabling a range of housing options for people at all stages of life.

INFRASTRUCTURE DELIVERY

Investing in the infrastructure & spaces Cochrane relies on.

2027 BUDGET CONNECTIONS:

- ▶ Transportation master plan
- ▶ Parks, culture & active living master plan
- ▶ Water infrastructure
- ▶ Pathways
- ▶ Parks & recreation facilities

Major capital investments include water system improvements, Horse Creek Sports Park, pathway connections, playground replacements and Fire Station 152 improvements.

A THRIVING ECONOMY

Creating the conditions for investment, jobs & business success.

2027 BUDGET CONNECTIONS:

- ▶ Growth beyond our borders (e.g., regional partnerships, land/annexation, investment attraction)
- ▶ Parking strategy for the downtown area
- ▶ Ongoing economic development

These investments support business attraction, retention and expansion, helping grow local jobs and the non-residential tax base.

HOUSING FOR PEOPLE

Creating more housing choice.

2027 BUDGET CONNECTIONS:

- ▶ Affordable housing partnerships
- ▶ Housing land strategy

The 2027 draft budget proposes new staffing to advance partnerships and land opportunities that support more attainable, affordable and diverse housing.

KEY CAPITAL INVESTMENTS

The draft 2027 budget proposes \$45.2M in capital investments to maintain essential infrastructure, improve community spaces and connections, and prepare for Cochrane's future.

The following pages highlight some of the major capital projects proposed for 2027.



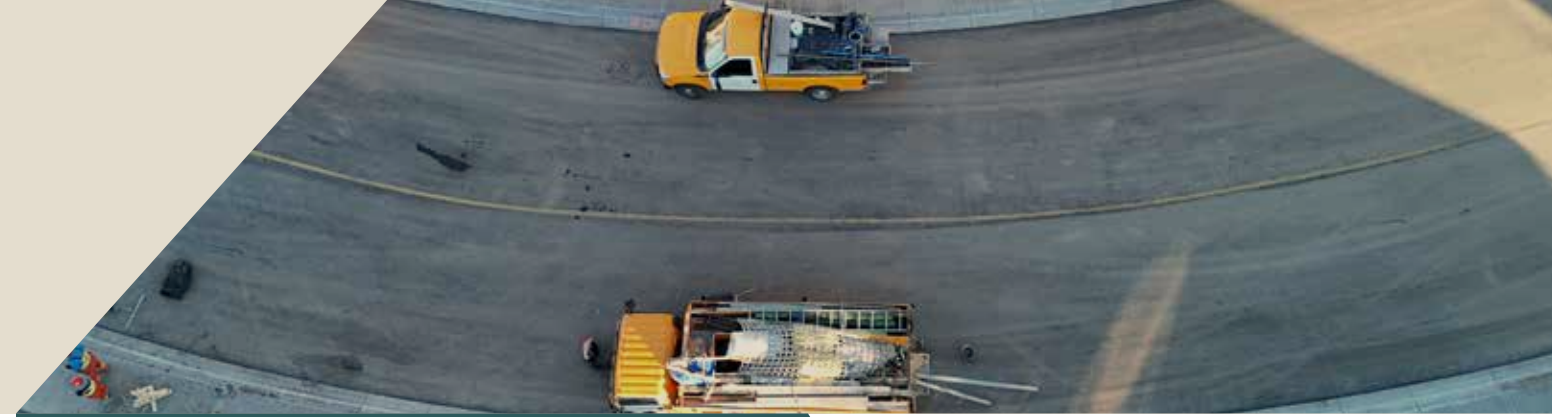
WATER & WASTEWATER



- ▶ EXISTING WATER TREATMENT PLANT EXPANSION
- ▶ WATER SUPPLY STRATEGY - GIRL GUIDES SITE SERVICING
- ▶ WATER ASSET RENEWAL PROGRAM (VERTICAL)
- ▶ WATER UTILITIES MODERNIZATION PROGRAM
- ▶ WASTEWATER ATTENUATION SYSTEM (LAGOON) RESTORATION PROJECT
- ▶ HERITAGE RESERVOIR



ROADS & PATHWAYS



- ▶ CRITICAL PATHWAY CONNECTION BIG HILL CREEK
- ▶ GLENEAGLES PARKING LOT/SPORT FIELD REHAB
- ▶ CENTRACS MOBILITY ADVANCED TRAFFIC MANAGEMENT SYSTEM IMPLEMENTATION
- ▶ RIVER AVENUE AND GRIFFIN ROAD PEDESTRIAN CONNECTIVITY & CROSSING DESIGN
- ▶ FLEET REPLACEMENTS & ADDITIONS

LEARN MORE AT cochrane.ca/projects



PARKS, RECREATION & COMMUNITY SPACES



- ▶ HORSE CREEK SPORTS PARK
- ▶ PLAYGROUND REPLACEMENT PROGRAM
- ▶ BALL DIAMOND SHALE REHAB-MITFORD PARK
- ▶ CEMETERY EXPANSION
- ▶ FENCE REPLACEMENT - ST.ANDREW'S & ST.MARY'S CEMETERIES
- ▶ TRANSIT FLEET LIFECYCLING
- ▶ TRANSIT INFRASTRUCTURE
- ▶ DOG PARK MANAGEMENT & ENHANCEMENT PROJECT
- ▶ SLS CENTRE ANNUAL CAPITAL UPGRADES



COMMUNITY SAFETY & GENERAL GOVERNMENT



- ▶ RENOVATION & UPFITTING OF FIRE STATION 152
- ▶ SCBA AIR COMPRESSOR REPLACEMENT
- ▶ FIRE PORTABLE RADIO EQUIPMENT REPLACEMENT
- ▶ FIRE FLOW IMPROVEMENTS
- ▶ ENTERPRISE RESOURCE PLANNING (ERP) SOLUTION
- ▶ TECHNOLOGY LIFECYCLING
- ▶ FURNITURE LIFECYCLE REPLACEMENT PROGRAM

LEARN MORE AT cochrane.ca/projects

BUDGET CYCLE

SETTING PRIORITIES

Annually, we assess our community’s needs and goals through input from residents, businesses and Town departments to prioritize projects and services.



PROPERTY TAX

After we’ve identified priorities, determined the necessary funds, and assessed your property’s value, your tax bill is calculated and delivered to you.

BUILDING OUR BUDGET

Town staff estimate the cost of services and projects and build a draft budget for Council to review.

PROPERTY ASSESSMENT

Funding for services, programs and civic partners comes from a combination of user fees and property taxes. The amount of property tax you are responsible for is partially determined by the assessed value of your property.

BUDGET PROCESS

The budget is planned over many months.

3

REVIEW & APPROVE

Council reviews the draft budget, makes adjustments, and approves the final budget.

2

BUILD DRAFT BUDGET

Staff develop a proposed budget based on priorities and available funding.

WHAT WE HEARD

Residents identified several key priorities, including:

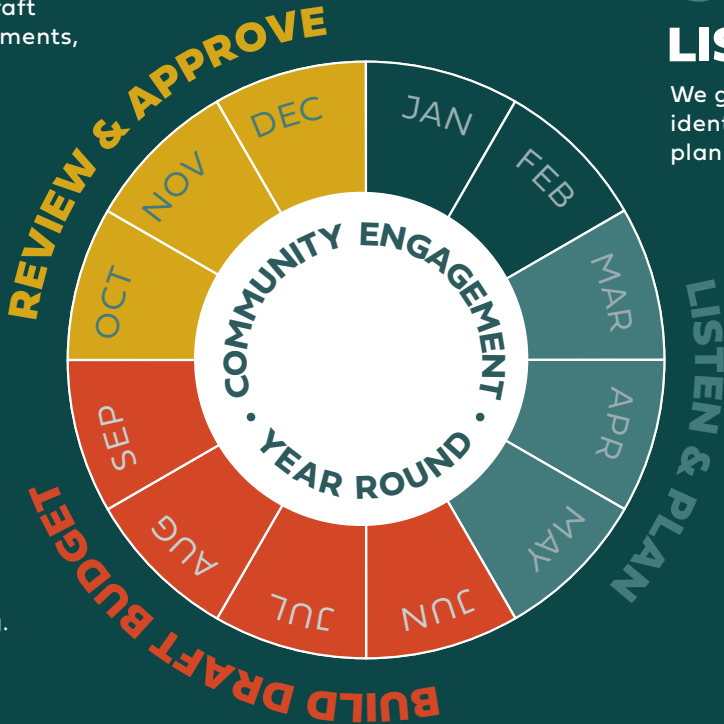
- ▶ Managing growth responsibly
- ▶ Planning for long-term sustainability
- ▶ Keeping services affordable over time

These priorities guided investments in community master plans, critical water infrastructure and maintaining core services our community relies on.

1

LISTEN & PLAN

We gather community feedback and identify needs. Town departments plan next year’s work.



WHAT GUIDES DECISIONS

- ▶ Community priorities
- ▶ Core services
- ▶ Long-term needs
- ▶ Financial sustainability (fiscal framework)
- ▶ Available funding

HOW RESIDENTS SHARE FEEDBACK

- ▶ Budget and community surveys
- ▶ Open houses and public events
- ▶ Council meetings
- ▶ Online feedback tools

WHO MAKES BUDGET DECISIONS

COMMUNITY INPUT
SETS PRIORITIES

TOWN STAFF
BUILDS THE DRAFT BUDGET

TOWN COUNCIL
REVIEWS & APPROVES

WHAT HAPPENS NEXT?

THE DRAFT 2027 BUDGET IS JUST THAT: A DRAFT.

Council will review the proposed budget, consider community feedback and deliberate before adopting the final 2027 Budget.

1 SHARE YOUR FEEDBACK

Provide input on the draft 2027 budget by November 6, 2026 at letstalkcochrane.ca/2027budget.

2 FOLLOW COUNCIL DELIBERATIONS

Council will deliberate the draft budget on November 10, 12, 18. Attend or watch the meetings online.

3 SEE THE FINAL BUDGET

Following Council adoption, we'll publish the final 2027 budget and an updated citizens' budget showing the approved numbers and what they mean for the average Cochrane household.

STAY INFORMED

cochrane.ca/budget

