



NON-STATUTORY PUBLIC HEARING NOTICE

Bylaw 15/2025 Off-site Levy Bylaw

September 8, 2025 | 6 p.m. | Cochrane RancheHouse

Any member of the public may attend to hear comments.

What is being proposed?

This is a proposed update to the Off-site Levy Bylaw, a key municipal finance tool to balance growth, fairness and fiscal responsibility as Cochrane continues to grow.

The update will:

- Update projects and costs where needed.
- Account for collections since the last Levy update.
- Update growth assumptions to match how Cochrane is expected to grow.
- Include new infrastructure to facilitate cost recovery for needed community services to support Cochrane's growth and front-ending by developers.

What does this mean?

As Cochrane continues to grow, new neighbourhoods and businesses need essential infrastructure such as roads, water and wastewater systems, stormwater facilities and community amenities. These projects come with significant costs, and it would not be fair for existing taxpayers to shoulder the full burden.

Under Section 648 of the Municipal Government Act, Cochrane has the authority to collect offsite levies—fees paid by developers to help fund the infrastructure required for growth. This ensures the principle of “growth pays for growth” is upheld, where new development contributes to the costs of the services it requires, while protecting existing residents from increasing taxes.

The updated bylaw ensures that the costs of infrastructure and services are fairly recovered to support Cochrane and applies to all development areas within the municipality.

Can I provide comments?

Written comments:

Submit written comments on the proposed change at cochrane.ca/publicsubmission before the Public Hearing.

Speak at the Public Hearing

(5-minute time limit):

Arrive before the start time and sign the speakers' list. To make a presentation, submit a presentation to legislative@cochrane.ca by 10 a.m. on Thursday September 4, 2025 (quote: Bylaw 15/2025: Off-site Levy Bylaw).

More information:

Town of Cochrane 101 RancheHouse Rd.
403-851-2500
legislative@cochrane.ca

This notice is provided in accordance with Sections 606 and 648 the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, as amended. Advertised: August 21 and 28, 2025

Public submissions, including name and address, will form part of the official record for the public hearing which is available to the public and published on [Cochrane.ca](https://cochrane.ca).