



# Council highlights

## Order of Cochrane Presentation

Council presented the 2025 Order of Cochrane award to Dr. Dennis Fundytus.

The Order of Cochrane is presented to individuals who, by their commitment, vision, and leadership, have created a legacy in our community. Recipients are nominated by community members.

## Delegation ~ Southern Alberta Land Trust Society

Justin Thompson, Executive Director, Southern Alberta Land Trust Society, and Max Fritz, Executive Director, Western Sky Land Trust, presented an update to Council about the conservation work that they are doing with landowners in the areas around Cochrane to preserve watersheds and wildlife habitat, and to explore possible opportunities for collaboration with the Town.

## Request for Special Meeting

In accordance with Alberta's *Municipal Government Act*, financial statements must be audited and prepared in accordance with the Public Sector Accounting Standard, approved by Council, and submitted to the Provincial Government by May 1, each year.

Council directed Administration to schedule a Special Council Meeting on April 27, 2026 at 5:30 p.m. for the purpose of presenting the 2025 Audited Financial Statements and Audit Findings Report.

## 2025 Year End Surplus Transfer

The 2025 tax supported operating results were prepared in accordance with the Council approved 2025 Budget. Following completion of year-end adjustments, the net tax supported operating surplus is \$1.36 million. This final surplus represents an improvement of approximately \$160,000 over the \$1.2 million projected at Q3 and reflects effective expenditure management across most divisions.

Council directed Administration to transfer the net operating surplus of \$1,360,430 to the Municipal Infrastructure Reserve.

## 359 First Street E ~ Affordable Housing Assessment Update

Administration previously received Council direction to proceed with legal review and related due diligence regarding a potential Town-led affordable housing opportunity at 359 First Street East.

That legal review identified a significant issue with the proposed transaction structure. Rather than functioning as a discounted land transfer to the Town, the arrangement would require the Town to carry the full value of the land as a forgivable loan over the term of the agreement which would create financial implications including potential impacts to borrowing capacity. Based on this review, it was recommended that the Town not pursue

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the land acquisition under the current proposed structure.

Council directed Administration to discontinue further work toward a Town-led acquisition of 359 First Street East under the current proposed transaction structure.

## **Cochrane to Calgary Commuter Transit Service ~ Planned Service Changes**

Adam Mildenberger, Transit Program Lead, shared that the privately operated On-It commuter transit service connecting Cochrane and Calgary will be discontinued by Southland Transportation, with service ending on June 1, 2026.

Council directed Administration to coordinate with Southland Transportation to communicate the discontinuation of the privately operated service between Cochrane and Calgary, with public notice issued immediately and service ending in June 2026; and further, that Council direct Administration to advance Option 2 by undertaking market engagement with potential private sector operators to inform the industry of this upcoming service gap and to provide available service information to support operator due diligence.

## **Notice of Motion Introduction ~ Off-Site Levy Optimization and Infrastructure Timing**

Following a notice of motion from Councillor Wilson, Council directed Administration to

report back to Council by September 8, 2026 with an analysis and recommendations respecting the Town's Off-Site Levy framework, including:

- opportunities to accelerate the identification, planning and inclusion of eligible growth-related infrastructure projects within the OSL bylaw
- considerations for the planning, funding and delivery of community amenities in the context of growth, including the timing of required supporting studies
- legislative requirements, constraints, and risks associated with advancing projects, including appeal considerations under the MGA
- financial implications, including impacts on levy collection, taxation, and debt
- potential phased or interim approaches to support earlier cost recovery
- the implications of proposed or potential provincial amendments to off-site levy provisions, with recommended strategies to optimize the timing and effectiveness of levy collection

## **Notice of Motion Introduction ~ Advancing a Balanced Growth Strategy for the Town of Cochrane**

Following a notice of motion from Mayor Nagel, Council directed Administration to report back with options to establish a high-level strategic objective within the Town's



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Strategic Plan that affirms a commitment to balanced growth, including:

- consideration of a target growth rate
- a review of growth management frameworks used by comparable municipalities in alignment with financial capacity, infrastructure, housing, economic development and environmental outcomes
- an evaluation of a balanced growth target, including analysis of a 3% annual growth scenario
- high-level implementation tools and policy mechanisms to support achieving that growth target
- a proposed roadmap outlining analysis, engagement, and timing for the development and implementation of a Balanced Growth Strategy.