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Council highlights

Greystone Area C Neighborhood Plan Amendment

Council adopted amendments to the Greystone Development Area "C" Neighbourhood Plan that were proposed in order to reflect a Land Use Amendment application for Greystone Phase 9 (Bylaw 15/2026) which is being brought forward to Council in conjunction with this application. The Land Use Amendment application proposed a redesignation of 8 Clarke Terrace from the General Industrial District (I-G) to the Business Industrial District (I-B).

Bylaw 15/2026 ~ Greystone Phase 9 Land Use Amendment

Bylaw 15/2026 proposed to re-designate the subject site from the General Industrial District (I-G) to the Business Industrial District (I-B) in the community of Greystone. This land use amendment is intended to match the land use district of the subject site with the land use district of the adjacent property to the south at 4 Clarke Terrace. It is the intent of the applicant to consolidate the two properties in order to proceed with a development permit application for one large, more cohesive industrial development with the Business Industrial District (I-B) designation.

Council gave Second and Third Reading to Bylaw 15/2026.

2027-2028 Civic Leadership & Engagement Pilot Framework

Pending approval of the draft 2027 budget, Council approved Civic Leadership and Engagement Pilot Framework, including the Youth Council and Citizen Panel pilots, youth representation on Council committees, and approved the Citizen Panel Terms of Reference; and direct Administration to issue a Request for Interest for Leadership Cochrane in Q1 2027 and report the results to Council before entering into any delivery agreement.

Non-Residential Development

Planning Services investigated and provided options for ways to address barriers that may restrict the advancement of planning applications for the purpose of non-residential development. The focus was about finding manageable, cost-effective solutions to shorten and promote non-residential development in Cochrane. Planning Services engaged other Town departments to understand process challenges, outdated policies and procedures and collaborated on efficiencies to identify and address gaps in the current processes and policies.

Administration will return to Council in July 2027 to provide an update on process improvements.

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Off-Site Levy Optimization & Infrastructure Timing

Administration responded to a notice of motion directing a review of Cochrane's Off-Site Levy framework. Opportunities to improve and accelerate the planning, inclusion and cost recovery of growth-related infrastructure while considering the legislative requirements, constraints, and financial implications of the levy program were recommended.

Ongoing work is intended to support the inclusion or refinement of Cochrane's library, fire hall, recreation, water treatment, transportation and stormwater infrastructure in the Off-Site Levy Bylaw. Proactive master planning, timely Council direction, stakeholder consultation and dedicated long-range planning resources provide the greatest opportunities to identify infrastructure earlier and accelerate cost recovery. Administration is targeting Off-Site Levy Bylaw updates every two years, with the next update anticipated in 2028.

Financing Affordable Growth

On October 9, 2026, the Mayor and Administration presented to Minister Dan Williams, Alberta's Minister of Municipal Affairs, on the challenges fast-growing communities face in funding and financing growth-related infrastructure.

This advocacy ties in with Council's Community Infrastructure Advocacy Priority, specifically proportional funding and cost-sharing tools for high-growth municipalities.

Council added this as an advocacy priority for 2026–2030 because it was recognized that fast-growing communities like Cochrane often have to build infrastructure and deliver services before the tax base catches up to pay for them. Cochrane is advocating for funding and cost-sharing tools that keep pace with growth, so the cost of building a community isn't carried by local property taxpayers alone.

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