



GLENEAGLES ASSOCIATION AGM 2023

GlenEagles Community Association

2023 AGM

**Held at The Links of
GlenEagles on
May 15, 2024**

Margaret Blair



Welcome and Call to Order

5/20/2024

Agenda

7:00	Welcome and Call to Order	7:20	GECA Landscaping Update
	Review and Adopt Agenda	7:35	Glenbow Ranch & Bow River Reservoir
	Approve 2022 AGM Minutes	7:50	Concrete Batch Plant
	Meet Your Board Members and Election	8:05	Mayor Genung Town of Cochrane
	Review and Approve 2023 Financial Statements	8:20	Other Business

8:30 Meeting Adjourns /Booths/Appetizers and Cash Bar to Follow

Resolution 1 – Agenda

Approve the Adoption of the 2023 AGM Agenda

- Can I have a motion to approve the adoption of the 2023 AGM Agenda?
- Seconder?
- For?
- Against?

Minutes from 2022 AGM

Minutes of the Meeting of the 2022 Annual General Meeting

of

Gleneagles Community Association

("GECA")

Minutes of the 2022 Annual General Meeting of GECA, held at the Links of Gleneagles, Cochrane, Alberta on **May 31, 2023** at 7:00 pm (the "Meeting").

Directors Present:

Margaret Blair
Codyne Carson
Joan Fortin
Rodger Grant
Joanne McGrath
Norm Peterson
Judith Robson
Stephen Simms
Robin Wentzel

Guests:

Shelley Wood
Samantha Cassleton
Shane Hubl
Michelle Delorme

1. Call to Order

With the consent of the meeting, Ms. Blair assumed the Chair and Ms. Robson acted as Secretary. The meeting was called to order at 7:02 pm.

2. Review and Adopt Agenda

By a show of hands of those present the Agenda as provided was approved. **UPON MOTION** duly moved, seconded, and unanimously carried it was **RESOLVED THAT** the Agenda of the Annual General Meeting of May 31, 2023 be and is hereby approved.

3. Approve Prior Minutes

By a show of hands of those present the prior Minutes were approved. **UPON MOTION** duly moved, seconded, and unanimously carried it was **RESOLVED THAT** the minutes from the Annual General Meeting of October 18, 2022 be and are hereby confirmed as a true and accurate record of the meeting.

4. Election of Board Members

The current Board has nine members and there were no nominations for further members. By a show of hands of those present the Board was re-elected. **UPON MOTION** duly moved, seconded, and unanimously carried it was **RESOLVED THAT** the Board of Directors be and are hereby approved.

Minutes from 2022 AGM

1. Town of Cochrane – 2023 Water Utility Programs

Mr. Shane Hubl, Director of Operations Services was introduced to the meeting and provided information on the following:

- Components of the water distribution system, showing areas of responsibility between the Town and the homeowner.
- Recently completed water utility programs, including curb valve location, CCTV sewer inspections, water main shut-off valve testing/repairs and leak detection equipment training.
- 2023 planned water utility programs will include further curb valve locating, CCTV sewer inspection, water main shut-off valve testing/repairs together with fire hydrant testing and leak detection via the water loss mitigation program.
- Water Loss Mitigation Program – in 2021, Cochrane's water loss was 552,000 cubic meters which is equivalent to the annual water use of around 3,270 homes and 18% of total water treatment plant output. The water loss program will prevent potential damage to adjacent infrastructures and avert expensive unplanned service failures and repairs. Mr. Hubl stated that Gleneagles will not be included in the 2023 [program](#) and, in a later question, a resident commented that with the lack of ground stability in the Gleneagles area it would be advisable to move this forward.
- Mr. Hubl also explained that service line insurance coverage is available through several insurance companies.

In answer to a question on whether the Town meters wastewater Mr. Hubl confirmed that it does not.

A resident asked whether the condo associations were treated the same way with regard to town versus resident infrastructure and Mr. Hubl advised that arrangements varied by condo association. He and Shawn Tooth are currently reviewing the agreements and will provide the breakdown to GECA.

Mr. Hubl was asked about the irrigation in Gleneagles green spaces, and he advised that this is not under his portfolio. Ms. Blair explained that in discussions with the ToC, they have expressed a reluctance to turn irrigation on that has already been decommissioned. The Board will continue to work with the ToC to try to resolve.

A resident questioned how close the Town was to maximizing its water license. Initially Mr. Hubl suggested that we were years away and, when pressed, agreed that we were approximately 5 years away. This timeframe could change, however, depending on the success of the water mitigation and other ToC water related projects. Mr. Hubl advised that he will provide more details in the near future.

6. Town of Cochrane – Community Liaison Officer, Municipal Enforcement

Ms. Samantha Casselton was introduced to the meeting and explained that she had recently moved into this community liaison position. She also commented on the meeting turnout and said that she was very impressed at the number of residents attending the AGM.

2

Minutes from 2022 AGM

- Ms. Casselton explained that Cochrane Community Peace Officers support the needs of the community by listening, educating, informing and empowering residents to understand community bylaws, concerns and risks, reducing violations and creating a safer space for all.
- Community Peace Officers do not deal with criminal code matters like the RCMP, but they do work very closely with them to enforce Town by-laws. It was noted that the Alberta Sheriffs are now able to respond to 911 calls and that all law enforcement departments are hoping to move into the new building in Heritage Hills in the near future.
- CPOs aim to reduce violations by being visible and proactive, increasing community safety through awareness and relationship building. They deal with many areas including traffic safety, roadways, sidewalks and pathways, animal control and education.
- Identification of community needs is key to building relationships and encouraging residents to resolve issues using composure and kindness.

In response to questions from residents, Ms. Casselton will pass on the following concerns to officers: speeding on Gleneagles Drive noting the potential impact on wildlife and near misses; speeding at intersections on Gleneagles Drive, e.g., Gleneagles West and the Villas; speeding and noise from motorcycles on Gleneagles Drive.

7. Landscaping Report

Mr. Robin Wentzel provided a brief review of past issues and the move towards sustainable landscaping, including working with the Town on contentious irrigation issues. The ToC is reluctant to turn on decommissioned irrigation systems and, instead, recommends hiring watering trucks. The Board does not agree with the ToC's position and will work with the Park and Open Spaces Manager to resolve prior to moving forward with the transition to more sustainable landscaping. The scheduled planting day on June 3rd has been postponed due to the early dry season and the ongoing water issues. Mr. Wentzel will follow up with Mr. Hubl on water access.

In 2023 the ToC has agreed to conduct training sessions for landscaping staff; repair wooden fencing in areas believed to be the ToC's responsibility; provide mulch for some areas; and although they have committed to removing dead/overgrown shrubs, starting with Murphy Bros Park this year, replacement plans need to be resolved prior to the commencement of any work.

In 2023, GECA will continue to maintain the signage and entrance at Highway 1A, as well as the boulevard entrances to Gleneagles East, West and the Landing. Special projects will include upgrading the boulevards, where we have access to irrigation, by planting more sustainable shrubs and trees either to replace those that are dead or where there are gaps; edging and mulching Warmouth Park and the islands in Gleneagles West; and weeding the shrub and tree beds in Gleneagles East. GECA will also obtain quotes for a possible crushed gravel path for area 11 on the Gleneagles landscaping map for possible construction in 2024.

Minutes from 2022 AGM

Both Mr. Wentzel and Ms. Blair asked that if residents have any landscaping issues to please pass them on to GECA (info@geca.ca) rather than taking matters into their own hands and requested that no one yells at the ToC landscaping crews.

In response to a resident's question regarding pathways in Cochrane, Ms. Blair advised that she had attended one meeting in the last year and safety issues for pedestrians and cyclists, e.g., at the eastern intersection from Gleneagles Drive to the 1A, had been raised. There was also a comment about the deterioration of the pathway by the golf course reservoir. Ms. Blair will follow up with the Town on both these issues.

8. Financial Statements

Ms. Codyne Carson presented the 2022 Year End Financial Statements and in response to a question regarding bench sponsorship, Ms. Blair confirmed that the bench is located in the Glenbow Ranch Provincial Park. Following a request for a copy of the financial slides from the presentation and the full 2022 statements, Ms. Blair asked residents to contact herself or Ms. Carson who would provide these. Asked about the delinquency rate on 2022 fees, Ms. Blair confirmed that GECA had zero delinquencies and thanked Ms. Shelley Wood for her diligence in following up to ensure full recovery.

By a show of hands of those present the Financial Statements were approved. **UPON MOTION** duly moved, seconded and unanimously carried it was **RESOLVED THAT** the 2022 Financial Statements be and are hereby approved.

9. Glenbow Ranch Provincial Park

Ms. Michelle Delorme, Executive Director of the Glenbow Ranch Provincial Park was introduced to the meeting. She advised that the Park Foundation is a registered charity whose revenues come from donations, program revenue and grants. There is a small team of four staff and approximately 50 committed volunteers who support all areas of the foundation.

Public programming includes birding/history/photography/Nordic/walking and biking tours. Education programming includes 5,000 youth annually through the park, field study opportunities and summer day camps. The conservation program continues to be innovative in vegetation/invasive species management which in 2022 supported the Blue Bird Box/Pollinator and a Weevil program and in 2023 there will be a restoration project for Sprague's Pipit.

Haskayne Park to the west is set to open in 2023 and a pedestrian bridge connecting Glenbow Ranch Park to Cochrane will be developed in future years with three potential sites. Park annual attendance is projected to increase significantly. When residents raised concerns about the increased volumes, Ms. Delorme indicated that they plan to increase the number of entrances and parking locations, which should mitigate any impacts.

4

Minutes from 2022 AGM

Ms. Delorme indicated that if an East End Reservoir is approved and built, this has the potential to flood +/-7 km of CPR tracks, as well as the Haskayne Legacy Park development and multiple residential and development properties. In answer to a question, she explained the reason for the dam is flood prevention and that two other options are Ghost Dam and Morley. Residents asked if the Park planned to raise a petition against building the East End Reservoir on their land. Ms. Delorme said that she was currently assessing this option and will provide information to GECA to update residents as more information becomes available.

10. Other Business

A resident commented on a previously planned path to the Park from Gleneagles and was concerned that the current path could be closed. Georg Paffrath, Board Director of the Park confirmed no discussion had been held and that this would not occur. There may also be an opportunity to upgrade the path to make it safer for e-bikes, etc. as part of the Park's ongoing review of the pathway system and the types of surfaces required.

The same resident asked if there had been any discussion since the last AGM relating to events with the golf club. Ms. Blair confirmed there hadn't been and suggested the resident speak to her at the end of the meeting. He also asked about the relocation of benches within the Gleneagles walkways and Ms. Blair confirmed this had been discussed with Trish Kluane, the Town Manager of Parks and Open Spaces.

There being no further business, the Chair declared the meeting terminated at 8:31 pm.

Resolution 2 – Minutes from 2022 AGM

Approve the 2022 AGM Minutes of May 31, 2023

- Can I have a motion to approve the 2022 AGM Minutes of May 31, 2023?
- Seconder?
- For?
- Against?

Meet Your Slate for Board of Directors

Name	Position	Joined	Lives
Margaret Blair	President	2019	GE East
Codyne Carson	Treasurer	2017	GE East
Judith Robson	Secretary	2021	GE East
Claudette Lachance	Board Member	2023	GE East
Gary Kooistra	Board Member	2024	GlenVista
Jeff Paulson	Board Member	2023	The Estates
Joanne McGrath	Board Member	2023	The Villas
Robin Wentzel	Board Member	2022	GE East
Ian Anderson	Board Member		GlenHaven

Resolution 3 – Election of Directors

Approve the election of the Board of Directors: Margaret Blair, Codyne Carson, Judith Robson, Ian Anderson, Claudette Lachance, Gary Kooistra, Jeff Paulson, Joanne McGrath, and Robin Wentzel

- Can I have a motion to approve the election of the Board of Directors?
- Seconder?
- For?
- Against?

Meet Your Non-Voting Board Members

Name	Position	Joined	Lives
Norm Peterson	Emeritus	2015	The Villas
Roger Grant	Emeritus	2016	GlenVista
Shelley Wood	Bookkeeper	2009	GE East

Margaret Blair



Financial Statements 2023

5/20/2024

Financial Statements:

Assets: 2023

ASSETS:	2022	2023
Cash and Term Deposits	\$ 191,069	\$ 219,207
Accounts/Interest Receivable	0	\$ 1,429
Goods and Service Tax recoverable	0	\$ 2
Prepaid Expenses	\$ 1,417	\$ 1,443
Total Assets	\$ 192,486	\$ 222,081

Financial Statements:

Liabilities and Net Assets: 2023

	2022	2023
LIABILITIES:		
Accounts Payable/Accrued Liabilities	\$ 3,201	\$ 7,629
Deferred Income	\$ 175	\$145
Total Liabilities	\$ 3,376	\$ 7,774
Total Net Assets	\$ 189,110	\$ 214,307
	\$ 192,486	\$ 222,081

Financial Statements:

Revenues: 2023

	2022	2023
Revenue:		
Homeowner Fees	\$ 113,693	\$ 113,693
Interest and Recovered Costs	\$ 1,257	\$ 3,995
Total Revenue	\$ 114,950	\$ 117,688

Financial Statements:

Expenditures and Excess of Revenues over Expenditures: 2023

	2022	2023
EXPENSES:		
Rebates to Condominium Associations (60%)	\$ 26,643	\$ 26,501
Landscaping - Base expenses and One-Time Projects	\$ 61,947	\$ 49,001
Administration (office and general; professional fees; and insurance, AGM)	\$ 15,581	\$ 16,990
Glenbow Ranch Bench	\$ 3,500	0
Total Expense	\$ 107,671	\$ 92,492
Excess of Revenues over Expenditures	\$ 7,279	\$ 25,196

Financial Statements



Resolution 4 – Financial Statements

Approve the 2023 Financial Statements for the GlenEagles Community Association

- Can I have a motion to approve the 2023 Financial Statements?
- Seconder?
- For?
- Against?

Judith Robson, Robin Wentzel, Margaret Blair, and Gary Kooistra



Landscaping Report: 2023/2024

5/20/2024

Landscaping:

Why it matters

- Landscaping is part of what defines GlenEagles
- Landscaping accounts for approximately two-thirds of our overall expenses
- GECA plans to increase the money we spend to transition to new landscape alternatives
- Landscaping is where we have the most complaints

Landscaping:

What residents tell us they want

- Many of the residents who have lived in GlenEagles for several years want GlenEagles to look like it used to:
 - Well-trimmed, manicured boulevards, islands, and parks
 - No weeds
 - No brown grass
 - No overgrown/dead shrubs

Landscaping:

What residents tell us they want

- Other residents want GlenEagles to transition to more cost-effective, drought resistant landscaping options
 - Use ground covers that don't require watering
 - Plant perennials; not annuals
 - Increase shrub and tree beds

Landscaping:

Other factors to consider

- The ToC is **NOT** going to turn on the irrigation in our parks and islands
- There are numerous predictions for another dry summer
- The cost of watering the boulevards is increasing and, at some point, will become unsustainable
- There is increased awareness about looking at more drought resistant options

Landscaping:

Our Assessment

**We can't
make
GlenEagles look
like it used to**

We can, however:

- "Green with micro-clover/
fescues
- Reduce weeds
- Maintain shrub/tree beds
- Increase our canopy
- Plant perennials
- Manage costs

Landscaping:

GECA's Landscaping Strategy and 5-Year Plan

Our Plan

To transition GlenEagles' boulevards, parks, and islands from a reliance on high water demand and intensive landscaping to more sustainable xeriscaping alternatives.

What is Xeriscaping?

The practice of designing our boulevards, parks, and islands in such a way as to use as little water as possible.

Xeriscaping

Native and Naturalized Plants



Trees



Ground Covers

Xeriscaping cont'd

Sustainable Water Use



Less Maintenance



Manage Costs

Landscaping:

We will get there by Partnering

GECA		ToC		COMMUNITY
Focus on boulevards and transitioning the islands	+	Focus on the Parks and environmental reserve	+	Focus on our yards Participate in GECA initiatives

Landscaping:

GECA's 2024 Initiatives

- **The View Park**
- **Wearmouth Park**
- **"Adopt an Island"**
- **GE West Island**
- **GE East Boulevard**
- **Xeriscaping Workshops**



Landscaping:

ToC 2024 Initiatives

- The Landing Island
- The Landing Greenspace
- An opening through the View Park
- Relocation of some benches
- Water conservation rebates

5/20/2024

IT PAYS TO SAVE WATER

APPLY FOR YOUR WATER CONSERVATION REBATE

LAWN ALTERNATIVE



Max. rebate \$150 (50% of purchase)
Rock, drought-tolerant ground cover
Artificial turf, rubber mulch, hardscapes

MULCH



Max. rebate \$100 (50% of purchase)

FESCUE SOD



Max. rebate \$300

RAIN BARRELS



Max. rebate \$50 per barrel. Three barrel limit.

HIGH-EFFICIENCY TOILET



Max. rebate \$50 per toilet.
Three toilet limit. For homes built after 2006.

HIGH-EFFICIENCY WASHING MACHINE



\$100 rebate for most efficient clothes washers. For homes built before 2014.

Landscaping:

ToC Pathway Improvements

- **70 metres of guardrail**
- **Paving 200 metre of Pathway**
- **Widening the Pathway**



Landscaping:

Community 2024 Initiatives to Consider

- **Check out GECA's website for new articles/program updates**
- **Attend workshops**
- **Check out the pilots**
- **Adopt an Island**
- **Explore ToC rebates**
- **Consider xeriscaping your yard**



Landscaping:

What Partnering looks like in 2024

GECA		ToC		COMMUNITY
Focus on boulevards and transitioning the islands	+	Focus on the Parks and environmental reserve	+	Focus on our yards Participate in GECA initiatives
<ul style="list-style-type: none">▪ The View Park▪ Wearmouth Park▪ The Close Island▪ Perennial Pilot▪ Micro-Clover Pilots		<ul style="list-style-type: none">▪ The Landing Island▪ Pathway on ravine▪ The View Park Fence Opening▪ Bench relocation▪ Water rebates		<ul style="list-style-type: none">▪ Adopt an Island▪ Community Workshops▪ ToC Rebates▪ Xeriscaping our Yards

Landscaping:

More information available

- **Xeriscaping**
- **Clover**
- **Adopt an Island**
- **Town of Cochrane Water Rebates**

Landscaping:

Xeriscaping - True or False

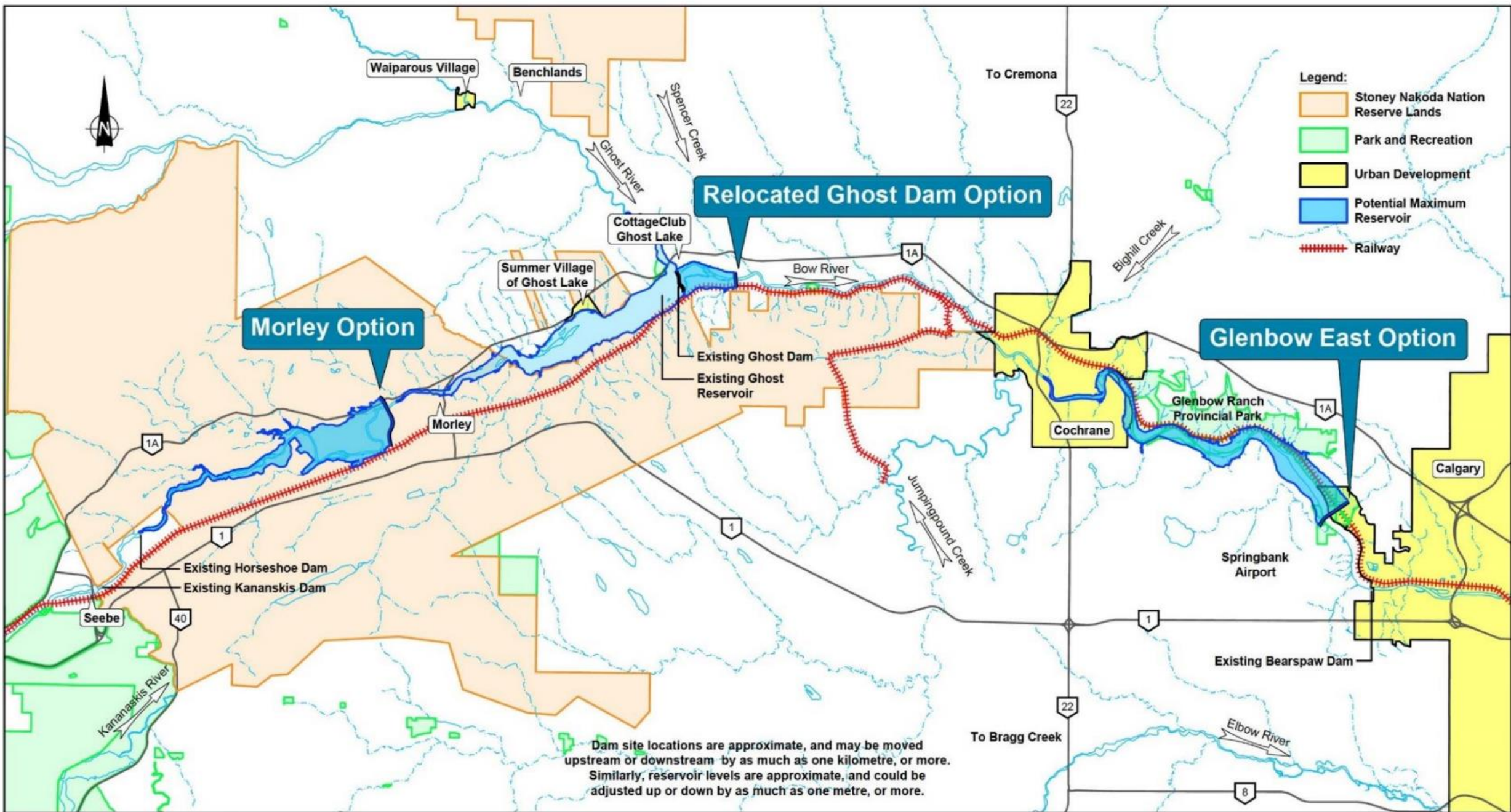
- **Xeriscaping requires zero water use**
- **Xeriscaping is all or nothing: Your yard is either water-friendly or it's not**
- **Xeriscaping means that your yard will be full of cacti, rocks, and dust**
- **Xeriscaping means no lawns**
- **Xeriscaping is expensive and hard to maintain**

Landscaping Report

- **Is clover a weed?**
- **Is clover dog friendly?**
- **Is xeriscaping just the latest fad?**
- **How can you “Adopt an Island?”**







By the numbers

Description	Relocated Ghost Dam	Glenbow East
Cost	\$917M	\$992M
New Reservoir Live Storage	88,000 dam3	119,000 dam3
New flood and drought protection for Calgary	Good	Very good
Impacted River Channel	3 km	15 km
Estimated Annual Energy Production	219,150 MWh	122,030 MWh
New flood and drought protection for Cochrane	Yes	No
Impacted major infrastructure	CPKC Rail line relocation, decommissioning existing Ghost Dam, AltaLink utility relocation/replacement	CP Rail Line relocation
Impacted Parks Land	None	Glenbow Ranch Provincial Park Haskayne Legacy Park Bears paw Legacy Park + Other Cochrane green spaces/parks

Ghost Dam relocation

SUMMER VILLAGE OF
GHOST LAKE

GHOST RESERVOIR

EXISTING GHOST DAM
(WILL BE REMOVED)

COTTAGE CLUB
GHOST LAKE

BOW VALLEY TRAIL
(HIGHWAY 1A)

RESERVOIR AT
SUMMER FULL SUPPLY LEVEL 1191.16m

CONCRETE GRAVITY DAM

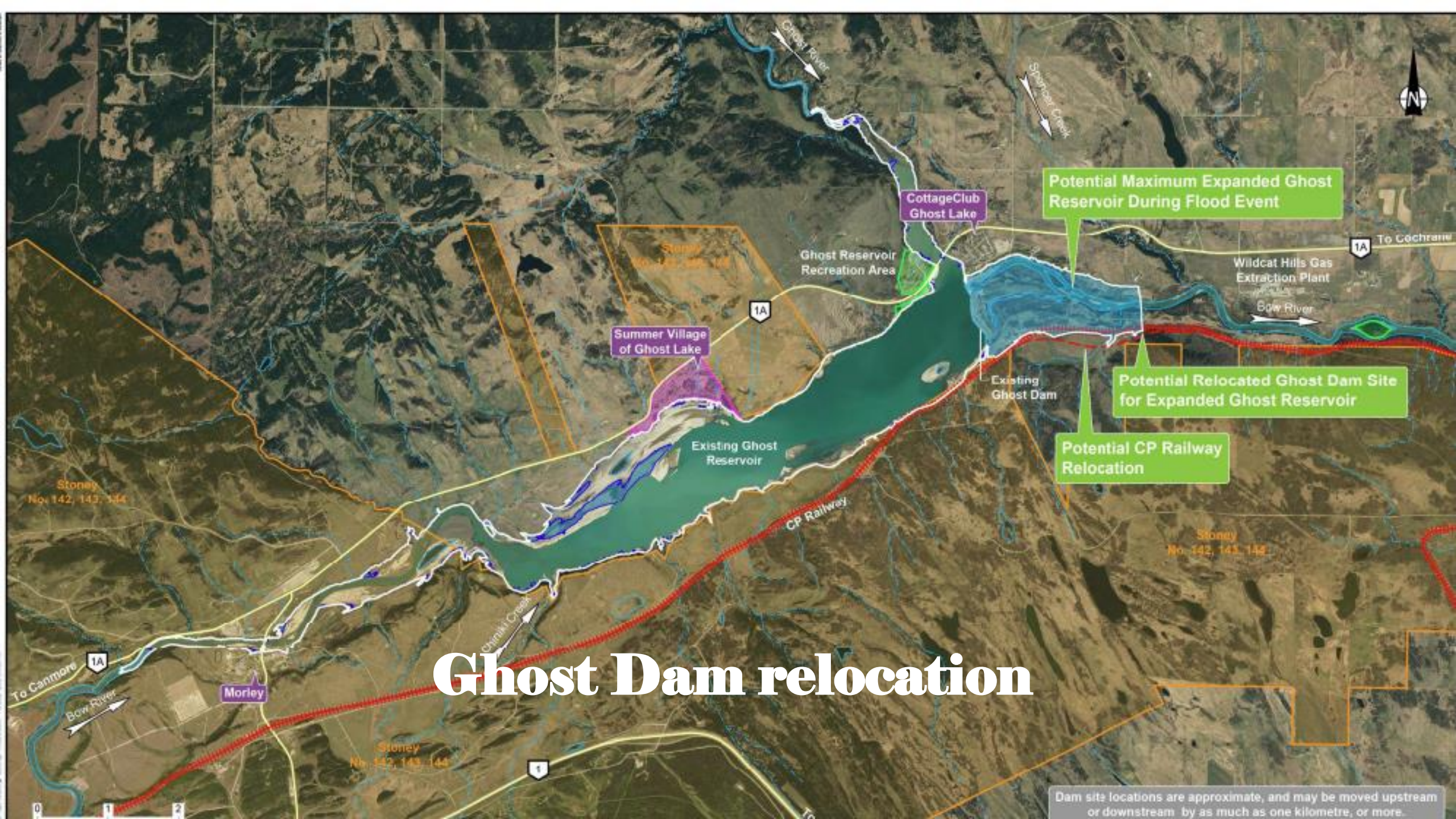
RELOCATED GHOST
DAM SITE OPTION

RELOCATED CP RAILWAY

COMBINED POWER HOUSE
AND LOW LEVEL OUTLET
C/W SLUICE GATES

CONCRETE GRAVITY SPILLWAY C/W
RADIAL GATES AND FLIP BUCKET

BOW RIVER



Ghost Dam relocation

Dam site locations are approximate, and may be moved upstream or downstream by as much as one kilometre, or more.

Glenbow East

COCHRANE

GLENBOW RANCH
PROVINCIAL PARK

SPRINGBANK HEIGHTS DRIVE

SPRINGBANK HEIGHTS WAY

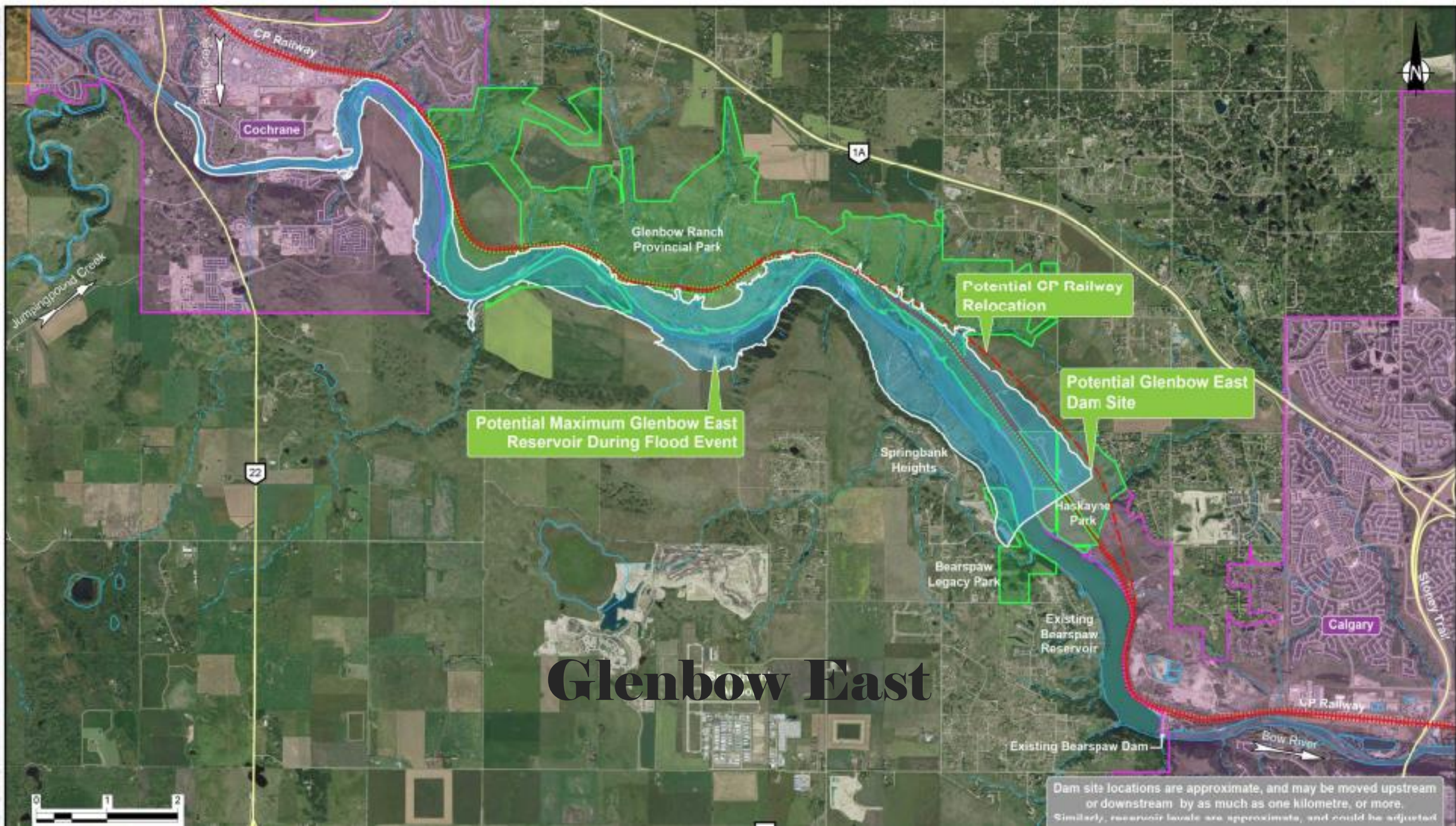
RESERVOIR AT
OPERATING LEVEL

CONCRETE CHUTE SPILLWAY
C/W RADIAL GATES
AND FLIP BUCKET

COMBINED POWER HOUSE
AND LOW LEVEL OUTLET
C/W SLUICE GATES

BEARSPAW RESERVOIR

RELOCATED CP RAILWAY



Impact to Cochrane

TOWN OF COCHRANE

GLENBOW EAST RESERVOIR
FAS LEVEL 1118.00

BOW RIVER

THIS DRAWING MAY HAVE BEEN REDUCED. ALL
SCALE NOTATIONS INDICATED (e.g. 1:1000) ARE
BASED ON 24" x 36" FORMAT DRAWINGS.



DAM SITE LOCATIONS ARE APPROXIMATE AND MAY BE MOVED
UPSTREAM OR DOWNSTREAM BY AS MUCH AS ONE KILOMETRE, OR MORE.
SIMILARLY, RESERVOIR LEVELS ARE APPROXIMATE, AND COULD BE
ADJUSTED BY AS MUCH AS ONE METRE, OR MORE.

LEGEND

RESERVE BOUNDARY EXISTING FSL MAJOR CONTOURS

ACRONYMS

FAS FLOOD ATTENUATION STORAGE

NOTES

1. COORDINATES SHOWN IN DRAWINGS ARE BASED ON THE 3TM114 COORDINATE SYSTEM.

WSP

BOY RIVER RESERVOIR OPTIONS
FEASIBILITY STUDY

PROJECT NUMBER
CW2320.02



CPKC Relocation



Potential CP Railway
Relocation

Potential Glenbow East
Dam Site

Springbank
Heights

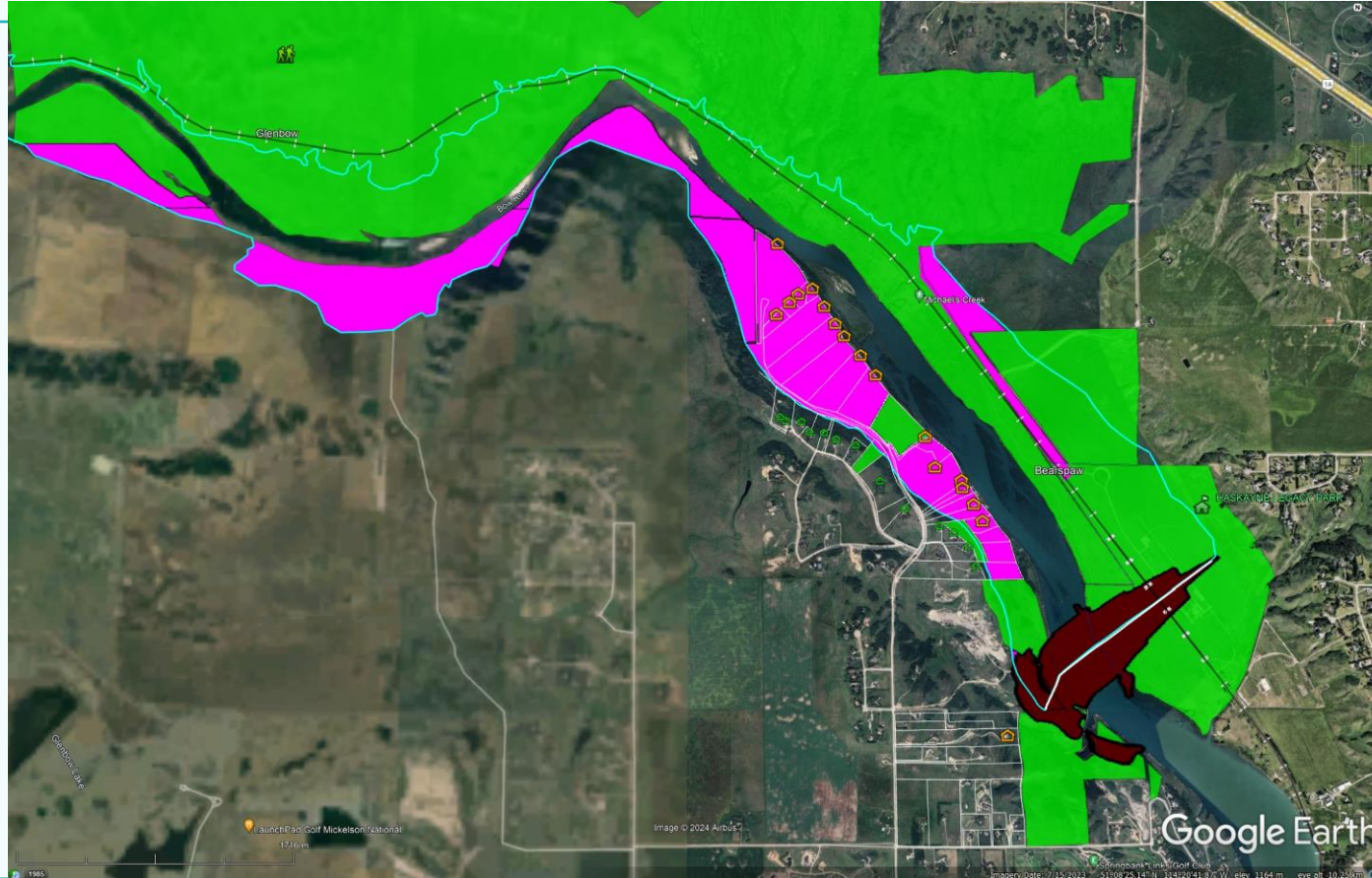
Haskayne
Park

Bearspaw
Legacy Park

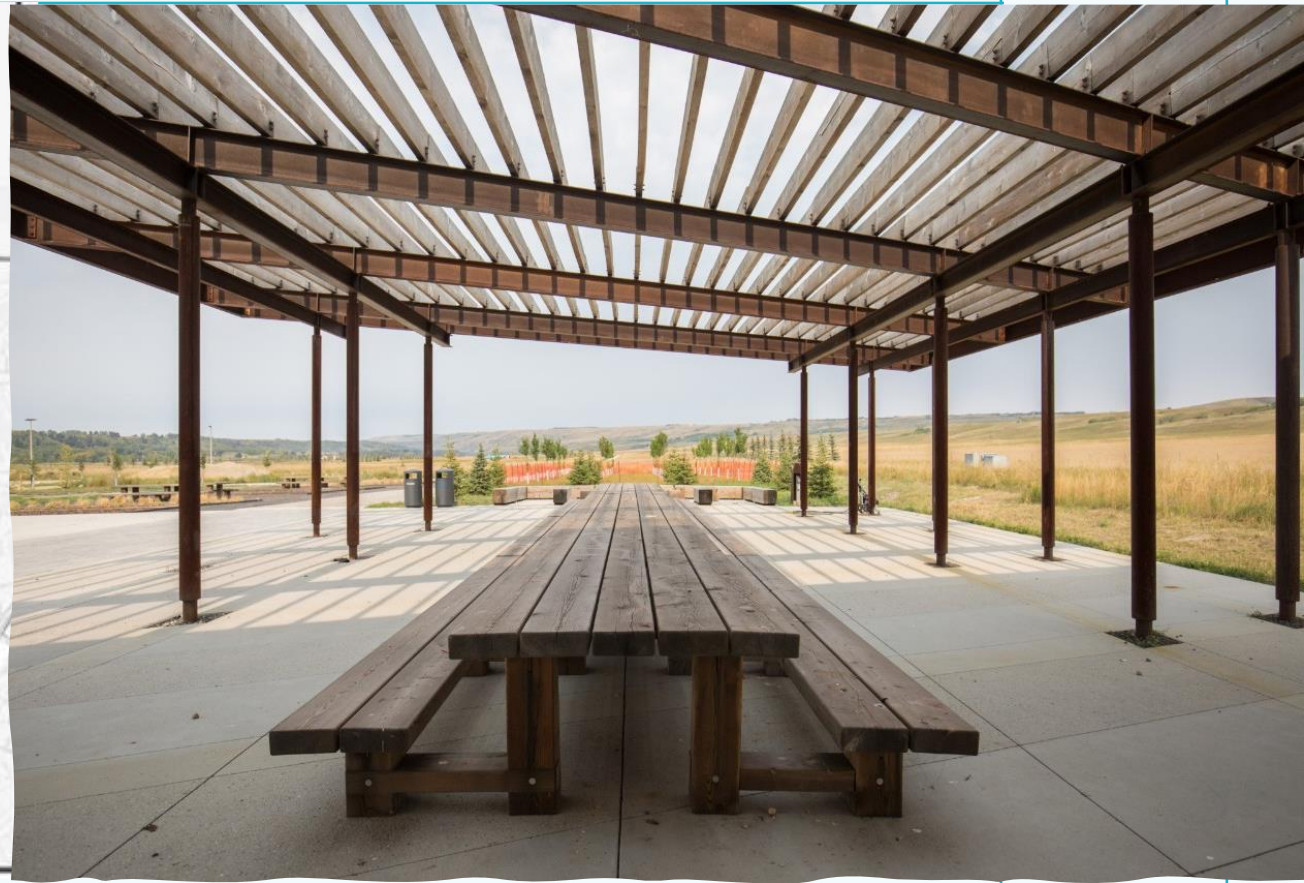
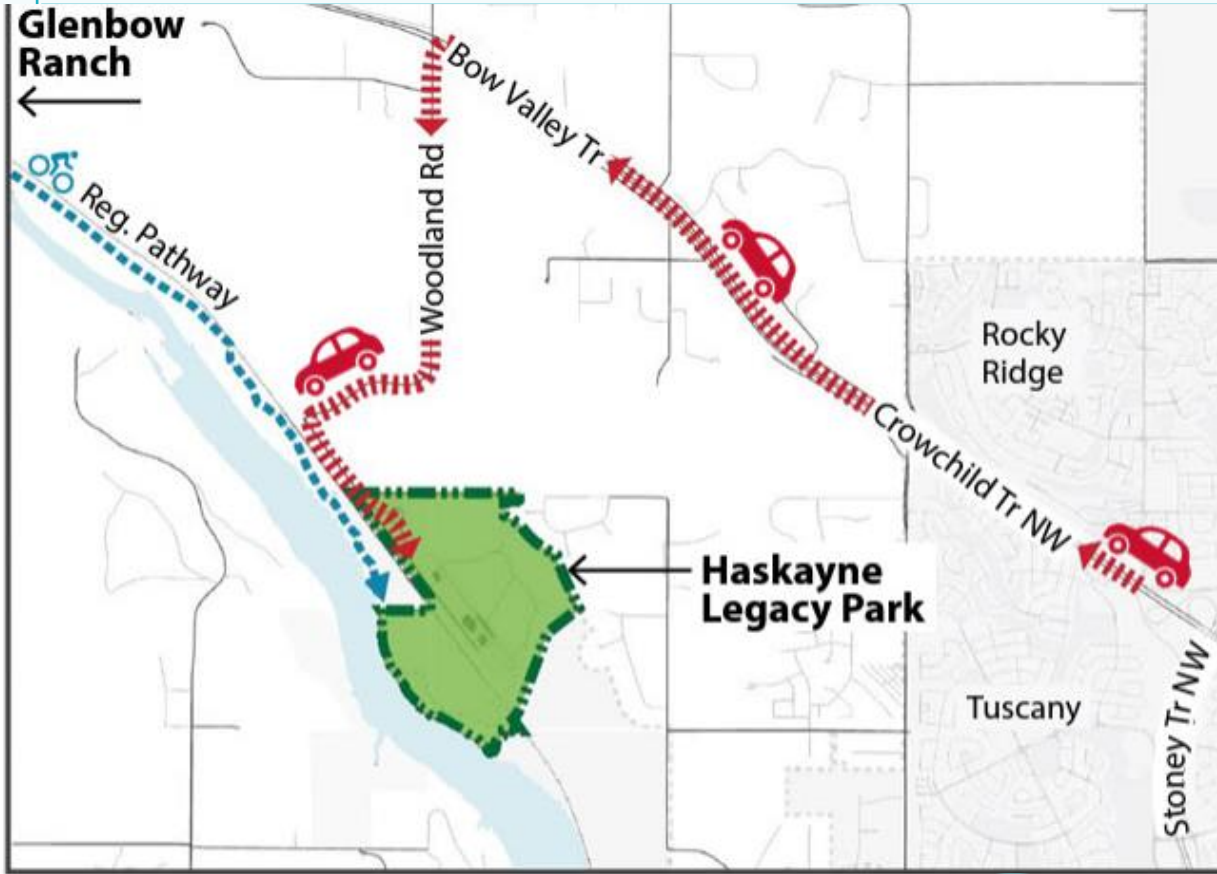
Impact to Trans Canada Trail



Impact to homes and property



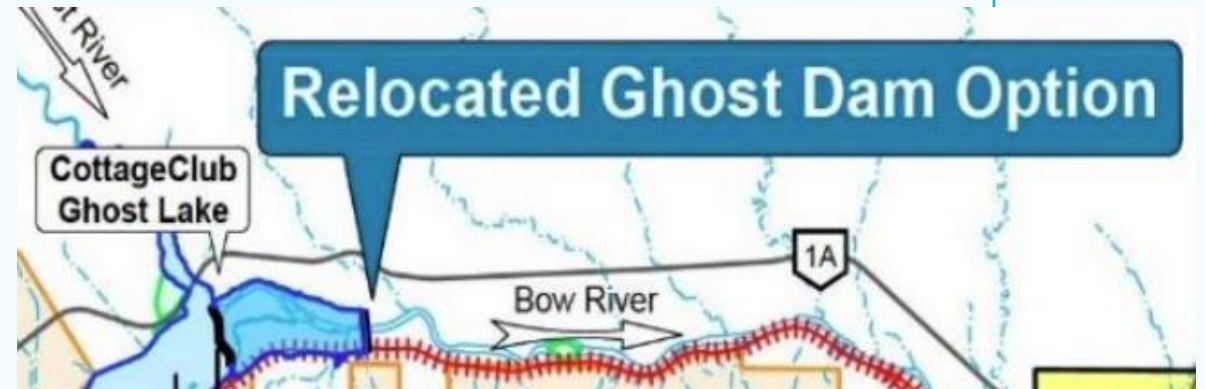
Precedent for future donors

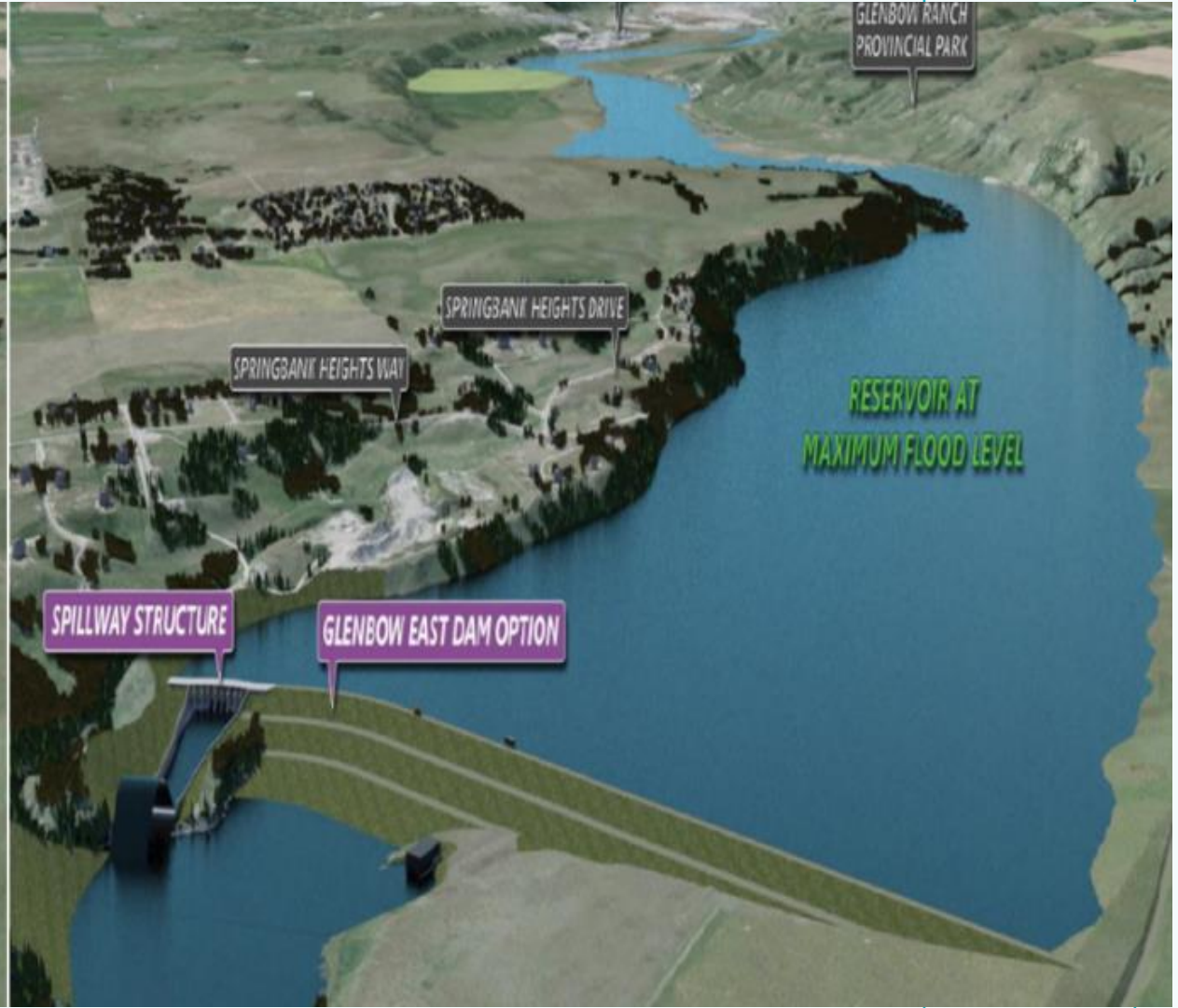


Greenbelt contribution to water security



Surface area of reservoir





The bottom line:

**Let's solve both
flooding AND
drought.**

**Let's protect both
Calgary AND
Cochrane.**





Concerned Citizens: Concrete Batch Plant

Paul Trotter and Brent Jessiman

5/20/2024

The Concrete Batch Plant presentation has been replaced by this slide to provide some background and context to the key points discussed at the AGM meeting

5 / 20 / 2024

A Concrete Batch Plant in Cochrane?

Cochrane Planning Commission (CPC)

The Commission approved the license issued to Heidelberg Materials to build a batch plant on the site of the existing gravel pit. The CPC also granted variances to the height requirements that will allow Heidelberg to build two 59 foot high silos. It appears that no consideration was given as to whether the plant will unduly interfere with the amenities of Precedence, Riversong or Gleneagles (which was largely ignored throughout the process), or materially interfere with or affect the use, enjoyment, or value of the neighbouring properties. A group of concerned citizens is in the process of filing an appeal prior to the May 16th deadline.

Heidelberg Materials: Who are They?

One of the world's largest integrated manufacturers of building materials with leading market positions in cement, aggregates, and ready-mixed concrete. Headquartered in Germany, Heidelberg has over 50,000 employees world-wide and operates in 50+ countries.

Minimal Public Engagement

Since the Gravel Pit is already zoned as "industrial", the Town met the minimum standard of engagement which included:

- ❖ A sign posted on a fence/entrance gate at the gravel pit and on a busy roundabout on James Walker Trail with no place or opportunity for passing vehicles to stop to read the content of the notice. Nothing was posted in Gleneagles
- ❖ Notice of application to a handful of regulators
- ❖ Resident emails to Administration; responses still outstanding

Limited Access to Technical Reports or Other Documents

The Town's Administration produced a 154 page report that was presented to the CPC and is available online. All other information including regulator responses, technical reports, earlier gravel pit approvals, licenses, etc. is only available if residents file a FOIP request (Freedom of Information Request and Protection of Privacy Act).

We filed a FOIP request on May 2nd, however were told that it may take up to 60 days before we receive this information - long after the May 16th appeal deadline and potentially even after the appeal will be heard!

We are also concerned that the CPC relied on reports dating back to 2016, long before the expansion of the gravel pit and appear to have made their decisions without receiving critical data such as economic and environmental impact assessments, baseline measures, etc.

Support us by contributing to our GoFundMe Account (<https://gofund.me/0e97b271>)

How Long Will the Concrete Batch Plant be Here: Possibly forever.

Heidelberg Materials expects to exhaust the existing gravel pit at least 9 years sooner than the previous owners, however, there is no requirement for Heidelberg to close down the Batch Plant at that time. In fact, we anticipate that Heidelberg will truck in gravel like they do at some of their other plant locations and maximize the use of the extensive water license that they have acquired.

In the Absence of Information, there are Numerous Concerns

- ❖ **Potential Health Issues** (Fugitive emissions- dust, designated substances during blinded baghouse event, during silo recharging, tracked materials, truck emissions)
- ❖ **Water** - runoff, wastewater, etc.
- ❖ **Environmental** - fish and other wildlife, plants, etc.
- ❖ **Noise and Hours of Operation** - nothing to prevent Heidelberg from operating from 7am-10pm weekdays and 9am -10pm on weekends
- ❖ **Traffic and Safety** - estimate more trucks; not less (over 130 per day both in and out)
- ❖ **Reclamation and Remediation** - costs money and takes time
- ❖ **Property value and enjoyment of our properties**
- ❖ **Limited Benefits** - 6 jobs and <\$3,000 in taxes

Where we are at in the Process

- ❖ Raising awareness and sharing concerns
- ❖ Engaging experienced lawyers to guide the process
- ❖ Filing the Appeal
- ❖ Preparing for the Appeal
- ❖ Waiting for FOIP reports/ documents
- ❖ Raising money to fund the appeal to augment volunteer activities

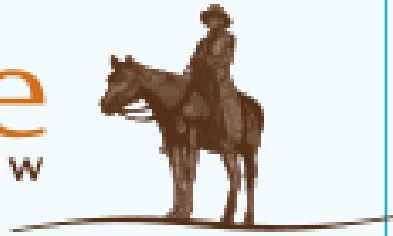




Town of Cochrane

Mayor Genung

cochrane
HOW THE WEST IS NOW



Board Members



Other Business

Other Business:

- The Jones Estate
- Other?

Have I Happened to Mention the New GECA Website?



Margaret Blair



Closing Remarks

5/20/2024

Social – Please Stay and Meet Your Neighbours, the Board and Our Presenters

Appetizers will be served



Cash Bar
Available

