



GlenEagles Community Association

**2025
Annual General Meeting**

May 12, 2026

Gleneagles Community Association 2025 Annual General Meeting Agenda

2

- ▶ 7:00 PM Welcome and Call to Order
- ▶ Review and Adopt Agenda
- ▶ Approve 2024 AGM Minutes
- ▶ Approve 2025 Special General Meeting Minutes
- ▶ Review and Approve 2025 Financial Statements
- ▶ Meet Your Board and Other Nominees
- ▶ Vote

Gleneagles Community Association 2025 Annual General Meeting Agenda

3

- ▶ 7:45 PM Landscaping: GECA and Town of Cochrane
- ▶ 8:00 PM Concrete Batch Plant Update
- ▶ 8:10 PM Jones Estate Update
- ▶ 8:20 PM Other Business
- ▶ 8:30 PM Meeting Adjourns
- ▶ 8:30 PM – 9:00 PM Appetizers & Refreshments (Cash Bar)

Resolution #1: Agenda

- ▶ Can I have a motion to approve the 2025 Annual General Meeting Agenda?
 - ▶ Seconder?
 - ▶ For?
 - ▶ Against?

Minutes from the 2024 AGM

Draft

**Minutes of the Meeting of the 2024 Annual General Meeting
of
Gleneagles Community Association
("GECA")**

Minutes of the 2024 Annual General Meeting of GECA, held at the Links of Gleneagles, Cochrane, Alberta on **May 27, 2025** at 7:00 pm (the "Meeting").

Directors:	Emeritus:	Guests/Speakers:	Absent:
Margaret Blair	Rodger Grant	Shelley Wood	Codyne Carson
Ian Anderson		Mayor Jeff Genung	
Dennis Fundytus		Paul Trotter	
Gary Kooistra		Kim Brennais	
Claudette Lachance		Renata MacQueen	
Jeff Paulson			
Judith Robson			
Robin Wentzel			

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 7:00 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 27, 2025 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 May 15, 2024 be and are hereby confirmed as a true and accurate record of the meeting.

Minutes from the 2024 AGM cont'd

4. Election of Board Members

The current Board consists of nine (9) members, including Mr. Dennis Fundytus, who replaced Ms. Joanne McGrath.

A motion was presented to approve the eight (8) returning Board members plus Mr. Fundytus.

As required by the Societies Act (Alberta), the Chair called three (3) times for nominations from the floor. On the third call, Ms. Jennifer Gagnon nominated herself for a position on the Board.

While a vote by show of hands was initially proposed, several attendees requested the opportunity to review candidate profiles prior to voting. Following discussion, it was agreed that all candidates would prepare a short profile to be circulated by email and that voting would occur electronically, preferably by June 16, 2025.

Note: Following the Meeting, it was determined that email voting by members was not permitted under GECA's Bylaws. As a result, a Special General Meeting was held in September 2025 to vote on the composition of the Board.

5. Financial Statements

In the absence of the Treasurer, Ms. Carson, Ms. Blair presented the 2024 Year-End Financial Statements.

GECA's assets consist entirely of cash and investments and decreased by approximately \$22,300 during the year. Liabilities were slightly lower than the previous year.

Landscaping, GECA's largest expense, increased by approximately \$38,500. Ms. Blair noted that since condominium corporations pay for their own landscaping costs, GECA reimburses 60% of the GECA fees collected. Administrative costs increased by approximately \$6,400, primarily due to the one-time cost of developing a new website and increases in postage, AGM, and fee-collection expenses.

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 2024 Financial Statements be and are hereby approved.

Minutes from the 2024 AGM cont'd

8. Ready-Mix Concrete Plant

Mr. Kim Brennais, representing the Concerned Citizens of Cochrane, presented on the proposed concrete batch plant.

Key points included:

- Heidelberg has applied for a permanent development permit
- The water licence extends to 2046
- No defined expiry for plant operations
- Uncertainty regarding post-aggregate land use

The Cochrane pit comprises approximately 70% sand and 30% gravel. Estimated remaining materials and values were presented, with total gross value estimated at \$110 million and potential net profit of approximately \$33 million.

The land, owned by John Robinson, lies within Town boundaries and is designated for future residential development, with estimated residential land value of \$75 million.

Mr. Brennais emphasized quality-of-life considerations and questioned the long-term appropriateness of industrial use within Town limits. The group encouraged residents to engage in the development process, report impacts, support advocacy efforts, and participate in appeals if necessary.

9. Cochrane Health Services

Mr. Dennis Fundytus, Vice Chair of the Cochrane & Area Health Foundation, provided an overview of Alberta's healthcare system restructuring and the Foundation's key goals:

- To enhance access to local health services by supporting urgent and primary care, and by funding essential medical equipment and facility improvements.
- To equip local healthcare providers with the resources and tools needed to deliver high-quality, efficient care, while advancing community wellness initiatives that promote physical and mental health, prevention, and equity across all populations and age groups.
- To advocate for sustainable, long-term health system improvements that respond to Cochrane's growing needs and strengthen community engagement in advancing local healthcare outcomes.

He advised that the Foundation is currently fundraising \$700,000 for an X-ray machine for the Cochrane Urgent Care Centre.

Minutes from the 2024 AGM cont'd

6. Landscaping Report

Ms. Blair presented the Landscaping Report, noting that landscaping historically accounts for approximately 65% of GECA's expenditures and has increased to 80% as GECA implements transition plans under the five-year Landscaping Strategy introduced in 2024.

Consideration is also being given to climate change impacts and the Town's position that irrigation of parks and greenspaces is not permitted. GECA's objectives are to reduce reliance on water and ongoing maintenance costs while enhancing natural habitat through the use of native plants, shrubs, trees, stone features, and clover ground cover.

Higher maintenance and watering requirements during the first three years of implementation limit the pace of transition; however, maintaining GlenEagles' reputation as Cochrane's premier community remains a priority.

Ms. Blair presented maps illustrating projects completed in 2024, including maintenance of the Highway 1A entrance, three boulevard entrances, View Park, Wearmouth Park, and all but two (2) islands in Gleneagles East and West. The Town paved the west-side pathway linking Gleneagles East and West and removed dead and overgrown vegetation from The Landing Island.

Planned 2025 special projects include The Landing Island (in conjunction with the Town), the View Park, and Murphy Brothers Park. The Town will construct a new playground in Wearmouth Park, repair slumpage near the ball diamond on Gleneagles Drive, rebuild pathways in 2026, replace the stepping-stone path near Landing Boulevard, repair the east golf course gully path through grant funding, and continue weed maintenance on a bi-weekly cycle.

7. Mayor Genung – Town Updates and Q&A

Ms. Blair introduced Mayor Jeff Genung, who delivered a 2025 State of Cochrane update, including housing sales and starts, average home assessments, business license activity, and projected population growth, noting that Cochrane could reach 85,000 residents by 2050.

The Mayor reviewed the Town's 10-year Capital Plan, consisting of:

- Essential Expenditures: \$487,189,260
- Required Expenditures: \$252,334,857
- Discretionary Expenditures: \$72,889,311

He explained off-site levies and water hookup fees that support future infrastructure without direct taxpayer burden.

Updates were also provided on the Highway 1A improvements, James Walker Trail construction, Glenbow infrastructure project, COLT transit usage, the Interchange Project, and a proposed partnership involving the Town, Rocky View County, and YMCA Calgary. A Public Hearing is scheduled for June 11, 2025.

In response to questions, the Mayor acknowledged the need for additional arena seating and confirmed that while boundary expansion is not currently planned, several areas are already pre-approved. He noted that Greystone is the only development approved by the current Council to date.

Minutes from the 2024 AGM cont'd

10. Radon 101 – An Introduction

Ms. Blair introduced Renata MacQueen, a Gleneagles resident, who provided an introductory overview of radon, a naturally occurring radioactive gas that is odorless, colourless, and tasteless, making it impossible to detect without testing.

Radon is produced through the natural radioactive decay of uranium found in soil, rock, and water. As uranium breaks down, it releases radon gas, which can move through the ground and enter buildings through cracks in foundations, gaps around pipes, floor drains, sump pits, and other openings. Once inside a home, radon can accumulate to elevated levels, particularly in lower levels such as basements.

Radon levels are measured in Becquerels per cubic metre (Bq/m^3). A Becquerel represents one radioactive decay per second. For example, a radon level of $200 \text{ Bq}/\text{m}^3$ means that 200 radioactive particles are decaying every second in each cubic metre of indoor air. Health Canada recommends that action be taken to reduce radon levels when long-term testing shows concentrations at or above $200 \text{ Bq}/\text{m}^3$.

Ms. MacQueen explained that Alberta is classified as a high-radon-potential area due to its underlying geology, and that elevated radon levels have been found in homes across the province, including in newer, well-sealed houses. Radon is identified by Health Canada as a Group 1 carcinogen, and prolonged exposure is the second leading cause of lung cancer after smoking, and the leading cause among non-smokers.

Residents were advised that radon testing is simple and affordable, but accuracy depends on using an appropriate long-term testing device and following proper testing protocols. Health Canada recommends testing over a minimum of three months, ideally during the heating season, and placing the detector on the lowest lived-in level of the home.

If elevated radon levels are detected, effective mitigation solutions are available. The most common approach involves installing a radon reduction system that vents radon gas safely from beneath the foundation to the outdoors. Ms. MacQueen emphasized that radon mitigation is a well-established, reliable process and can significantly reduce indoor radon levels when installed correctly.

Residents were encouraged to consider testing their homes, particularly if they have not previously done so, and to seek guidance from reputable sources and certified radon professionals.

Minutes from the 2024 AGM cont'd

11. Other Business

Due to time constraints, Ms. Blair briefly acknowledged Mr. Michael Strangeland (Bike Cochrane representative for Gleneagles) and Mr. Dan Cunin, a municipal election candidate, both of whom were available for discussion following the Meeting.

A resident inquiry regarding the pathway to the Provincial Park was noted for follow-up.

There being no further business, the Chair declared the meeting terminated at 8:45 pm.

Resolution #2: 2024 AGM Minutes

- ▶ Can I have a motion to approve the 2024 Annual General Meeting Minutes held on May 27, 2025?
 - ▶ Seconder?
 - ▶ For?
 - ▶ Against?

2025 Special General Meeting Minutes

Draft/



Minutes of the Special General Meeting

to Elect the GlenEagles Community Association (“GECA”)

Board of Directors

held on September 18, 2025 at the Links of Gleneagles at 7:00 pm

Present:

Candidate Name	Current Status	Community
Margaret Blair	Existing Board Member	GlenEagles East
Dennis Fundytus	New Candidate	The Villas
Jennifer Gagnon	New Candidate	The Estates
Gary Kooistra	Existing Board Member	GlenVista
Claudette Lachance	Existing Board Member	GlenEagles East
Rob McDougall	New Candidate	GlenEagles East
Jeff Paulson	Existing Board Member	The Estates
Brent Robinson	New Candidate	GlenVista
Judith Robson	Existing Board Member	GlenEagles East
Robin Wentzel	Existing Board Member	GlenEagles East

Also Present: Guests - Stephen Sims, Shelley Wood and (Emeritus) Rodger Grant.

1. Welcome and 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 7:20 pm.

Ms. Blair welcomed everyone and thanked them for their support. She noted that the number of residences represented at the meeting was well above the minimum number required to constitute a quorum, and that a final tally of attendance would be announced later in the meeting.

Later in the meeting it was confirmed that a quorum of 233 residences were represented at the meeting, either in person or by proxy.

2. Review and Adopt Agenda

UPON MOTION duly moved, seconded, and unanimously carried by a show of hands, it was **RESOLVED THAT** the Agenda of the Special General Meeting of September 18, 2025 be and is hereby approved.

3. Brief Background

Ms. Blair explained that a new Board was not elected at the GECA AGM held on the 27th of May 2025. Prior to the AGM, nine nominees had been nominated as proposed Directors. On the third reading of the required request for any further nominations from the floor, Ms. Jennifer Gagnon nominated herself as a proposed Director. As a [result](#) there were 10 nominees for 9 director positions, and a vote by a show of hands was not possible. As it was not practical to carry out a ballot vote at the May 27, 2025 AGM, attendees were advised that a vote would be arranged at a later date.

2025 Special General Meeting Minutes

4. Call for Additional Candidates and Voting Instructions

Mr. Stephens Simms introduced himself to the meeting and commented that he had previously been a member of the GECA Board for 10 years and also President of the Glenhaven Condominium Board. Mr. Sims requested any nominations for the Board from the floor three times and none were made. He then explained the voting instructions and invited those present to vote and place their completed ballots in one of two boxes. He also explained that once the voting was complete, counting would take place on site and the results would then be announced.

5. Election of Results

Following the tabulation of voting results, Mr. Simms announced that the following candidates had been elected to the GECA Board of Directors to hold office until the next Annual General Meeting:

Margaret Blair	Dennis Fundytus	Gary Kooistra
Claudette Lachance	Rob McDougall	Jeff Paulson
Brent Robinson	Judith Robson	Robin Wentzel

There being no further business, the Chair declared the meeting terminated at 8:50 pm.

Resolution #3: Minutes from the 2025 Special General Meeting

- ▶ Can I have a motion to approve the 2025 Special General Meeting Minutes of September 18, 2025 ?
 - ▶ Seconder?
 - ▶ For?
 - ▶ Against?

Financial Statements 2025



Send an email to info@geca.ca for
2025 Financial Update and
Statements

Board of Directors: Election 2025

16



Non-Voting Board Members

Name	Position	Joined	Lives
Rodger Grant	Emeritus	2016	GlenVista
Shelley Wood	Book-Keeper	2009	GE East

Voting Board Members

Name	Position	Joined	Lives
Margaret Blair	President	2019	GE East
Dennis Fundytus	Board Member	2025	The Villas
Gary Kooistra	Board Member	2024	GlenVista
Claudette Lachance	Board Member	2023	GE East
Rob McDougall	Board Member	2025	GE East
Jeff Paulson	Board Member	2023	The Estates
Brent Robinson	Treasurer	2025	GlenVista
Judith Robson	Secretary	2021	GE East
Robin Wentzel	Board Member	2022	GE East

New Candidates: Nominations Submitted in Advance

Name	Position	Joined	Lives
Ian Anderson	New Nominee		GlenHaven
Vincent Andrusiak	New Nominee		GE East
Jennifer Gagnon	New Nominee		The Estates

Are there Any Other Nominations for the Board?

**The Society's Act of Alberta
requires that we ask this question
3 times**



Nominations for the Board of Directors are now closed

We wish to thank all of the candidates who have stepped forward to contribute to the community.

We thank them for their interest and commitment and wish them good luck.



Voting Considerations

As you complete your ballot, you may wish to consider:

- The Association's bylaws provide for **5 to 9 Board members**
- Representation from across the **different areas of GlenEagles**
- A balance of **perspectives and community experience**
- The **skills and experience** needed to support Board responsibilities

Voting Procedures

Ballots

- One ballot per household
- Up to 2 additional ballots if you are a registered proxy holder

Complete Your Ballot

- Write in names of any additional nominees (if required)
- Mark your selections (up to 9 candidates)
- Need a pen? Please raise your hand

Voting Procedures cont'd

Submit Your Ballot

- Place completed ballots in the ballot boxes:
 - Front of the room
 - Back of the room
 - Along the center aisle

Voting Procedures cont'd

Counting & Results

- Ballot boxes will be collected and counted
- Ballots will be counted by our scrutineers, Djuna and Mike Davies
- Results will be shared later this evening (if available)
- Otherwise, results will be emailed once finalized

Voting Procedures cont'd

After Voting

- We will continue with the agenda, including key community updates
- Followed by a social with appetizers & neighbour connections

Voting is now open

Please complete your ballots and place them in the ballot boxes when finished.

GlenEagles-Community-Association--2025-AGM--May-12, 2025

Resident Name:

Resident Address:

I am voting on behalf of my residence at the above address

I am voting as a proxy holder for: _____ (proxy attached)

BALLOT: To Elect the GlenEagles Board of Directors

BALLOTS MUST BE COMPLETED WHEN INSTRUCTED TO DO SO AT THE MEETING OR ARE INVALID

You may select up to nine (9) candidates by marking the box beside their names. Selecting more than nine will void your ballot. You may also choose fewer than nine if you wish.

Candidate Name	Current Status	Community
<input type="checkbox"/> Ian Anderson	New Nominee	GlenHaven
<input type="checkbox"/> Vincent Andrusiak	New Nominee	GlenEagles East
<input type="checkbox"/> Margaret Blair	Existing Board Member	GlenEagles East
<input type="checkbox"/> Dennis Fundytus	Existing Board Member	The Villas
<input type="checkbox"/> Jennifer Gagnon	New Nominee	The Estates
<input type="checkbox"/> Gary Kooistra	Existing Board Member	GlenVista
<input type="checkbox"/> Claudette Lachance	Existing Board Member	GlenEagles East
<input type="checkbox"/> Rob McDougall	New Candidate	GlenEagles East
<input type="checkbox"/> Jeff Paulson	Existing Board Member	The Estates
<input type="checkbox"/> Brent Robinson	New Candidate	GlenVista
<input type="checkbox"/> Judith Robson	Existing Board Member	GlenEagles East
<input type="checkbox"/> Robin Wentzel	Existing Board Member	GlenEagles East
<input type="checkbox"/>		
<input type="checkbox"/>		

Voter Signature:

Thank you. Voting is now closed.



**We will start
counting the ballots
immediately and will
communicate the
results once finalized**



Landscaping: GECA and Town of Cochrane



Why it Matters

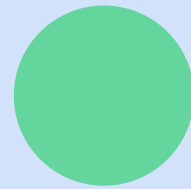


Landscaping is part of what **defines GlenEagles**

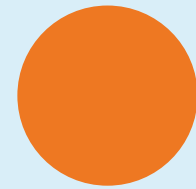


Landscaping **needs attention**

- overgrown/dead
- ToC/weather changes



Landscaping accounts for **65% of our expenses** – steady state









This **increases to 80%** as we implement our 5 – year transition plan

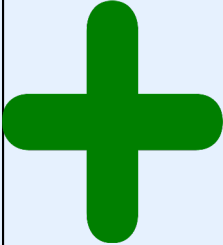
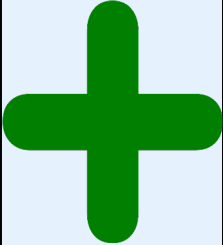
Sustainable Landscaping: Our 5-Year Vision

- ▶ **To ensure that GlenEagles provides, protects, enhances, and maintains attractive, sustainable landscaping options by transitioning to:**
 - ▶ **Native plants, shrubs, and trees**
 - ▶ **Stone, rock and gravel features**

Sustainable Landscaping: Objectives

-  Create a more natural habitat
-  Reduce reliance on water resources
-  Lower long-term maintenance costs
-  Foster biodiversity and wildlife
-  Encourage community/social interaction
-  Maintain GlenEagles' reputation as Cochrane's premier community

We Will Get There Through Partnerships

GECA		ToC		COMMUNITY
Focus on boulevards and special projects		Focus on grass cutting, trimming, weeding, and tree maintenance		Focus on our yards

Landscaping: Map of GlenEagles



Parks

- 1 Murphy Brothers
- 2 Fenton
- 3 Wearmouth
- 4 View

Green Spaces

- 5 Gleneagles Signage & Entrance from Highway 1A
- 6 GE Close Island
- 7 Pathway to TOC Pathway
- 8 GE View Bumpout
- 9 GE View Island 1
- 10 GE View Island 2
- 11 GE Landing Green Space
- 12 GE Landing Blvd
- 13 GE Landing Island
- 14 GE View Island 3
- 15 GE View Island 4
- 16 GE View Island 5
- 17 GE East Entranceway
- 18 GE West Entranceway

Playground

Garbage Receptacles

- **GECA is accountable for areas #5, #12, #17 and #18**
- The Town is accountable for all other areas
- Area #8 – no lawn; just mulch
- Area # 11 – a.k.a. ravine; intended to be natural

Significant Landscaping Projects 2020

GlenEagles Signage Project

35

Before



After



Significant Landscaping Projects 2021 Entrance at Highway 1A Project

36

Before



After



Significant Project 2024

The View Park

37

Before



After



Significant Project 2024 - 2025

The Landing Island

38

Before



After



Significant Landscaping Project – 2024/2025

The Pathway around the Golf Course

39



Significant Project - 2025/2026

Murphy Brothers Park

40

Before



After



Significant Project - 2025/2026

Murphy Brothers Park

41

Before



After



Significant Landscaping Project – 2025/2026 Fenton Park West Entrance

42

Before



After



Significant Landscaping Project – 2025/2026 Fenton Park West Entrance

43

Before



After



Landscaping 2025: GECA/Town Accomplishments

Main Projects in 2025

- ▶ Murphy Brothers Park
- ▶ Fenton Park- west end entrance
- ▶ The Landing - new trees and shrubs/weeding and watering
- ▶ Wearmouth Playground Replacement
- ▶ Perennials on GE West Blvd.
- ▶ Gleneagles View Bump out, new shrubs and perennials
- ▶ The View Park- weeding and watering
- ▶ East Gully Path Replacement
- ▶ Tree Inventory

Landscaping 2026: GECA/Town Planned

Main Projects in 2026

- ▶ Wearmouth Park
- ▶ Screening Compost Dump
- ▶ Perennial Bed Expansion
- ▶ Islands - #1, #3, #4
- ▶ Weeding/Watering – The View Park and The Landing
- ▶ Stepping Stone Path Replacement and surrounding shrub and tree beds
- ▶ Relocation of Benches and Garbage Bin in View Park
- ▶ Island #5 (pending)

What We Have Learned

- ▶ We must maintain what we do
- ▶ Projects will typically have a 2-to-3-year life-cycle
- ▶ The cost of trucking in water limits how much we can do
- ▶ The Town has been a good partner although:
 - ▶ Their standards don't always meet our expectations
 - ▶ We can't control their schedules

Landscaping



Concrete Batch Plant Community Update – 2026

48



Where Things Stand

- ▶ **Development Permit under review**
- ▶ **Decision goes to Planning Commission (possibly this summer)**
- ▶ **Water licence under appeal**

Why This Matters

- ▶ Impacts already affect our daily life
- ▶ A Batch Plant will make it worse



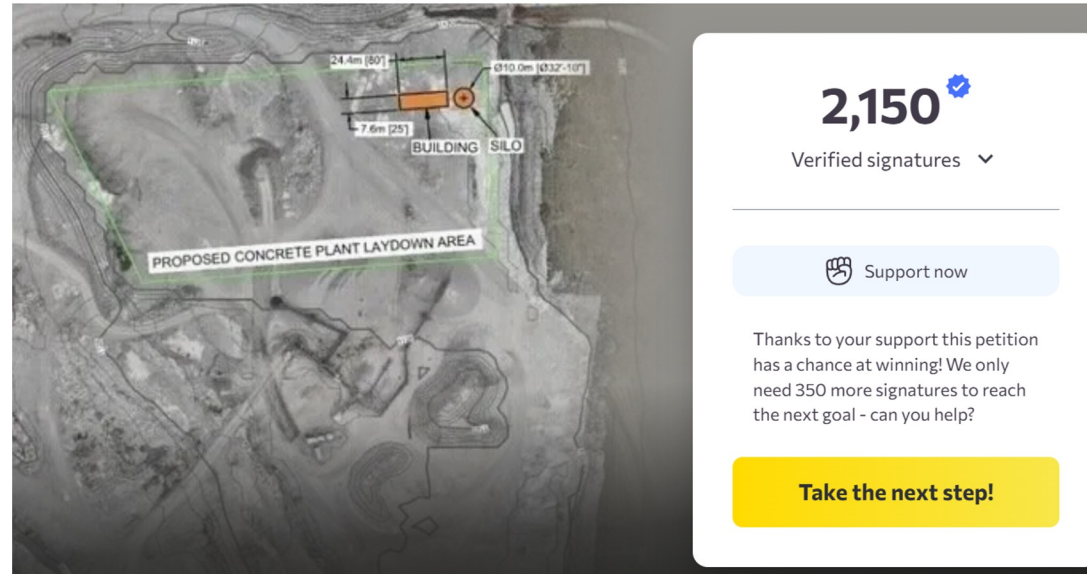
No Clear Controls

- ▶ No gravel pit-specific bylaws (e.g., like those in Rocky View County)
- ▶ No industrial noise bylaw
- ▶ No independent cumulative studies
- ▶ No clear enforcement framework
- ▶ No public meeting

As it stands today, this project should not be approved.

Real Impacts. No Controls.

Community Response

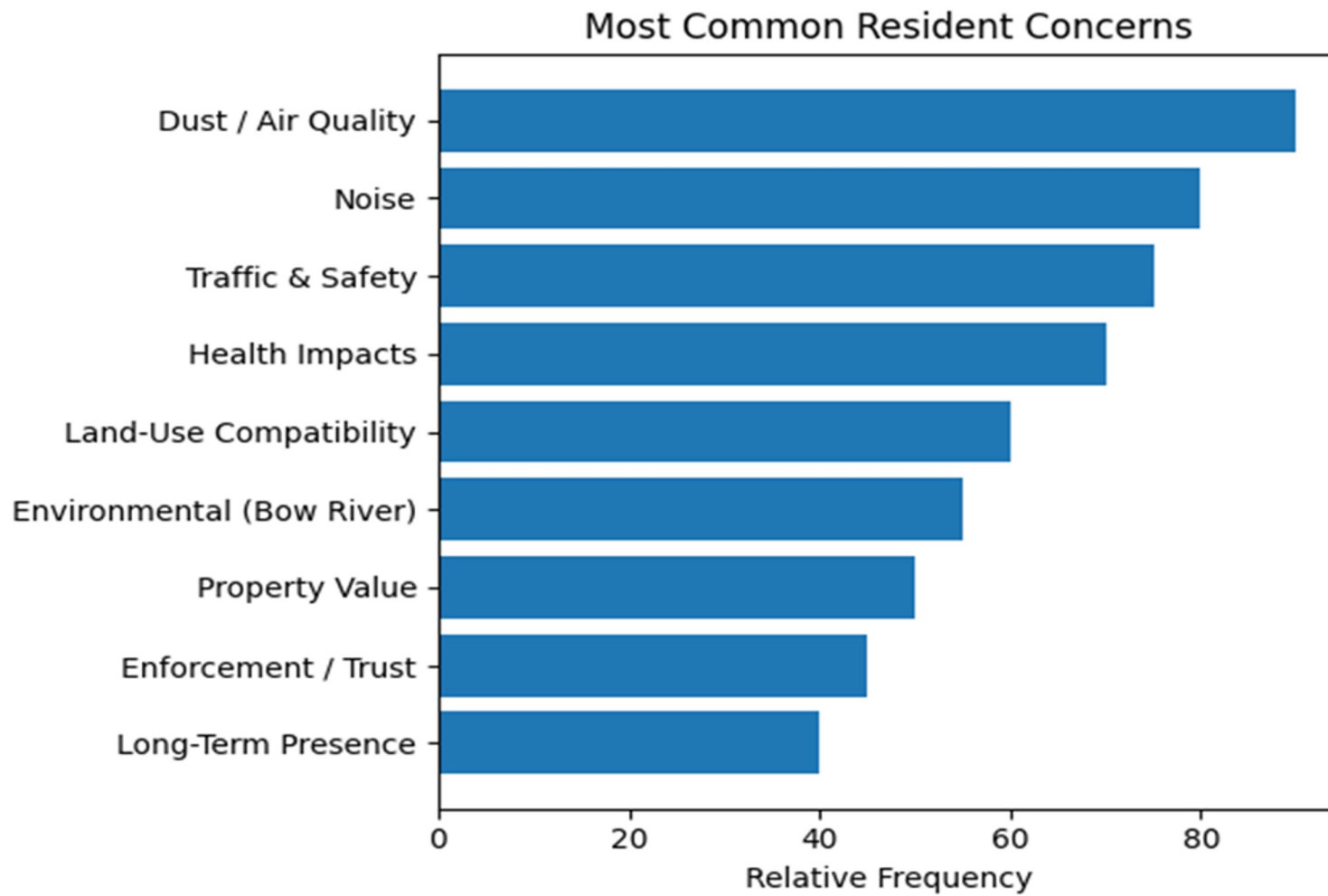


52

- 2,150+ petition signatures
- 100+ letters submitted
- Formal recommendations submitted

What Our Neighbours are Saying:

53





We are living in an industrial zone



The Industrial Activity is too close to the Bow River and Residential Areas

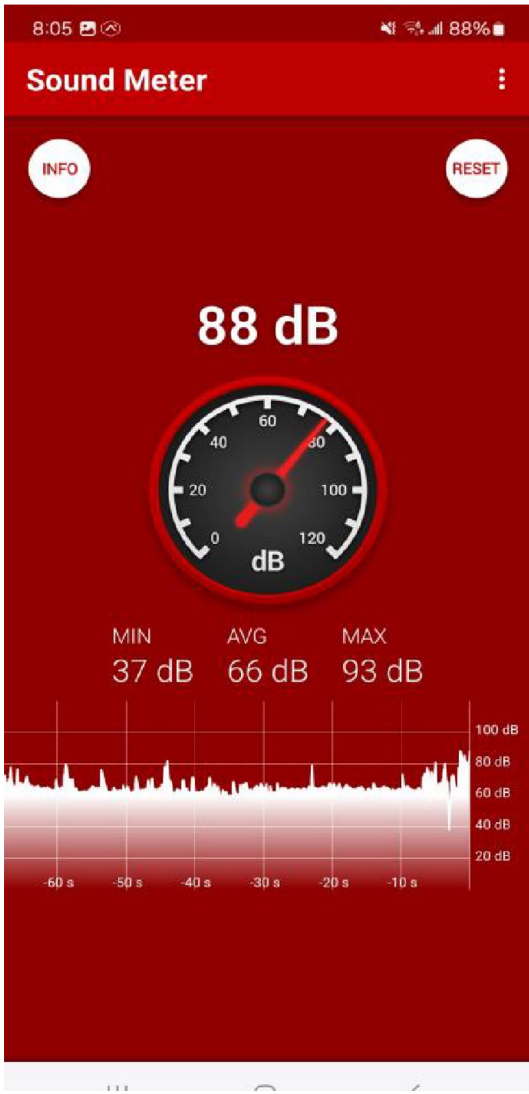
There are Constant Dust Storms



**Constant Dust
on our Decks
and
in our Homes**



Constant Noise and Light Pollution





Constant Truck Traffic

Constant Safety Concerns



Real Impacts. No Controls.

61



Concerns – Is the Batch Plant Really Temporary?

- ▶ Heidelberg rescinded its original batch plant approval and continues to revise its new application
- ▶ Significant time and expense have been invested in reports, legal processes, and water licence transfers
- ▶ Heidelberg spent years reinstating and relocating two expired water licenses to the Cochrane site
- ▶ Gravel reserves appear to be declining rapidly — potentially leaving only a few years of extraction remaining
- ▶ Yet major investments in approvals and infrastructure continue

Does this look like a short-term operation?

Other Concerns

- ▶ Limited evidence that Heidelberg are “good neighbours”
- ▶ No clear willingness to establish operating rules or to operate with transparency
- ▶ Limited evidence of effective mitigation measures, despite stated assurances
- ▶ No commitment to independent and shared air quality or noise or water monitoring data
- ▶ No resolution to the dust, noise, and related health concerns
- ▶ Minimal direct economic benefits to Cochrane – costs borne by residents

Real Impacts. No Controls.

What You Can Do?

- Checkout our Website
- Sign the petition
- Submit a letter **NOW**
- Watch for notices
- Attend the Planning Commission hearing

64

The screenshot shows a website with a dark background and a red banner at the top. The banner contains the text: "Email Challenge: 90 emails sent to the Town Planner voicing concerns. Help us reach 200+ k". Below the banner is a large white heading: "Stop the Proposed Cochrane Concrete Batch Plant". Underneath the heading is a smaller line of text: "Community information about the proposed concrete batch plant at an existing gravel pit in Cochrane, Alberta. Learn more about the proposed project [here](#)." At the bottom of the main content area are two blue buttons: "Report an Issue" and "Have Your Voice Heard!". Below the main content area is a section titled "About the Concerned Citizens Cochrane Group" with two columns of text. The first column describes the group as volunteer residents living in neighborhoods within the Town of Cochrane near the existing gravel pit. The second column explains that members have concerns and questions related to a development application to add a concrete batch plant at the site, and that the website provides information about the application process, opportunities for input, and helps residents stay informed.

Email Challenge: 90 emails sent to the Town Planner voicing concerns. Help us reach 200+ k

Stop the Proposed Cochrane Concrete Batch Plant

Community information about the proposed concrete batch plant at an existing gravel pit in Cochrane, Alberta. Learn more about the proposed project [here](#).

Report an Issue Have Your Voice Heard!

About the Concerned Citizens Cochrane Group

Concerned Citizens Cochrane is a group of volunteer residents living in neighbourhoods within the Town of Cochrane near the existing gravel pit.

Members of the group have concerns and questions related to a development application to add a concrete batch plant at the site. This website provides information about the application process, opportunities for input and helps residents stay informed.

Concrete Batch Plant





The Jones Estate

BACK TO THE FUTURE

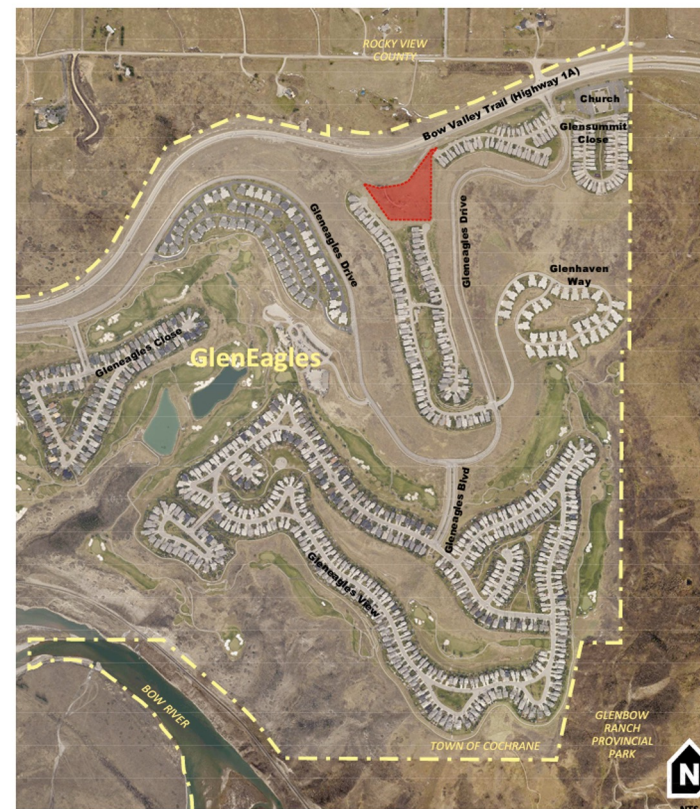
Background

The Jones Estate was sold as of April 30th, 2026

- Rezoning expected (Urban reserve → Residential)
- 5th application since October 2016 (2016, 2017, 2018, 2020, 2026)
- All prior applications have been unanimously rejected by Council after extensive technical review and public input

Key Takeaway:

Past rejections do not guarantee future applications will be rejected



May 26, 2020 - 12:04pm W:\2003-06 Glen Eagles LU 2020\61415.0 Technical\5.1 Technical Production\5.1.1 AutoCAD\2002-06 Based map_May 25, 2020.dwg Layout Fig Context



Legend
 ■ Subject Lands
 --- Town of Cochrane Boundary

**Glenvista Peak
 Context Map**

ROAD PLAN 3646EZ, ROAD PLAN 151 2571 &
 PARCEL A, PLAN 2502GN TOWN OF COCHRANE
 May 2020

Lessons Learned

- **Multiple technical and community concerns have been raised repeatedly**
- **Independent reviews identified:**
 - **Gaps in geotechnical analysis**
 - **Limited scope of studies**
 - **Lack of area-wide assessment**

Key takeaway:

Development of this site cannot be assessed in isolation

Our Concerns – Slope Stability/Slumpage

- **Over \$20 Million** dollars in historical damages
- **Impacts across multiple areas**
 - **The condos: Villas, GlenHaven, The Estates, GlenVista**
 - **GlenEagles East**
 - **The Links of GlenEagles**
 - **The ball diamonds and pathway on GlenEagles Drive**
- **Construction poses risks to existing slopes and retaining structures**



Our Concerns – Water and Drainage

- Area sits on **glacial soils sensitive to water movement**
- Water is a key driver of slope instability
- Historical experience shows:
Damage has occurred despite engineering assurances
- Expert reviews indicate:
Even small changes in water flow can have **downstream impacts**

70



Our Concerns – Traffic and Safety

71

- GlenVista Lane is the **only access point**
- Approximately **7.3 metres wide**—below standard
- No sidewalks: Shared by pedestrians, cyclists, and vehicles
- Additional challenges:
 - Playground proximity
 - Winter conditions
 - Emergency access limitations



A photograph showing a herd of approximately 15 deer walking across a snow-covered field. In the background, there are several evergreen trees and a range of large, snow-capped mountains under a clear blue sky. The scene is set in a winter or high-altitude environment.

**Key question:
What happens when this wildlife corridor is no longer available?**

Our Concerns – Wildlife Corridor

- Lands have remained largely undisturbed since the 1990s
- Long-term observations indicate active wildlife movement through the site

What Will be Different This Time?

- We anticipate that a new application will be submitted
- However, we have no information as to what the buyer has in mind – a single home or multiple residences
- A new Mayor and Council will reassess based on:
 - Updated technical studies
 - Policy alignment
 - Community input
- **Key question:**
Has anything materially changed from past applications?



What you Can Do

Stay Informed

- Review materials on the GECA website

Stay Engaged

- Watch for updates
- Share information with GECA

Be Ready to Participate

- Provide feedback
- Attend meetings
- Participate in community response if needed

A Closing Thought

How many times should a community have to revisit the same issue?



The Jones Estate



Other Business



Before We Adjourn





**Congratulations to
Dr. Fundytus
Winner of the 2025
Order of Cochrane**

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

Appetizers will be served



Cash Bar Available

