

Concrete Batch Plant Update: CPC Date Moved to September 16

The Town of Cochrane and Heidelberg Materials have agreed to move the concrete batch plant development permit application from the July 15 Planning Commission meeting to the **September 16, 2026 Cochrane Planning Commission meeting**.

Written Submissions Due by September 4, 2026

Residents who wish to provide comments should send their written submissions to the Town **no later than September 4, 2026** and ask that their comments be included in the Planning Commission package.

Please send comments to:

Amanda Legros

Senior Planner, Town of Cochrane

Email: Amanda.Legros@cochrane.ca

CC: stopcochraneconcreteplant@gmail.com

Re: DP2025-064 — Heidelberg Materials Concrete Batch Plant Application

Even if you have written before, you may wish to send an updated letter based on the new information that is now available.

Mark Your Calendar

The application is now scheduled to be heard by the Cochrane Planning Commission on:

Tuesday, September 16, 2026

Cochrane RancheHouse

101 RancheHouse Road, Cochrane

Residents with concerns are encouraged to attend.

While written submissions are especially important, attendance at the meeting will also demonstrate the level of community interest and concern.

For additional information, residents may wish to visit the concrete batch plant website operated by a concerned citizens' group:

<https://stopcochraneconcreteplant.com/>

What Has Changed Since the Original Application?

As residents continue to review the current application, several significant differences have emerged between Heidelberg's original proposal and the information available today.

1. Remaining Life of the Gravel Pit

At the time of the original application:

Heidelberg indicated there were approximately **25 years of aggregate reserves remaining** in the pit and that the concrete batch plant would reduce the life of the pit to approximately **11 years**.

Today:

Heidelberg has stated in writing that aggregate extraction is expected to be completed around **2031**, even without a batch plant.

This is a significant change. The original rationale suggested that the batch plant would help accelerate the use of existing aggregate reserves. The current information suggests that the gravel pit may already be nearing the end of its extraction life.

2. Long-Term Operation After Gravel Extraction Ends

In the original application:

The batch plant was presented as supporting the efficient extraction and use of aggregate from the existing gravel pit.

Today:

Heidelberg has advised that, if approved, the batch plant could continue operating after aggregate extraction ends and may remain on the site until at least the end of **2036**, when the current lease expires.

Residents have also been advised that Heidelberg is examining future location options within Cochrane.

This raises an important question: if aggregate extraction is expected to end around 2031, why would a new industrial concrete batch plant continue operating in the Bow River corridor for years after the gravel pit is depleted?

3. Rationale for the Project

In the original application:

The project was presented as supporting Cochrane's growth and development needs.

Today:

Residents were told that the landowner's future development plans for the area are part of the rationale for pursuing the batch plant at this location.

This is a significant shift. Residents may wish to consider whether the proposed batch plant is tied to the remaining life of the gravel pit, or whether it is intended to serve broader development interests in this area.

4. No Alternative Location Identified

Town representatives have indicated that there are currently no alternative locations identified for a concrete batch plant in Cochrane.

For many residents, this reinforces concerns that approval of this application could result in a longer-term industrial presence in the Bow River corridor.

The concern is not only about the current application. It is also about the precedent this could set for the future of the Bow River corridor, an area many residents value for environmental, recreational, community, and public-interest reasons.

Why This Matters

This application is not just about one development permit.

It raises broader questions about:

- the future of the Bow River corridor;
- the long-term industrialization of land near the river;
- noise, dust, traffic, safety, and environmental impacts;
- whether the location is appropriate for a concrete batch plant;
- whether residents have been given a fair and meaningful opportunity to review the application;
- and whether Cochrane's planning decisions are aligned with the community's long-term vision.

Please Stay Informed

Residents who wish to comment should send their concerns to the Town by **September 4, 2026** and ask that their submission be included in the Planning Commission package.

Residents are also encouraged to mark **September 16, 2026** on their calendars and attend the Cochrane Planning Commission meeting at the Cochrane RancheHouse.