

April 1st, 2025

Bulletin: Notification Requirements for FAC Release of Boulevards

As discussed in the March 31st, 2025, Cochrane Developers Liaison Group meeting, the Town of Cochrane will be implementing the following changes effective April 1st, 2025:

As a condition for the Final Acceptance Certificate (FAC) release of boulevards, the Town of Cochrane requires Developers to notify all property owners within the completed subdivision phase of their responsibilities in maintaining sidewalks and boulevards abutting their properties.

Maintenance responsibilities include:

- Snow clearing
- Grass trimming
- Debris removal

Developers must provide this notification in the form of a letter delivered to each affected property, and the notification must reference the following applicable Town of Cochrane bylaws (as amended):

- [Land Use Bylaw 01/2022](#)
- [Snow Removal Bylaw 01/2009](#)
- [Nuisance and Unsightly Premises Bylaw 04/2007](#)

An example letter is provided in Appendix A.

A copy of the delivered letter must be included in your FAC application.

For any questions, please contact CivilLandDevelopment@cochrane.ca.

Visit www.cochrane.ca/bulletins for more engineering bulletins.

Sincerely,



Drew Hyndman

Executive Director, Development & Infrastructure Services

APPENDIX A — Example Resident Letter

[Developer Letterhead]

[Date]

Re: Notification of Boulevard and Sidewalk Maintenance Responsibilities

Dear Resident,

As part of the final stages in the development of your neighbourhood, and in accordance with the Town of Cochrane's Final Acceptance Certificate requirements, this letter serves as formal notice that ongoing maintenance responsibilities for the boulevard and sidewalk adjacent to and abutting your property are now transitioning from the developer to you, the homeowner. A boulevard is the space located between the sidewalk and the curb in front of and beside your property.

Going forward, you are responsible for the following maintenance activities:

- Clearing snow and ice from the sidewalk during winter months.
- Maintaining grass along the boulevard.
- Removing debris from the sidewalk and boulevard.

These responsibilities are required under the following Town of Cochrane bylaws (as amended):

- Land Use Bylaw 01/2022
- Snow Removal Bylaw 01/2009
- Nuisance and Unsightly Premises Bylaw 04/2007

We appreciate your attention to these responsibilities and your contribution to keeping the neighbourhood well-maintained and welcoming.

For questions or more information, please contact the Town of Cochrane at peace.officers@cochrane.ca.

Sincerely,

[Name]

[Company Name]

[Phone / Email if applicable]