TOWN OF COCHRANE
101 RancheHouse Rd.
Cochrane, AB T4C 2K8
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www.cochrane.ca

NOTICE OF DECISION

DECISION DATE: OCTOBER 27, 2026

TO: [redacted]

DEVELOPMENT PERMIT NUMBER:	**DP 2026-150**
TYPE OF DEVELOPMENT APPROVED:	BACK-LIT FASCIA SIGN - ONE (1) WITH VARIANCE
MUNICIPAL MAIN ADDRESS:	3103, 100 HORSE CREEK ROAD
LEGAL ADDRESS:	PLAN 071 0874, BLOCK 7, LOT 59

This development has been **approved** by the Cochrane Planning Commission, and is subject to the conditions contained herein:

1. This development is classified as Back-Lit Fascia Sign - One (1) and is a Discretionary Use in the Neighbourhood Commercial District (C-N), on the lands legally described as Plan 071 0874, Block 7, Lot 59.
2. This development is approved with a variance of 100% to the Western Heritage Design Framework requirements of Section 7.2.1 of Land Use Bylaw 01/2022, as may be amended from time to time.
3. This development shall be constructed in accordance with the plans, elevations and details approved and stamped by the Town of Cochrane. Any changes to the design, format, location, orientation, capacity or use of any part of the development must receive the approval of the Town of Cochrane before it commences.
4. The maximum lumens produced from the Back-Lit Fascia Sign shall be 6,000 lumens.
5. Each Back-Lit Sign shall have its lumens reduced in half or extinguished between the hours of 22:00 and 06:00.
6. No part of the light from the Back-Lit Fascia Sign shall be directed upward.
7. A Fascia Sign shall not extend above the eave line of the building or beyond the wall upon which it is placed.

8. Construction materials, including garbage, shall be stored securely in weatherproof and animal-proof containers to the satisfaction of the Town of Cochrane so as not to create a nuisance to neighbouring properties.

9. The applicant/owner shall be responsible for the clean-up of any garbage, materials or other items that may be unsightly, or dispersed beyond the boundaries of the subject property during the construction of this development.

10. In accordance with Section 1.19.5 and 1.19.7 of Land Use Bylaw 01/2022, a Development Permit, if issued, is valid only if development commences within one year of the date of Development Permit issuance and the development is completed within two years of the date of issuance. A new Development Permit may be required unless a request for a time extension to the applicable date is received prior to its expiry.

ADVISORY NOTES:

a) It is the responsibility of the applicant/owner to comply with all requirements of Land Use Bylaw 01/2022, other municipal regulations and bylaws, and all provincial and federal legislation.

b) It is the responsibility of the applicant/owner to meet all conditions of approval.

c) This is not a Building Permit.

d) This development permit has not been reviewed for potential issues with the National Building Code - Alberta Edition. You may require a Building Permit in addition to this development permit in which compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.

e) All permits as required by the *Alberta Safety Codes Act* shall be obtained and the applicant/owner shall remain compliant with the provisions of this Act at all times.

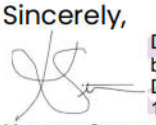
f) All contractors working on this development shall acquire a valid Cochrane Business Licence prior to the commencement of any work and shall maintain the licence for the full duration of the construction period.

g) The applicant/owner is responsible for reviewing, understanding, and abiding by the registered documents on the Certificate of Title for the properties involved with the development. The Town of Cochrane has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development adheres to documents registered on title.

Pursuant to the *Municipal Government Act* (MGA), if the Town of Cochrane does not receive any written notices of appeal from yourself or from a deemed affected party as established in the MGA within twenty-one (21) days of the above decision date (October 27, 2026), a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance.

An appeal, accompanied by the appeal fee as established by Town Council, may be filed through the office of the Secretary of the Subdivision and Development Appeal Board at the Town Office no later than **4:30 p.m. on Tuesday, November 17, 2026.**

Sincerely,



KRISTIN SILTALA
PLANNER I / DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT

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E: planning@cochrane.ca