

DEVELOPMENT PERMIT APPLICATION PACKAGE

Accessory Buildings (Garages, Sheds etc.)

The following development permit application package includes the Application Requirement List and the Application Form. The Requirement List outlines all of the information necessary to evaluate and provide a timely decision on your application. Only applications that are complete will be accepted. Applications and materials submitted must be clear, legible and precise. All plans must be clear of any previous approval stamps and/or notations. Plans submitted must be to a professional drafting standard.

NOTE: If you are the landowner you can request a copy of the Building Permit drawings and/or Real Property Report on file to assist in your application. Please submit your request through the Town of Cochrane website [here](#).

Processing Times and Deemed Refusals

Applicants are advised of their option under the *Municipal Government Act* to treat their application as being refused if the Development Authority fails to make a decision within 40 days of the application being deemed complete by the Development Authority, or at the expiry of an extended review timeframe specified by a time extension agreement between the Development Authority and Applicant. The Time Extension Agreement must be initiated by the Applicant and can be found [here](#).

To exercise the “deemed refusal” option, an appeal to the Subdivision and Development Appeal Board must be filed within 14 days of the latest specified date for the review, or the right to an appeal is lost until such time as a decision is rendered on the application by the Development Authority.

ATIA (Formerly FOIP) Notification: *The personal information collected through this form and the submitted drawings will be used to process your application. It will form part of a file that may be available to the public. The information collected is also used to ensure compliance with planning policies. The information relates directly to and is necessary for the operation of the program or activity applied for and may be input into an automated system to generate content or make decisions, recommendations, or predictions. This information is collected and used under the authority of Section 640 of the Municipal Government Act and Section 4(c) of the Protection of Privacy Act, it is managed in accordance with the Act. For questions about the collection of personal information, please contact ATI@cochrane.ca.*

Checklists are updated periodically. Please ensure you have the most recent edition.

Inquiries?

Phone: 403-851-2570

Web: www.cochrane.ca

Email: planning@cochrane.ca

Submit complete application to:

Email: planning@cochrane.ca

Proposed Development	
Property Address:	
Residential or Non-Residential	<input type="checkbox"/> Residential property <input type="checkbox"/> Non-residential property (ie. Commercial, industrial, institutional)
Proposed Use:	<input type="checkbox"/> Garage <input type="checkbox"/> Shed <input type="checkbox"/> Other: _____

Completed by Applicant	For Office Use	Required Documents and Drawings
<input type="checkbox"/>	<input type="checkbox"/>	1. Application Form* <ul style="list-style-type: none"> <input type="checkbox"/> The form is to be completed in full and signed by the registered owner(s) of the land and/or the person authorized to act on their behalf. <input type="checkbox"/> If the landowner is unable to sign the form, they can submit a Letter of Authorization as outlined below. <p>*The Application Form is attached</p>
<input type="checkbox"/>	<input type="checkbox"/>	2. Letter of Authorization* or Purchase Agreement <ul style="list-style-type: none"> <input type="checkbox"/> To be completed by the registered owner of the land, their agent, or other persons having legal or equitable interest in the parcel, if they cannot sign the Application Form <input type="checkbox"/> A Purchase Agreement will be accepted if the property is in the process of changing ownership <p>*You can use this Letter of Authorization Template or you can provide your own letter but it must contain all information indicated on the sample letter</p>
		3. Certificate of Title* <ul style="list-style-type: none"> <input type="checkbox"/> Must have been pulled within 30 days of submission <p>* Certificate(s) of Title and any Restrictive Covenants, Utility Rights-of-Way, Easements, or Town Caveats registered on the Title can be obtained through SPIN2 https://alta.registries.gov.ab.ca/spinii/logon.aspx or by visiting an Alberta Registry Office.</p>
<input type="checkbox"/>	<input type="checkbox"/>	4. Restrictive Covenants, Utility Rights-of-Way, Easements, or Town Caveats <ul style="list-style-type: none"> <input type="checkbox"/> We do not require any financial documents registered on Title (i.e mortgages, rent or lease interest, and builder's liens, etc)
	<input type="checkbox"/>	5. Development Permit Fee (Fee Schedule) <ul style="list-style-type: none"> <input type="checkbox"/> An invoice will be sent to the Applicant once Planning Services reviews the submission.

		<p>6. Colour Photographs (Label each photograph)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Of the property from the front and rear yards, including parking areas <input type="checkbox"/> Proposed location of the Accessory Building <input type="checkbox"/> Any unique features and aspects of significance
		<p>7. Site Plan (you can amend a previous Real Property Report)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Include a north arrow <input type="checkbox"/> Include the municipal address (ie. Street address) <input type="checkbox"/> Metric dimensions are required <p><u>Plot and dimension all property lines</u></p> <p><u>Plot and dimension buildings, structures and projections</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Plot, label, dimensions and provide setbacks of all existing buildings and structures <input type="checkbox"/> Plot and dimension the proposed Accessory Building <input type="checkbox"/> Include the setback distance from the Accessory Building to all property lines <input type="checkbox"/> Include the setback distance from the Accessory Building to the principal building and any other Accessory Buildings on-site <p><u>Easements, Utility Rights-of-Way, etc</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Identify easement or right-of-way area(s) <input type="checkbox"/> Label easement width, type, and plan registration number <p><u>Plot and dimension corner visibility triangle</u> Section 11.1 in LUB 01/2022</p> <ul style="list-style-type: none"> <input type="checkbox"/> Only applicable to corner lots where a new building or structure is proposed <p><u>Driveways & parking areas:</u> Section 8.18, 8.19 & 9.7 in LUB 01/2022</p> <ul style="list-style-type: none"> <input type="checkbox"/> Identify and label location of parking stalls on-site <input type="checkbox"/> Label surface material of parking stalls or garage apron <input type="checkbox"/> Dimension length of parking area from back of curb, sidewalk or lane (residential properties only) <input type="checkbox"/> Dimension width of driveway or parking pad at the property line (residential properties only) <p>NOTE: the minimum parking stall dimensions are 2.75m wide X 6.0m deep. See Land Use Bylaw Section 8.19 Table 39 for more details.</p> <p><u>Retaining walls</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Identify the location and height of proposed or existing retaining wall(s)
		<p>8. Floor Plans</p> <ul style="list-style-type: none"> <input type="checkbox"/> Include a north arrow <input type="checkbox"/> Include the municipal address (i.e. street address) <p><u>Plot and dimension walls and openings</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Dimension interior and exterior walls <input type="checkbox"/> Label the location of interior and exterior openings (eg.. windows, doors)

	<p>9. Elevation Drawings</p> <ul style="list-style-type: none"> ○ Include the municipal address (i.e. street address) <p><u>Include the following information</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Label the exterior materials (eg. brick, stucco, vinyl siding) <input type="checkbox"/> Label the roof materials (eg. asphalt, cedar shakes) <input type="checkbox"/> Provide proposed colours of all major exterior materials <input type="checkbox"/> Identify how the proposed exterior is complementary to the principal dwelling <input type="checkbox"/> Provide proposed building height from grade to the roof peak <ul style="list-style-type: none"> ○ Include note indicating the building height of the principal building <input type="checkbox"/> Plot existing and proposed grade along building footprint
	<p>10. Drainage/Grading Plan</p> <ul style="list-style-type: none"> <input type="checkbox"/> Illustrate site grading and drainage around the Accessory Building <input type="checkbox"/> Information can be added to the Site Plan as long as it is clear and legible
	<p>11. Supporting Information:</p> <p>The Development Authority may require additional material considered necessary to properly evaluate the proposed development. Please note every application is unique and may require different supporting information from the Development Authority. Supporting information may include:</p> <ul style="list-style-type: none"> a) <u>Written rationale</u> supporting any deficiencies to Council-approved policies, bylaw regulations, or technical guidelines (ex. Variance to the Land Use Bylaw) b) Additional retaining wall information including but not limited to cross sections, elevation drawings, and grading information c) <u>Landscaping Plan</u> <ul style="list-style-type: none"> <input type="checkbox"/> If proposed addition is removing existing landscaping on-site <input type="checkbox"/> Plan to indicate what is being removed and if they are being replaced <input type="checkbox"/> Indicate plant type if replacing or replanting

Compliance with the requirements of Land Use Bylaw 01/2022 does not afford relief from compliance with the *Municipal Government Act* or any other federal, provincial, or municipal legislation, or the conditions of any easement, covenant, building scheme, or agreement affecting the lands or buildings.

**Applicant's
Signature**

Date

(confirming that all required information has been provided and is correct)

Office Use Only



DEVELOPMENT PERMIT APPLICATION

FOR GENERAL DEVELOPMENT AND ACCESSORY SUITES

TOWN OF COCHRANE PLANNING SERVICES

101 RANCHEHOUSE ROAD, COCHRANE, AB T4C 2K8

TEL: 403-851-2570

Email: planning@cochrane.ca

FOR OFFICE USE:

DP No. _____

Fee: _____

Date Paid: _____

Receipt No. _____

1. Applicant Information	2. Owner Information (if not the applicant)
Applicant Name(s):	Owner Name(s):
Mailing Address:	Mailing Address:
City/Prov/Postal Code:	City/Prov/Postal Code:
Phone:	Phone:
Email:	Email:

3. Owner Authorization:

If the registered owner(s) of the subject property elects to have someone act on their behalf in the submission of this application this section must be completed:

As owner(s) of the land described in this application, I/we hereby authorize _____ to act as the applicant regarding this land development application. I acknowledge that this means all communication will be directed through the applicant.

Name (print):	Date:
Signature of Owner:	
Name (print):	Date:
Signature of Owner:	

4. Development Proposal:

Municipal Address:			
Legal Description:	Lot:	Block:	Plan:
Land Use Zoning:			
Existing Use(s) on Site:			
Proposed Use of Site:			

5. Elevations, Floor Plans, Parking:

Total Floor Area (m ²):	Basement Floor Area (m ²):	Ground Floor Area (m ²):	Upper Floor Area (m ²):	Building Height (m):

Accessory Suites Only:**Suite Area (m²):****Number of Parking Stalls:****6. Building Setbacks:****Front (m):****Side (m):****Side (m):****Rear (m):****7. Other Information:****8. Right of Entry:**

I / We (please print), _____
being the registered owner(s) or person(s) authorized to act on behalf of the registered owner(s) of the land that is the subject of this application, hereby consent to an authorized person designated by the Town of Cochrane entering upon the said property for the purpose of inspection during the processing of this application. If any other person is in possession of the subject land, I/we consent to such access by the Town on behalf of that occupant and have full authority to grant this consent on the occupant's behalf.

Name (print):

Signature of Owner:

Date:

Name (print):

Signature of Owner:

Date:

9. Consent to Electronic Process:

I/We, the landowner or agency acting on the landowner's behalf, consent to the use of the Town's electronic process, which includes electronic documents, stamps, and signatures.

Yes

No

10. Consent to Release Drawings:

I/We, the landowner or agency acting on the landowner's behalf, consent to the release of the proposed drawings, excluding the floor plans, to interested members of the public during the application process. Drawings will be released electronically.

Please note if consent is not given, the public can only view the drawings, during the period between the notice of decision and the appeal stage, at the Town office. Alternatively, they can submit a FOIP request, which results in the Town notifying owners of the request.

Yes

No

Compliance with the requirements of Land Use Bylaw 01/2022 does not afford relief from compliance with the *Municipal Government Act* or any other federal, provincial, or municipal legislation, or the conditions of any easement, covenant, building scheme, or agreement affecting the lands or buildings.

FOIP Notification: The personal information requested on this form is collected under the authority of the *Municipal Government Act*, Section 640, and the *Alberta Freedom of Information and Protection of Privacy (FOIP) Act*, Section 33(c) and is protected under Part 2 of that Act. Information collected by public bodies forms part of a file that may be available to the public. Please be advised that the information collected is used for processing this application, ensuring compliance with planning policies, and may be used to conduct ongoing evaluations of services received by the Town of Cochrane. Questions about this collection can be submitted to: FOIP Coordinator, 2nd Floor, 101 Ranchehouse Road, T4C 2K8, 403-932-2674 or FOIP@cochrane.ca

Questions?

Please do not hesitate to contact planning staff at planning@cochrane.ca or 403-851-2570