

## NOTICE OF DECISION

**DECISION DATE:** FEBRUARY 12, 2026

**To:** 

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DEVELOPMENT PERMIT NUMBER: **DP2025-117**

TYPE OF DEVELOPMENT APPROVED: MULTI-UNIT DWELLING (4-UNIT TOWNHOMES)

MUNICIPAL ADDRESS: 304/308/312/314, 318/322/326/330, 334/338/342/346 HERITAGE  
BOULEVARD

LEGAL ADDRESS: LOTS 9-20, BLOCK 3, PLAN 241 1850

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This development has been **approved** by the Development Officer and is subject to the conditions contained herein:

1. This development is classified as a Multi-Unit Dwelling (Townhome) and is a Permitted Use in the Residential Mix (R-MX) District, on the lands legally described as Lots 9-20, Block 3, Plan 241 1850.
2. Prior to the release of a Development Permit, the applicant shall provide a full electronic (PDF) set of plans, elevations and details with metric dimensions, which shall include any revisions required by the Development Authority as part of the approval at the time of the decision. The development shall be constructed in accordance with the plans, elevations and details approved and stamped by the Development Authority. Any changes to the design, format, location, orientation, capacity or use of any part of the development must receive the approval of the Development Authority before they may be commenced. The design, format, location, orientation, capacity and use of any part of the development must be in accordance with the approved plans.
3. Prior to the release of a Development Permit, the applicant/owner shall enter into and comply with a Development Agreement with the municipality, as permitted under Section 650 of the *Municipal Government Act*, to outline construction procedures and timing for this development. Items that may be contained within the Development Agreement, include, but are not limited to:
  - a. Grading and excavation;
  - b. Construction works affecting municipal property;
  - c. Endeavors to assist;
  - d. Insurance and Workers Compensation Board requirements;
  - e. Site servicing;

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- f. Fencing;
  - g. Landscaping;
  - h. Retaining walls;
  - i. Sound attenuation;
  - j. Accesses;
  - k. Site paving;
  - l. Curbs and sidewalks;
  - m. Garbage enclosures; and
  - n. Erosion and sediment control.
4. Prior to the release of a Development Permit, a development cost estimate deemed acceptable to the Development Authority shall be provided for the items contained within the Development Agreement.
  5. Prior to the release of a Development Permit, pursuant to Section 1.18.5 of Bylaw 01/2022, security, in a form deemed acceptable to the municipality shall be provided to the Development Authority for onsite and offsite improvements of the approved development; cost estimate to guarantee completion of work on the site.
  6. Prior to the release of a Development Permit, the applicant/owner shall provide payment for the calculated Civil Land Development Services review fee, as adopted by Council at the time of development permit issuance.
  7. Prior to the release of a Development Permit, the applicant shall enter into an Access Agreement with the owners of the adjacent properties, that being Lots 9-20, Block 3, Plan 241 1850, and provide proof that they were submitted to Land Titles for registration, to the satisfaction of the Development Authority.
  8. Prior to the release of a Development Permit, the applicant shall enter into an Emergency Access Agreement with the owners of the adjacent properties, that being Lots 9-20, Block 3, Plan 241 1850, and the Town of Cochrane. The applicant shall provide proof that the agreements were submitted to Land Titles for registration, to the satisfaction of the Development Authority.
  9. The Multi-Unit Dwelling development shall have clear and maintained exterior rear yard access established to them for the purpose of landowner and emergency access through the use of access easements, and gates or other means acceptable to the Development Authority.
  10. The applicant/owner shall be responsible for registering the Access and Maintenance Agreement and the Emergency Access Agreement on the affected Certificates of Title at no cost to the Municipality and in a timely manner, to the satisfaction of the Development Authority. Registration of any and all required agreements shall be completed prior to the release of securities.

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11. Before any construction starts, the applicant shall ensure that the site is fully fenced, in order to prevent any damage to Municipal infrastructure and landscaping surrounding the site, to ensure controlled and safe access and egress of the site, and to provide safe pedestrian access on and through any municipal lands adjacent to the site. The fencing is to remain in place and in good working condition until all construction activities have ceased.
12. All erosion and sediment control measures are to be in place according to the Town of Cochrane guidelines before any construction begins.
13. The applicant/owner shall construct the deep and shallow utility services required for the development to the standards of the Town of Cochrane and the applicable franchise utilities to the satisfaction of the Development Authority.
14. It shall be the responsibility of the applicant/owner to terminate at the main, all sanitary and water services which will not be utilized in this development to the satisfaction of the Development Authority.
15. Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any franchise utility and shall be registered on title by Utility Right-of-Way Plan.
16. Parking stalls shall be provided for this development in accordance with the requirements of Section 8.19.8 of Land Use Bylaw 01/2022, two parking stalls per dwelling unit, and as shown on the approved plans. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material to the satisfaction of the Development Authority prior to occupancy.
17. The exterior finish, design and colour scheme for this development shall be implemented as shown on the approved plans and drawings. Any changes to any element of exterior finish, design and colour must be first approved in writing by the Development Authority.
18. The applicant/owner shall landscape the development site in accordance with the landscaping plan approved by the Development Authority. Irrigation of landscaping areas shall respect the water conservation measures found in Town of Cochrane Water Utility Bylaw 04/2013.
19. Pursuant to Section 8.13.5 of the Land Use Bylaw 01/2022, landscaping of a site is a permanent obligation of a development permit and shall be installed and maintained in accordance with accepted horticultural practices and consistent with an approved landscaping plan.
20. Pursuant to Section 8.11 in Land Use Bylaw 01/2022, no structures, including projections (eaves, signs, etc.) shall encroach into any public utility, utility right-of-way or overland drainage right-of-way unless specifically exempted by the applicable right-of-way agreement.

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21. All eaves, patios, cantilevers and decks shall be constructed within the property line and meet the setback requirements of Land Use Bylaw 01/2022, as may be amended from time to time, unless otherwise exempted by variance or written permission by the Development Authority.
22. Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.
23. Construction materials, including garbage, shall be stored securely in weather-proof and animal-proof containers to the satisfaction of the Development Authority so as not to create a nuisance to neighbouring properties.
24. The applicant/owner shall be responsible for the clean-up of any garbage, materials or other items that may be unsightly, or disperse beyond the boundaries of the subject property during the construction of this development.
25. There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development construction. However, the developer may apply to the Development Authority to utilize these lands on a temporary basis, if required.
26. It shall be the responsibility of the applicant to submit a complete set of as-built drawings, including a final site grading plan (as-built), to the Development Authority at the time of construction completion and prior to the issuance of a Development Completion Certificate and the occupancy of any buildings.
27. A Development Completion Certificate is required and shall be applied for by the applicant prior to occupancy in order to confirm the completion of the development conditions.
28. Pursuant to Section 1.19.5b of Land Use Bylaw 01/2022, the approval shall be voided if the conditions to be met prior to release of a Development Permit have not been satisfactorily addressed within one year of the Notice of Decision date (October 28, 2025).
29. Pursuant to Section 1.19.5 and 1.19.7 of Land Use Bylaw 01/2022, a Development Permit, if released, is valid only if development commences within one year of the date of Development Permit approval and the development is completed within two years of the date of release. A new Development Permit may be required unless a request for a time extension to the applicable date is received prior to its expiry.
30. Pursuant to Section 1.19.6 of Land Use Bylaw 01/2022, the Development Authority may extend the period of commencement for up to one year, if an applicant makes a written request to the Development Authority before the Development Permit is no longer in effect pursuant to Section 1.19.5.

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### 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 all provincial and federal legislation.
- b) All permits as required by the applicable Building Code for Alberta shall be obtained and the applicant/owner shall remain compliant with the provisions of this code at all times.
- c) All buildings are to comply with the fire codes and regulations in place at the time of construction.
- d) 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.
- e) The applicant/owner is advised that the Town of Cochrane may register a caveat against the title of the property or properties subject to this development until such time as the terms of the Development Agreement have been completed to the satisfaction of the Development Authority.
- f) 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.
- g) The developer/applicant must determine the exact location of the existing gas service line by arranging for an in-field location with Alberta One-Call at 1-800-242-3447. If any portion of the service line is not located within the parcel that it serves, it will have to be relocated at the developer's expense, or an easement registered to the satisfaction of ATCO Gas.
- h) If a gas main is required for the proposed development, then the applicant/owner is requested to contact ATCO Gas at (403)-245-7375. ATCO Gas requires at least **eight** weeks to complete the distribution system design and to process a work order. Prior to the installation of gas mains, the easement must be in place and the area must be within 150mm of final grade, all obstructions removed and the installation of all underground utilities completed.
- i) ATCO Gas recommends that utility layouts follow the City of Calgary standard line assignments and depth zones. ATCO Gas requires a minimum horizontal separation of 1.0m from other shallow utilities and 2.0m from deep utilities.
- j) Natural gas service may be obtained by making a formal application with the ATCO Gas office in Cochrane at (403)-932-9050.
- k) It shall be the responsibility of the applicant/owner to provide conduit raceways on the private property for TELUS Cable to service the commercial sites. Please contact (403)-530-5671 for more information.
- l) Please contact TELUS Engineering at (403)-530-5671 for Building Industrial Consultant Information about how to provide an entrance for TELUS facilities on this site.

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- m) Please contact Shaw Communications for locates prior to construction.
- n) Please contact Fortis Alberta for locates prior to construction.
- o) Winter excavations (October to May) within public right-of-ways and roads require approval by the Roads Department at the Town of Cochrane. Please contact Roads Department at (403)-851-2593 for more information.
- p) Any excess fill must be deposited on a site approved by the Town of Cochrane. Please contact the Roads Department at (403)-851-2593 to discuss fill deposit locations.
- q) Weekly erosion and sediment control inspections shall be conducted as per the Town of Cochrane erosion and sediment control guidelines.
- r) It is the responsibility of the applicant/owner to meet all conditions of approval.

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 advertising date (January 15, 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 Thursday, March 5, 2026.**

Sincerely,

 Digitally signed  
by Lisa Nail  
Date: 2026.02.11  
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LISA NAIL  
PLANNER II / DEVELOPMENT OFFICER  
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