



## NOTICE OF DECISION

**DECISION DATE:** FEBRUARY 5, 2026

**To:** [REDACTED]

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DEVELOPMENT PERMIT NUMBER:	<b>DP2025-120</b>
TYPE OF DEVELOPMENT APPROVED:	ADDITION TO INDUSTRIAL OPERATION AND EXISTING ACCESSORY BUILDINGS/STRUCTURES
MUNICIPAL ADDRESS:	225 RIVER AVENUE
LEGAL ADDRESS:	LOT 4, BLOCK 24, PLAN 751 0903

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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 an Addition to Industrial Operation and Existing Accessory Buildings/Structures, and is a Permitted Use in the General Industrial (I-G) District, on the lands legally described as Lot 4, Block 24, Plan 751 0903.
2. Prior to the release of a Development Permit, a development cost estimate deemed acceptable to the Development Authority shall be provided for the landscaping.
3. 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. The release of securities may be requested upon the completion of the landscaping.
4. Prior to the release of a Development Permit, the applicant/owner shall provide payment for Offsite Levy Costs, in accordance with Town of Cochrane Off-Site Levy Bylaw 15/2025, or the bylaw in effect as adopted by Council at the time of Development Permit release.
5. An Addition to Industrial Operation and Existing Accessory Buildings/Structures is approved in accordance with the approved plans. 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

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6. The approval for the Water Treatment Plant (Groundwater Treatment Facility), contained within Lot 4, Block 24, Plan 751 0903, under DP2004-159 remains in effect and will not be impacted or disturbed by this approval.
7. Signage is exempted from this approval and shall require separate Development Permit approval.
8. Four (4) parking stalls shall be provided for this development in accordance with the requirements of rationale provided as per Section 8.19.5 of Land Use Bylaw 01/2022 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.
9. No parking, loading, storage, trash collection, outdoor storage or Outdoor Display Area shall be located within the Front Yard Setback area.
10. Pursuant to Section 4.2.4 of Land Use Bylaw 01/2022, all outdoor storage areas shall be screened to the satisfaction of the Development Authority.
11. All outdoor lighting used to illuminate any Site or Building shall be directed downwards.
12. Pursuant to Section 8.12 of the Land Use Bylaw 01/2022, all forms of waste facilities, including garbage and recycling and organics, shall be contained entirely within a building or within an outdoor weatherproof and animal-proof waste receptacle that is screened according to the designs stamped and approved by the Development Authority.
13. The applicant/owner shall landscape the development site in accordance with the Site 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.
14. 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.
15. 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.
16. 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.
17. Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.

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18. 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.
19. 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.
20. If contaminated soil or groundwater is encountered during construction or excavation, the applicant shall ensure that all work is undertaken in accordance with the Environmental Protection and Enhancement Act and other provincial legislation. Any adverse environmental effects shall be reported to Alberta Environment and Protected Areas in accordance with its reporting requirements.
21. Any contaminated soil or groundwater encountered on site shall be managed and disposed of in accordance with the Waste Control Regulation and any other applicable provincial requirements.
22. 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 (February 5, 2026).
23. 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.
24. 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.

### **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.

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- e) 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.
- f) The developer/applicant must determine the exact location of the existing gas service line by arranging for an in-field location with Utility Safety Partners (Click Before You Dig) at [utilitysafety.ca](http://utilitysafety.ca) or 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.
- g) 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.
- h) Please contact Domtar Inc. at (514)-848-5555 for site-specific groundwater information prior to excavation.
- i) Please contact Shaw Communications for locates prior to construction.
- j) Please contact Fortis Alberta for locates prior to construction.
- k) 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 (February 5, 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, February 26, 2026.**

Sincerely,

Digitally signed by  
Colin Lees  
Date: 2026.02.04  
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COLIN LEES  
PLANNER II / DEVELOPMENT OFFICER  
PLANNING SERVICES DEPARTMENT

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E: [planning@cochrane.ca](mailto:planning@cochrane.ca)