

NOTICE OF DECISION

DECISION DATE: FEBRUARY 19, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP2025-214
TYPE OF DEVELOPMENT APPROVED:	HOME OCCUPATION – CLASS 2 (OVERNIGHT PET SITTING) WITH VARIANCE
MUNICIPAL ADDRESS:	368 SUNSET VIEW
LEGAL ADDRESS:	LOT 53, BLOCK 15, PLAN 081 3662

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

1. The development is classified as a Home Occupation – Class 2 (Overnight Pet Sitting) and may operate on the subject parcel in accordance with the stamped and approved site plan and drawings.
2. This development is approved with a variance of 100% to the location restriction requirements of Section 9.5.1(b) of Land Use Bylaw 01/2022, as may be amended from time to time. The requirement that a Home Occupation shall be conducted entirely within the Dwelling Unit or Accessory Building on the Site is relaxed to allow pets in the rear yard and side yards of the property under the supervision of an employee.
3. This development is approved with a variance of 25% to the driveway width requirements of Section 8.18.3(d) of Land Use Bylaw 01/2022, as may be amended from time to time. The maximum width of the driveway is relaxed from 7.32 metres to 9.15 metres.
4. No more than three (3) client pets may be permitted on the premises at one time.
5. The Home Occupation shall not occupy more than 30% of the gross floor area of the principal dwelling.
6. Exterior alterations, additions, or renovations relating to the business that alter the residential character are prohibited.
7. Storage of goods or materials related to the business shall be located within the Home Occupation space. Exterior storage is prohibited.

8. The Home Occupation shall not create any nuisance by way of noise, dust, odours, heat, glare, electrical or radio disturbance or smoke or anything of an offensive or objectionable nature.
9. The applicant shall ensure that the client pets will be monitored in such a way that conforms with the Town of Cochrane Community Standards and Public Safety Bylaw, Animal Bylaw, and any other applicable Town of Cochrane Bylaws.
10. The Home Occupation shall not adversely affect the privacy and enjoyment of adjacent dwellings or amenities of the neighbourhood.
11. A maximum of six (6) client visits per day to the residence is permitted.
12. A maximum of one (1) client vehicle at the residence at any one time is permitted.
13. Hours of operation shall be limited to 8:00 a.m. to 8:30 p.m. for client visits. Hours of operation for pet sitting care shall be permitted twenty-four (24) hours a day.
14. The applicant shall provide a minimum of one (1) on-site parking stall for the business for client pick up and drop off.
15. On-site employees shall be limited to those residing in the residential premises. On-site employees are limited to no more than one (1) employee working on-site who does not reside in the dwelling.
16. No form of advertising or signage related to the Home Occupation shall be discernible from the outside of the building or in proximity to the Dwelling Unit, except for a 0.5m² identification sign that can be displayed within the window of the Dwelling Unit.

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) It is the responsibility of the applicant to acquire and maintain a valid Cochrane Business Licence for the life of the business.
- c) The applicant is advised to contact Alberta Health Services in advance of conducting the type of business contained in this approval to ensure that they will meet their standards.
- d) It is the responsibility of the applicant 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 **Thursday, February 19, 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 12, 2026**.

Sincerely,



Digitally signed by Colin
Lees
Date: 2026.02.17
09:05:22-07'00'

COLIN LEES
PLANNER II / DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT

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