

NOTICE OF DECISION

DECISION DATE: FEBRUARY 5, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP 2025-235
TYPE OF DEVELOPMENT APPROVED:	ONE (1) FASCIA SIGN
MUNICIPAL ADDRESS:	4105, 422 GREYSTONE BOULEVARD
LEGAL ADDRESS:	UNIT 11, PLAN 251 1813

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

1. This development is classified as a Fascia Sign (1) and is a Permitted Use in the General Commercial District (C-G), on the lands legally described as Unit 11, Plan 251 1813.
2. One (1) Fascia Sign may be constructed on the subject property in accordance with the site plan and elevations stamped approved by the Development Authority.
3. The maximum fascia sign coverage shall be 20% of the building face, per side.
4. The signs shall be front illuminated or non-illuminated only.
5. All elements of signs appearance, including colour and shape shall meet the approved design.
6. 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.
7. A fascia sign shall not extend above the eave line of the building or beyond the wall upon which it is attached.
8. 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 all provincial and federal legislation.
- b) All permits as required by the Alberta Building Code shall be obtained and the applicant/owner shall remain compliant with the provisions of this code at all times.
- c) All contractors working on this project shall acquire a valid Cochrane Business License.
- d) It is the responsibility of the applicant to meet all conditions of approval.
- e) The proposed location, size and front illumination (gooseneck lighting) of Fascia Sign at Sign Location #1 included in the drawings was previously approved with DP2023-064/082.

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 Nicole Tomes
 Date: 2026.02.04 12:01:37-07'00'

NICOLE TOMES
 SENIOR PLANNER / DEVELOPMENT OFFICER
 PLANNING SERVICES DEPARTMENT
 P: (403) 851-2570
 E: planning@cochrane.ca

 Digitally signed by Kristin Siltala
 Date: 2026.02.04 12:23:59-07'00'

KRISTIN SILTALA
 PLANNER I