

## NOTICE OF DECISION

**DECISION DATE:** FEBRUARY 12, 2026

**To:**



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DEVELOPMENT PERMIT NUMBER:	<b>DP 2025-219</b>
TYPE OF DEVELOPMENT APPROVED:	ACCESSORY BUILDING (PARTY WALL)
MUNICIPAL MAIN ADDRESS:	134/136 HEARTLAND STREET
LEGAL ADDRESS:	LOT 25 & 26, BLOCK 38, PLAN 251 0047

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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 Accessory Building and is a Permitted Use in the Residential Medium Density District (R-MD), on the lands legally described as Lot 25 & 26, Block 38, Plan 251 0047.
2. Each Accessory Building shall be no larger than 37.16m<sup>2</sup> (400ft<sup>2</sup>) as per the approved plans.
3. Each Accessory Building shall be one storey and have a maximum height of 4.6m (15ft).
4. The Accessory Building shall be located entirely within the parcel and shall be built according to the approved plans.
5. The Accessory Building shall be constructed in a manner consistent with the proposed elevations and floor plans and shall use materials that complement the existing principal dwelling to the satisfaction of the Development Authority.
6. 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.

TOWN OF COCHRANE

101 RancheHouse Rd.  
Cochrane, AB T4C 2K8  
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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 must determine the exact location of the existing utility lines by arranging for an in-field location with Alberta One-Call at 1-800-242-3447.
- f) 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 advertising date **Thursday, February 12, 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  
Denica Crosbie  
Date: 2026.02.11  
14:26:28-07'00'

DENICA CROSBIE  
PLANNER II/ DEVELOPMENT OFFICER  
PLANNING SERVICES DEPARTMENT

P: (403) 851-2570  
E: [planning@cochrane.ca](mailto:planning@cochrane.ca)