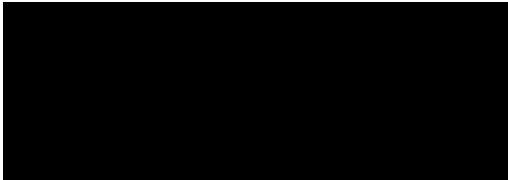


## NOTICE OF DECISION

**DECISION DATE:** APRIL 7, 2026

**To:**



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DEVELOPMENT PERMIT NUMBER:	<b>DP 2026-011</b>
TYPE OF DEVELOPMENT APPROVED:	HOME OCCUPATION – CLASS 2 (OVERNIGHT PET SITTING) WITH VARIANCES
MUNICIPAL ADDRESS:	155 HERITAGE HEIGHTS
LEGAL ADDRESS:	LOT 58, BLOCK 15, PLAN 1711982

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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 Home Occupation - Class 2 (Overnight Pet Sitting) and is a Discretionary Use in the Residential Mix District (R-MX), on the lands legally described as Lot 58, Block 15, Plan 171 1982.
2. This development permit authorizes an overnight pet sitting business only.
3. This development is approved with a variance to Section 9.5.1(b) of Land Use Bylaw 01/2022, as may be amended from time to time, which states that a Home Occupation shall be conducted entirely within the dwelling unit or accessory building on the site. The variance allows client pets in the rear yard and side yards of the property under the supervision of an employee, in accordance with the stamped and approved drawings.
4. This development is approved with a variance of 38.8% to of Section 9.5.1(c) of Land Use Bylaw 01/2022, as may be amended from time to time, which states that a Home Occupation shall be limited to a maximum of 30% of the Gross Floor Area of the Principal Dwelling. The variance allows client pets in the main and upper floor of the dwelling, in accordance with the stamped and approved drawings.
5. This development shall be constructed in accordance with the plans, elevations and details approved and stamped by the Town of Cochrane. Any changes to the design, format, location,

orientation, capacity or use of any part of the development must receive the approval of the Town of Cochrane before they may be commenced

6. Hours of operation for client pick-up or drop-off of pets shall be limited to 7:00 a.m. to 8:00 p.m., while hours of operation for pet sitting care shall be permitted twenty-four (24) hours a day.
7. No more than three (3) client pets may be permitted on the premises at one time.
8. A maximum of six (6) client visits per day to the residence is permitted, not exceeding a time limit of 15 minutes per client in accordance with Section 9.5.6 of the Land Use Bylaw 01/2022. A pick-up and a drop-off of a client pet are distinct client visits.
9. On-site employees shall be limited to those residing in the residential premises.
10. Exterior alterations, additions, or renovations relating to the business that alter the residential character are prohibited.
11. Storage of goods or materials related to the business shall be located within the Home Occupation space. Exterior storage is prohibited.
12. 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, as may be amended from time to time.
13. The Home Occupation shall not adversely affect the privacy and enjoyment of adjacent dwellings or amenities of the neighbourhood.
14. 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.
15. 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 0.5m<sup>2</sup> 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, other municipal regulations, and all provincial and federal legislation.
- b) It is the responsibility of the applicant to meet all conditions of approval.
- c) This is not a Building Permit.
- d) This development permit has not been reviewed for potential issues with the National Building Code - Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
- e) All permits as required by the *Alberta Safety Codes Act* shall be obtained and the

applicant/owner shall remain compliant with the provisions of this Act at all times.

- f) It is the responsibility of the applicant to acquire and maintain a valid Cochrane Business Licence for the life of the business.
- g) 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.
- h) 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. The Town of Cochrane has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development adheres to documents registered on title

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 Decision Date, 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 Tuesday, April 28, 2026.**

Sincerely,



Digitally signed by Colin Lees  
Date: 2026.04.02  
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COLIN LEES  
PLANNER II / DEVELOPMENT OFFICER  
PLANNING SERVICES DEPARTMENT

P: (403)-851-2570

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



Digitally signed by  
Kristin Siltala  
Date: 2026.04.02  
10:45:56-06'00'

KRISTIN SILTALA  
PLANNER I