



NOTICE OF DECISION

DECISION DATE: APRIL 28, 2026

To: [Redacted]

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| DEVELOPMENT PERMIT NUMBER: | DP 2026-065 |
| TYPE OF DEVELOPMENT APPROVED: | VARIANCE (EXISTING) – REAR YARD SETBACK OF THE ACCESSORY STRUCTURE (DECK STAIRS) |
| MUNICIPAL ADDRESS: | 51 WEST POINTE MANOR |
| LEGAL ADDRESS: | PLAN 061 3446, BLOCK 35, Lot 46 |

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

1. This development is approved with a Variance to the setback requirements of Section 8.2.13 Table 39 of Land Use Bylaw 01/2022, as may be amended from time to time. The Rear Yard Setback of the Accessory Structure (Deck Stairs) is reduced from 3.5 metres to 3.44 metres as shown on the Real Property Report dated March 11, 2026.

ADVISORY NOTE:

- a) It is the responsibility of the applicant/owner to comply with all other requirements of Land Use Bylaw 01/2022, other municipal regulations, and all provincial and federal legislation.
- b) 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.
- c) The approval of this Development Permit addresses the Variance (existing) to the Rear Yard Setback as shown on the Real Property Report. Nothing in this permit shall be interpreted as authorizing encroachments into the Overland Drainage Right-of-Way on behalf of the Town of Cochrane or any other party having rights in respect of the Right-of-Way area(s). The encroachment can remain until such time as the Town requires that it be removed.

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 decision date (April 28, 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 Tuesday, May 19, 2026.**

Sincerely,



Digitally signed by Colin
Lees
Date: 2026.04.24
11:04:36-06'00'

COLIN LEES
PLANNER II/ DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT
P: (403) 851-2570
E: PLANNING@COCHRANE.CA



Digitally signed
by Kristin Siltala
Date: 2026.04.24
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KRISTIN SILTALA
PLANNER I