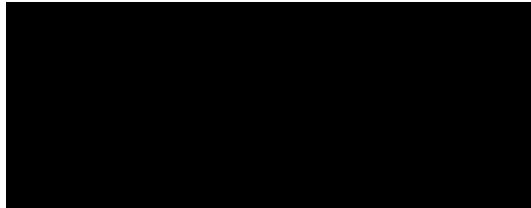


NOTICE OF DECISION

DECISION DATE: MAY 28, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP 2026-070
TYPE OF DEVELOPMENT APPROVED:	ACCESSORY BUILDING/STRUCTURES (TRAILER, PATIO, PERGOLA)
MUNICIPAL MAIN ADDRESS:	ADJACENT TO 70M GEORGE FOX TRAIL
LEGAL ADDRESS:	PLAN 951 0739, BLOCK 1, LOT 9MR

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/Structures and is a Permitted Use in the Parks and Recreation District (PR), on the lands legally described as Plan 951 0739, Block 1, Lot 9MR.
2. 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 it commences.
3. Pursuant to Section 7.2.1 of the Land Use Bylaw 01/2022, the exterior finish, design and colour scheme and other site features for this development shall adhere to the Western Heritage Design Framework and are to be implemented as shown on the approved plans and drawings. Any changes to any element of exterior finish, design and colour must be first approved in writing by the Development Authority.
4. Non-illuminated Fascia Signs, as shown in the drawings approved by the Development Authority, may be constructed without need of a new Development Permit. However, any and all other signage will require a separate Development Permit application and approval prior to placement.
5. The Accessory Building/Structures shall be accessory to the Park as the Principal Use and not be used as a dwelling unit or any other use unless authorized by the Development Authority.
6. Any existing trees on the subject property shall be properly protected during the construction period, to the satisfaction of the Town of Cochrane.

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7. Pursuant to Section 8.11.1 of the Land Use Bylaw 01/2022, no Development shall be located on or over any Easement or rights-of-way respecting any public Utility unless authorization by the Town of Cochrane and the Easement owner.
8. The applicant is 100% responsible for lifecycle costs, safety maintenance, repairs, removal and replacement for utility or mandatory repairs. Additionally, the applicant is 100% responsible for all costs should the accessory building and associated structures (i.e. the patio and pergola) be required to be removed in the future for any reason to the satisfaction of the Town of Cochrane.
9. The applicant/owner shall construct the shallow utility services required for the development of the standards of the Town of Cochrane and the applicable shallow utilities to the satisfaction of the Town of Cochrane.
10. The applicant is responsible to rehabilitate the adjacent parking lot due to shallow utility installment to the same standard as it currently exists at the time of the development. Additionally, the applicant is 100% responsible to repair and replace any damage to the adjacent parking lot to any access to the shallow utility line for any reason in the future to the municipal standard at the time regardless of surface treatment material (i.e. gravel, asphalt, concrete, etc.).
11. Any and all easements required by the Town of Cochrane or any franchise utility as a result of this development shall be provided by the developer at no cost to the Town of Cochrane or any franchise utility and shall be registered on title by Utility Right-of-Way Plan prior to the release of securities.
12. The applicant shall ensure that the development does not negatively impact the drainage of adjacent properties or generally change the drainage pattern of the subject property and conforms to the Surface Drainage Bylaw, as may be amended from time to time.
13. Construction materials, including garbage, shall be stored securely in weatherproof and animal-proof containers to the satisfaction of the Town of Cochrane so as not to create a nuisance to neighbouring properties.
14. The applicant shall be responsible for the clean-up of any garbage, materials or other items that may be unsightly, or dispersed beyond the boundaries of the subject property during the construction of this development.
15. 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 bylaws, and all provincial and federal legislation.
- b) It is the responsibility of the applicant/owner 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 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 code at all times.
- f) New construction or existing buildings under renovation shall comply with the most current National Fire Code (Alberta Edition).
- g) It shall be the responsibility of the applicant/owner to meet all provisions for firefighting outlined in the National Building Code - Alberta Edition.
- h) 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.
- i) 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.
- j) The developer/applicant must determine the exact location of the existing gas service line, power line service, and other shallow utilities by arranging for an in-field location with Utility Safety Partners [online](#) or at 1-800-242-3447 and contact all applicable utility companies directly for locates prior to construction.
- k) It is the responsibility of the applicant/owner to contact all applicable utility companies (ATCO Gas, Fortis Alberta, Telus Communications, and Rogers Communications) to ensure that all requirements are met prior to construction and that all circulation comments are adhered to.

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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 (May 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 Thursday, June 18, 2026.**

Sincerely,

A handwritten signature in blue ink that reads "N. Tomes".

Digitally signed by Nicole Tomes
Date: 2026.05.26
12:12:32
-06'00'

NICOLE TOMES
SENIOR PLANNER / DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT

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