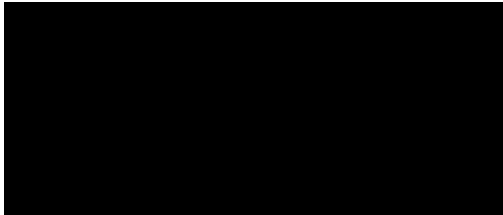


NOTICE OF DECISION

DECISION DATE: MAY 14, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP 2025-178
TYPE OF DEVELOPMENT APPROVED:	MULTI-UNIT DWELLING (TOWNHOMES, 107 UNITS) WITH VARIANCES
MUNICIPAL ADDRESS:	507 HERITAGE BOULEVARD
LEGAL ADDRESS:	PLAN 241 1850, BLOCK 2, LOT 3

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

1. The development is classified as Multi-Unit Dwelling (Townhomes, 107 Units) with variances and is a Permitted Use in the Residential Medium Density District (R-MD), on the lands legally described as Plan 241 1850, Block 2, Lot 3.
2. Prior to the release of a Development Permit, the applicant shall provide a full electronic (PDF) sets of plans, elevations and details with metric dimensions, which shall include any revisions required by the Town of Cochrane as part of the approval at the time of the decision.
3. Prior to the release of a Development Permit, the applicant/owner shall enter into and comply with a Development Agreement with the municipality, as permitted under Section 650 of the *Municipal Government Act*, to outline construction procedures and timing for this development.
4. Prior to the release of Development Permit, a Certificate of Insurance in alignment with the Development Agreement shall be provided to the satisfaction of the Town of Cochrane.
5. Prior to the release of a Development Permit, a development cost estimate for on-site and off-site improvements deemed acceptable to the Development Authority shall be provided for the following items:
 - a. Construction affecting municipal infrastructure and public rights of ways

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- b. Grading and excavation
 - c. Servicing which includes pressure, water main, and hydrant testing
 - d. Asphalt and paving
 - e. Curb/walkways/concrete work
 - f. Retaining walls
 - g. Landscaping
 - h. Erosion and sediment control
 - i. Fencing
6. Prior to the release of a Development Permit, pursuant to Section 1.18.5 of Bylaw 01/2022, security, in a form deemed acceptable to the municipality, shall be provided to the Town of Cochrane for onsite and offsite improvements based on the accepted cost estimate, to guarantee completion of work in accordance with the approved drawings, reports and Town of Cochrane bylaws.
 7. Prior to the release of a Development Permit, the applicant/owner shall provide payment for Offsite Levy Costs, in accordance with Town of Cochrane Offsite Levy Bylaw 15/2025, or the bylaw in effect as adopted by Council at the time of Development Permit release.
 8. Prior to the release of a Development Permit, the applicant/owner shall provide payment for the calculated Civil Land Development Services review fee, as adopted by Council at the time of payment.
 9. Prior to the release of a Development Permit, the applicant/owner shall provide payment for the Land Use Bylaw 01/2022 variances in accordance with the Planning Fee Schedule, as adopted by Council at the time of payment.
 10. Prior to the release of a Development Permit, the applicant/owner shall enter into a Utility Right of Way agreement with the required shallow utility providers (i.e. Telus Communications Inc.) and register it on the parcels, to the satisfaction of the Development Authority. The applicant shall provide proof that the agreement/documents were submitted to Land Titles for registration, to the satisfaction of the Development Authority.
 11. This development is approved with a variance of 3.4% to the *parking* requirements of Section 8.19.8 of Land Use Bylaw 01/2022, as may be amended from time to time. The number of parking stalls required is reduced from 179 to 173.
 12. This development is approved with a variance of 3.6% to the *parking stall width* requirements of Section 8.19.12 Table 41 of Land Use Bylaw 01/2022, as may be amended from time to time. The parking stall width is reduced from 2.75m to 2.65m for the double garages.
 13. This development is approved with a variance to Section 8.2.13 Table 38 of Land Use Bylaw 01/2022, as may be amended from time to time. The variance allows the patio fences within the front yard

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of buildings 1, 3, and 18 to be 1.20m to match the other units throughout the development instead of being limited to 1.0m in height for front yards.

14. The development shall be constructed in accordance with the plans, elevations and details approved and stamped by the Development Authority. 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.
15. The applicant/owner shall adhere to the Development Site Servicing Plan (DSSP), including stormwater, deemed acceptable for construction to the satisfaction of Town of Cochrane.
16. The applicant/owner shall adhere to the Erosion and Sediment Control Plan and/or report deemed acceptable to the Town of Cochrane.
17. The applicant/owner shall adhere to the Fire Access Plan and SWEPT Path Analysis to the satisfaction of the Town of Cochrane.
18. The applicant/owner shall be responsible for registering any and all Agreements (i.e. URW) on the affected Certificate of Title at no cost to the Town of Cochrane and, to the satisfaction of the Town of Cochrane. Registration of any and all required agreements shall be completed prior to the release of securities.
19. The applicant/owner shall contact the Town of Cochrane prior to construction to coordinate a pre-construction meeting with Civil Land Development Services as well as the Infrastructure Services at the Town of Cochrane to review construction timing and procedures.
20. Before any construction starts, the applicant shall ensure that the site is fully fenced in order to prevent any damage to Municipal infrastructure and landscaping surrounding the site, to ensure controlled and safe access and egress of the site, and to provide safe pedestrian access on and through any municipal lands adjacent to the site. The fencing is to remain in place and in good working condition until all construction activities have ceased or until deemed acceptable for removal by the Authority Having Jurisdiction (AHJ)/Building Safety Codes Officer.
21. All erosion and sediment control measures are to be in place according to the Town of Cochrane guidelines and approved drawings before any construction begins.
22. All private fire hydrants must be installed, functioning and verified by the Town of Cochrane to the satisfaction of the Development Authority prior to the commencement of any building construction. All fire hydrants are to have a 5" storz connection and are to adhere to the Town of Cochrane Requirements for Development standards for colour.
23. The applicant/owner shall construct the deep and shallow utility services required for the development to the standards of the Town of Cochrane and the applicable shallow utilities to the satisfaction of the Town of Cochrane.

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24. It shall be the responsibility of the applicant/owner to terminate at the main, all sanitary and water services which will not be utilized in this development to the satisfaction of the Development Authority.
25. 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.
26. All storm water treatment devices/facilities shall be located on private property and shall be maintained by the applicant/owner and any future property owners.
27. One hundred seventy-three (173) parking stalls shall be provided for this development in accordance with the requirements of Section 8.19.8 of Land Use Bylaw 01/2022 and as shown on the approved plans. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material to the satisfaction of the Development Authority prior to occupancy.
28. The parking stalls required for this development shall include 18 visitor parking stalls with two (2) stalls designated as barrier free. All visitor stalls, as well as barrier free stalls, are to be marked with permanent, all-weather signage to the satisfaction of the Development Authority.
29. Pursuant to Section 8.13.31 of the Land Use Bylaw 01/2022, pedestrian circulation design and on-site markings are to be constructed in accordance with the drawings stamped and approved by the Development Authority.
30. This development is to be constructed in accordance with the recommendations and requirements of the Transportation Impact Assessment Memo prepared by Scheffer Andrew Ltd. Dated November 24, 2025
31. The applicant/owner shall adhere to the Erosion and Sediment Control Plan and/or report deemed acceptable to the Town of Cochrane.
32. Pursuant to Section 8.14 of the Land Use Bylaw 01/2022, outdoor lighting shall adhere to the site lighting plan and light fixture standards as outlined in the approved plans to the satisfaction of the Development Authority.
33. Pursuant to Section 8.12 of the Land Use Bylaw 01/2022 and the Waste and Recycling Bylaw, all forms of waste facilities, including garbage and recycling and organics, shall be securely contained entirely within a building or within an outdoor weatherproof and animal-proof waste receptacle that is screened according to the designs stamped and approved by the Development Authority.
34. Irrigation of landscaping areas shall respect water conservation measures found in Town of Cochrane Water Utility Bylaw.

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35. Pursuant to Section 8.13.5 of the Land Use Bylaw 01/2022, landscaping of a site is a permanent obligation of a Development Permit and shall be installed and maintained in accordance with accepted horticultural practices and consistent with an approved landscaping plan.
36. 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.
37. Any temporary buildings/structures and/or signs placed on site during construction shall be removed prior to development completion.
38. Pursuant to Section 8.2.2 of the Land Use Bylaw 01/2022, no Accessory Building/Structure may be constructed, erected or moved onto the Site prior to the time of the Principal Building to which it is accessory.
39. Construction materials, including garbage, shall be stored securely closed and covered containers which must be closed at the end of each day to the satisfaction of the Town of Cochrane so as not to create a nuisance to neighbouring properties.
40. The applicant/owner 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.
41. There shall be no unauthorized use of any adjoining public Utility Lot or reserve land during the course of the approved development construction. However, the developer may apply to the Town of Cochrane to utilize these lands on a temporary basis, if required.
42. This development shall adhere to the addressing plan as approved by the Town of Cochrane.
43. It shall be the responsibility of the applicant to submit a complete set of as-built drawings, including a final site grading stormwater plan (as-built), to the Town of Cochrane at the time of construction completion and prior to the release of securities.
44. A Development Completion Certificate shall be applied for by the applicant in order to schedule inspections and confirm the completion of the development in accordance with the approved drawings, conditions, and Town of Cochrane bylaws. Upon completion of the development and maintenance periods contained in the Development Agreement, securities may be released.
45. Pursuant to Section 1.19.5(b) of Land Use Bylaw 01/2022, the approval shall lapse and no longer be in effect if the conditions to be met prior to release of the Development Permit have not been satisfactorily addressed within one (1) year of the Notice of Decision Date (May 14, 2026).
46. Pursuant to Section 1.19.5 and 1.19.7 of Land Use Bylaw 01/2022, a Development Permit, if released, is valid only if development commences within one year of the date of Development Permit approval

and the development is completed within three years of the date of release. A new Development Permit may be required unless a request for a time extension to the applicable date is received prior to its expiry.

47. Pursuant to Section 1.19.6 of Land Use Bylaw 01/2022, the Town of Cochrane may extend the period of commencement for up to one year, if an applicant makes a written request to the Development Authority before the Development Permit is no longer in effect pursuant to Section 1.19.5.

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 Act 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) Administration is directed to present the applicant with a calculation of the Parks Development Fees and request payment of these fees in accordance with Council resolution 606/11/05.
- j) The applicant/owner is advised that the Town of Cochrane may register a caveat against the title of the property or properties subject to this development until such time as the terms of the Development Agreement have been completed to the satisfaction of the Development Authority.

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- k) 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.
- l) The applicant/owner is responsible for obtaining a Street Use Permit or Temporary Road Closure including Traffic Management Plan, to coordinate traffic flow in the construction area to the satisfaction of the Development Authority. Any signage required by the Development Authority to indicate restricted parking areas and traffic direction during and after construction to be provided at the cost of the applicant/owner.
- m) 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.
- n) 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.
- o) Winter excavations (October 15 to May 15) within public rights-of-way and roads require approval by the Roads Department at the Town of Cochrane. Please contact Roads Department at (403) 851-2593 for more information.
- p) New water mains require flushing, pressure testing, and bacteriological sampling. Please contact the Utilities department at (403) 851-2590 to complete a Flushing Meter Rental Agreement.
- q) Any excess fill must be deposited on a site approved by the Town of Cochrane. Please contact the Roads Department at (403) 851-2593 to discuss fill deposit locations.
- r) Weekly erosion and sediment control inspections shall be conducted as per the Town of Cochrane erosion and sediment control guidelines.
- s) Waste collection will be the responsibility of the property owner and/or the management company and not the Town of Cochrane.

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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 above decision date (May 14, 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 4, 2026.**

Sincerely,

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

Digitally signed by Nicole Tomes
Date: 2026.05.08
10:40:33
-06'00'

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