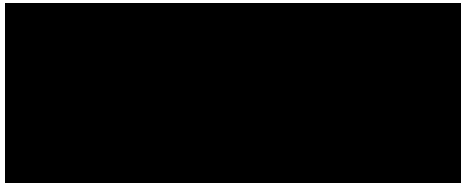


NOTICE OF DECISION

DECISION DATE: MAY 20, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP 2026-040
TYPE OF DEVELOPMENT APPROVED:	BACK-LIT FASCIA SIGNS – FOUR (4) WITH VARIANCE
MUNICIPAL MAIN ADDRESS:	410, 264 PARK STREET
LEGAL ADDRESS:	PLAN 221 1311, BLOCK 4, LOT 1

This development has been **approved** by the Cochrane Planning Commission, and is subject to the conditions contained herein:

1. This development is for four (4) Back-Lit Fascia Signs with Variance prescribed as a Discretionary Use in the General Commercial District (C-G), on the lands legally described as Lot 1, Block 4, Plan 221 1311.
2. This development is approved with a variance of 100% to the Western Heritage Design Framework Requirements of Section 7.2.1 of Land Use Bylaw 01/2022, as may be amended from time to time. The requirement that this development shall comply with the Western Heritage Design Framework is relaxed.
3. This development shall be constructed as shown on the plans and drawings approved by the Development Authority. Any and all other signage or changes to the signage on this property will require a separate Development Permit and approval prior to placement.
4. No back-lit sign on this site shall produce more than 6,000 lumens.
5. Each back-lit sign shall have its lumens reduced by half or extinguished between the hours of 22:00 and 06:00.
6. No part of the light from a back-lit sign shall be directed upward.
7. The applicant/owner shall be responsible for the clean-up of any garbage, materials or other items that may be unsightly, or disperse beyond the boundaries of the subject property during the construction of this development.

8. A fascia sign shall not extend above the eave line of the building or beyond the wall upon which it is attached.
9. The maximum fascia sign coverage shall be 20% of the building face, per side.
10. 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 all provincial and federal legislation.
- b) All permits as required by the Alberta Building Code shall be obtained and the applicant/owner shall remain compliant with the provisions of this code at all times. All building permit applications must be affixed with the seal of a professional architect.
- c) 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.
- d) 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.

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 20, 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, June 16, 2026.**

Sincerely,



Digitally signed
by Lisa Nail
Date:
2026.05.21
10:47:29-06'00'

LISA NAIL

PLANNER II / DEVELOPMENT OFFICER

PLANNING SERVICES DEPARTMENT

P: (403) 851-2570

E: planning@cochrane.ca