

TOWN OF COCHRANE

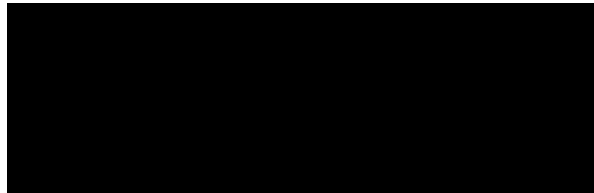
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NOTICE OF DECISION

DECISION DATE: JULY 9, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP 2024-023
TYPE OF DEVELOPMENT APPROVED:	BUSINESS & PROFESSIONAL OFFICE – PARKING LOT EXPANSION
MUNICIPAL ADDRESS:	30 BOW STREET COMMON
LEGAL ADDRESS:	PLAN 191 0843, BLOCK 1, LOT 20

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

1. This development is classified as a Business & Professional Office – Parking Lot Expansion and is a Permitted Use in the General Commercial (C-G) District, on the lands legally described as Plan 191 0843, Block 1, Lot 20.
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. 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.
4. Parking stalls shall be provided for this development in accordance with the rationale provided as per Section 8.19.5 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.
5. Pursuant to the Parks Bylaw, any trees, shrubs or landscaping features removed, damaged or disturbed during construction within public right of ways will be replaced at the cost of the applicant/owner.
6. The applicant/owner shall ensure that the development does not negatively impact the drainage of adjacent properties or the drainage pattern of the subject property and conforms to the Surface Drainage Bylaw, as may be amended from time to time.

7. 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.
8. 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.
9. Any temporary buildings/structures and/or signs placed on site during construction shall be removed prior to development completion.
10. 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.
11. 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.
12. 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 two 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.

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) 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.
- i) 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.
- 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.

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 advertising date (July 9, 2026), a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. 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, July 30, 2026.**

Sincerely,



Digitally signed by Nicole Tomes
Date: 2026.07.07
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-06'00'

NICOLE TOMES
SENIOR PLANNER / DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT
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