

TOWN OF COCHRANE

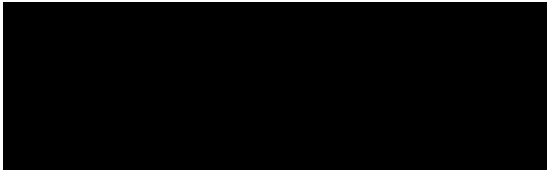
101 RanchoHouse Rd.
Cochrane, AB T4C 2K8
P: 403-851-2500 F: 403-932-6032
www.cochrane.ca



NOTICE OF DECISION

DECISION DATE: JULY 28, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP 2026-115
TYPE OF DEVELOPMENT APPROVED:	VARIANCE (EXISTING) – SINGLE DETACHED DWELLING (DRIVEWAY WIDENING)
MUNICIPAL ADDRESS:	84 RIDGE VIEW CLOSE
LEGAL ADDRESS:	PLAN 111 0929, BLOCK 11, Lot 40

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 Section 8.18.3.d of Land Use Bylaw 01/2022, as may be amended from time to time. The maximum width of the driveway is relaxed from 6.72 metres to 7.80 metres as shown on the Real Property Report dated June 29, 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 Single Detached Dwelling (Driveway Widening) 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 (July 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, August 18, 2026.**

Sincerely,



Digitally signed
by Kristin Siltala
Date: 2026.07.23
10:12:37-06'00'

KRISTIN SILTALA
PLANNER I / DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT
P: (403) 851-2570
E: PLANNING@COCHRANE.CA



Digitally signed by Eliana Otakie
Date: 2026.07.23
10:32:54
-06'00'

ELIANA OTAKIE
DEVELOPMENT TECHNICIAN