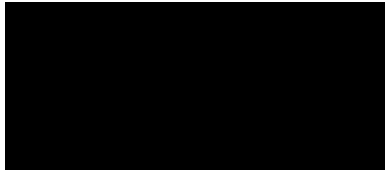


NOTICE OF DECISION

DECISION DATE: AUGUST 6, 2026

To:



DEVELOPMENT PERMIT NUMBER:

DP2026-097

TYPE OF DEVELOPMENT APPROVED:

VARIANCES (EXISTING) – REAR AND SIDE YARD SETBACK OF THE ACCESSORY STRUCTURE (GARAGE), HEIGHT OF THE ACCESSORY STRUCTURE (GARAGE), REAR YARD FENCE HEIGHT, AND PARKING PAD MATERIAL

MUNICIPAL ADDRESS:

65 CAROLINA DRIVE

LEGAL ADDRESS:

PLAN 741 0434, BLOCK 1, Lot 16

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 of 31.7% to the setback requirements of Section 8.2.13 of Land Use Bylaw 01/2022, as may be amended from time to time. The minimum rear yard setback of the existing Accessory Building/Structure (detached garage) is reduced from 1.2 m to 0.82 m, as shown on the Real Property Report dated September 19, 2025.
2. This development is approved with a variance of 18.3% to the setback requirements of Section 8.2.13 of Land Use Bylaw 01/2022, as may be amended from time to time. The minimum side yard setback of the existing Accessory Building/Structure (detached garage) is reduced from 0.6 m to 0.49 m, as shown on the Real Property Report dated September 19, 2025.
3. This development is approved with a variance of 18.0% to the accessory building height requirements of Section 8.2.13 of Land Use Bylaw 01/2022, as may be amended from time to time. The maximum peaked roof height of the existing Accessory Building/Structure (detached garage) is increased from 4.6 m to 5.43 m.
4. This development is approved with a variance of 62.5% to the fence height requirements of Section 8.2.13 of Land Use Bylaw 01/2022, as may be amended from time to time. The maximum fence height in the rear yard where located on top of the existing retaining wall, as shown on the Real Property Report dated September 19, 2025, is increased from 2.0 m to 3.25 m.
5. This development is approved with a variance of 100.0% to the Parking Pad material requirements of Section 8.18.4.a of Land Use Bylaw 01/2022, as may be amended from time to time. The

requirement that a parking pad with vehicular access from the street be hard surfaced is relaxed and the existing gravel parking area is permitted, as shown on the approved site plan drawing.

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 variances (existing) as shown on the Real Property Report and approved site plan drawing. Nothing in this permit shall be interpreted as authorizing encroachments into the **road allowance, any Overland Drainage Right-of-Way, or any Utility 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 (August 6, 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, August 27, 2026.**

Sincerely,



Digitally signed by Colin Lees
Date: 2026.08.04
10:10:37
-06'00'

COLIN LEES

PLANNER II / DEVELOPMENT OFFICER

PLANNING SERVICES DEPARTMENT

P: (403) 851-2570

E: PLANNING@COCHRANE.CA