

TOWN OF COCHRANE

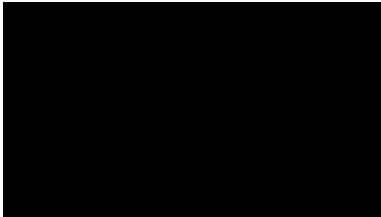
101 RancheHouse Rd.
Cochrane, AB T4C 2K8
P: 403-851-2500 F: 403-932-6032
www.cochrane.ca



NOTICE OF DECISION

DECISION DATE: AUGUST 13, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP 2026-114
TYPE OF DEVELOPMENT APPROVED:	MULTI-UNIT DWELLING (STACKED TOWNHOMES, 74 UNITS) WITH VARIANCES
MUNICIPAL ADDRESS:	3 HERITAGE WAY
LEGAL ADDRESS:	PLAN 241 1850, BLOCK 2, LOT 1

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 (Stacked Townhomes, 74 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 1.
2. Prior to the release of a Development Permit, the applicant/owner 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 provide a Fire Access Plan which follows the Fire Safety Plan Guidelines, including SWEPT Path Analysis as well as more detailed information regarding the emergency access and break away fence and bollards to the satisfaction of the Town of Cochrane.
4. Prior to the release of the Development Permit, the owner shall enter into and comply with an amended Development Agreement with the municipality, as permitted under Section 650 of the *Municipal Government Act*, to outline construction procedures and timing for this development. Items that may be contained within the Development Agreement already signed for DP2024-119.

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- a. The development cost estimate and associated security amount used for DP2024-119 shall serve as the development cost estimate and security amount provided for the items contained within the amended Development Agreement.
5. 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.
6. 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.
7. The applicant/owner shall adhere to the Drainage and Site Servicing Plans (DSSP) deemed acceptable for construction to the satisfaction of the Development Authority.
8. The applicant/owner shall adhere to the stormwater servicing plan and drawings, to the satisfaction of the Development Authority.
9. The applicant/owner shall be responsible for registering the Access & Indemnity Agreement signed with DP2024-119 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.
10. 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.
11. This development is approved with a variance of 9.7% 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 for the development is reduced from 124 to 112.
12. This development is approved with a variance of 14.9% to the *landscaping* requirements of Section 8.13.22 for trees of Land Use Bylaw 01/2022, as may be amended from time to time. The amount of trees is reduced from 87 to 74.
13. This development is approved with a variance of 78.8% to the *landscaping* requirements of Section 8.13.22 for shrubs of Land Use Bylaw 01/2022, as may be amended from time to time. The amount of shrubs is reduced from 377 to 80.
14. This development is approved with a variance of 3.3% to the *landscaping* requirements of Section 8.13.22 for total landscaping area of Land Use Bylaw 01/2022, as may be amended from time to time. The landscaping area is reduced from 30% of site area to 29% of site area.

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15. 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.
16. Before any construction starts, the applicant/owner 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. One hundred twelve (112) 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.
24. The parking stalls required for this development shall include thirteen (13) visitor parking stalls with two (2) stalls designated as barrier free. All visitor stalls, as well as barrier free stalls, are to be

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marked with permanent, all-weather signage to the satisfaction of the Development Authority. Barrier free stalls shall be located as close as possible to a barrier free entrance.

25. The applicant/owner shall adhere to the recommendations of the Trip Generation and Parking Study letter from ISL Engineering and Land Services dated December 2, 2024 to the satisfaction of the Development Authority.
26. 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.
27. The north access point of the site shall be designated, signed and/or barricaded for emergency use only according to the plans approved by the Development Authority.
28. The applicant/owner is responsible for constructing the emergency access to support the weight and movements of the aerial platform truck (37,740kg) according to the approved drawings to the satisfaction of the Development Authority.
29. The applicant/owner shall adhere to the Erosion and Sediment Control Plan and/or report deemed acceptable to the Town of Cochrane.
30. 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 and shall be directed downwards to the satisfaction of the Development Authority.
31. 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.
32. 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.
33. Irrigation of landscaping areas shall respect water conservation measures found in Town of Cochrane Water Utility Bylaw.
34. Any existing trees on the subject property indicated to be retained on the approved landscaping plan for this development shall be properly protected during the construction period, to the satisfaction of the Town of Cochrane.
35. Pursuant to the Town of Cochrane Parks Bylaw, any trees, shrubs or landscaping features removed, damaged or disturbed during construction within public rights-of-way will be replaced at the cost of the applicant/owner. Street trees are included in the subdivision line assignments for Heritage

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Way. If the street trees are damaged during construction of this development then it is the responsibility of the applicant/owner to replace up to eight (8) street trees to the satisfaction of the Development Authority.

36. This development shall adhere to the municipal address and/or addressing plan as approved by the Development Authority.
37. 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.
38. Any temporary buildings/structures and/or signs placed on site during construction shall be removed prior to development completion.
39. 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.
40. All eaves, patios, cantilevers and decks shall be constructed within the property line and meet the setback requirements of Land Use Bylaw 01/2022, as may be amended from time to time, unless otherwise exempted by variance or written permission by the Development Authority.
41. 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.
42. 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.
43. The applicant/owner is required to contact Rocky View County Road Operations with haul details for materials and equipment during the development stage. This will help determine whether any permits or Road Use Agreements are required, pursuant to the County's Road Use Agreement Bylaw C-8065-2020.
44. 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.
45. It shall be the responsibility of the applicant/owner 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.

46. A Development Completion Certificate shall be applied for by the applicant/owner 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.
47. 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 (August 13, 2026).
48. 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.
49. 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/owner 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).

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- 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) 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.
- j) 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.
- k) 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.
- l) 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.
- m) 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.
- n) 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.
- o) 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.
- p) 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.
- q) Weekly erosion and sediment control inspections shall be conducted as per the Town of Cochrane erosion and sediment control guidelines.

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- r) Waste collection will be the responsibility of the property owner and/or the management company and not the Town of Cochrane.

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 (August 13, 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, September 3, 2026.**

Sincerely,

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

Digitally signed by Nicole Tomes
Date: 2026.08.07
14:46:09
-06'00'

NICOLE TOMES
SENIOR PLANNER / DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT

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