

TOWN OF COCHRANE

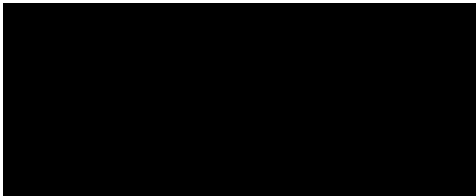
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NOTICE OF DECISION

DECISION DATE: AUGUST 27, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP 2026-081
TYPE OF DEVELOPMENT APPROVED:	TWO BACKLIT FREESTANDING SIGNS AND ONE NON-BACKLIT FREESTANDING SIGN
MUNICIPAL ADDRESS:	20 SOUTHBOW LANDING
LEGAL ADDRESS:	PLAN 261 0046, BLOCK 10, LOT 2

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

1. This development is classified as Two (2) Freestanding Back-Lit Signs which is a Discretionary Use, and One (1) Freestanding Sign (Non-Backlit) which is a Permitted Use, in the General Commercial District (C-G), on the lands legally described as Lot 2, Block 10, Plan 261 0046.
2. Prior to the release of the Development Permit, the applicant/owner shall provide updated sign elevations and renderings that include the following revisions, to the satisfaction of the Development Authority.
 - a. The backlit lighting for the Freestanding Sign along Southbow Landing (location 3 on the Site Plan) shall be removed.
3. This development shall be constructed as shown on the plans and drawings approved by the Development Authority. Any and all other 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 2200 and 0600.
6. No part of the light from a freestanding 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. Pursuant to Section 1.19.5 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 27, 2026).
9. 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.
10. Pursuant to Section 1.19.6 of Land Use Bylaw 01/2022, the Development Authority may extend the period of commencement for up to one year, if an applicant 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 all provincial and federal legislation.
- b) It is the responsibility of the applicant/owner to meet all conditions of approval.
- c) All permits as required by the applicable Building Code for Alberta 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.
- d) 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.
- e) The developer/applicant must determine the exact location of the existing utilities by arranging for an in-field location with Alberta One-Call at 1-800-242-3447.
- f) 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.

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 27, 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 17, 2026.**

Sincerely,



Digitally signed by
Amanda Legros
Date: 2026.08.24
10:37:36-06'00'

For

NICOLE TOMES

SENIOR PLANNER/ DEVELOPMENT OFFICER

PLANNING SERVICES DEPARTMENT

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E: planning@cochrane.ca