

TOWN OF COCHRANE

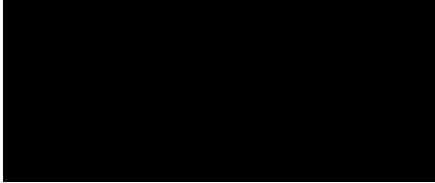
101 RancheHouse Rd.
Cochrane, AB T4C 2K8
P: 403-851-2500 F: 403-932-6032
www.cochrane.ca



NOTICE OF DECISION

DECISION DATE: AUGUST 20, 2026

To:



DEVELOPMENT PERMIT NUMBER:

DP 2026-136

TYPE OF DEVELOPMENT APPROVED:

VARIANCE (EXISTING) – SINGLE DETACHED DWELLING (EAVES) – MAXIMUM
PROJECTION INTO THE SIDE YARD SETBACK

MUNICIPAL ADDRESS:

44 MORGAN STREET

LEGAL ADDRESS:

PLAN 171 2311, BLOCK 21, Lot 11

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

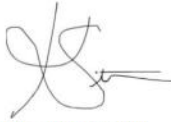
1. This development is approved with a Variance to the maximum projection requirement of Section 8.3.1.a.i. of Land Use Bylaw 01/2022, as may be amended from time to time. The maximum projection of the Single Detached Dwelling (eaves) into the Side Yard Setback is increased from 0.6 metres to 0.86 metres as shown on the Real Property Report dated July 9, 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 maximum projection of the Single Detached Dwelling (eaves) into the Side Yard Setback 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 (August 20, 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 10, 2026.**

Sincerely,



Digitally signed
by Kristin Siltala
Date: 2026.08.18
11:58:23-06'00'

KRISTIN SILTALA

PLANNER I / DEVELOPMENT OFFICER

PLANNING SERVICES DEPARTMENT

P: (403) 851-2570

E: PLANNING@COCHRANE.CA



Digitally signed by Eliana
Otakie
Date: 2026.08.18
11:48:16-06'00'

ELIANA OTAKIE

PLANNER I