

TOWN OF COCHRANE

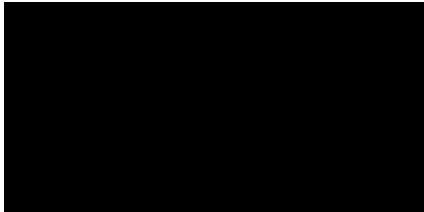
101 RancheHouse Rd.
Cochrane, AB T4C 2K8
P: 403-851-2500 F: 403-932-6032
www.cochrane.ca



NOTICE OF DECISION

DECISION DATE: SEPTEMBER 15, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP 2026-080
TYPE OF DEVELOPMENT APPROVED:	CHILD CARE SERVICES WITH VARIANCES
MUNICIPAL ADDRESS:	2101, 116 GRANDE BOULEVARD
LEGAL ADDRESS:	PLAN 981 2656, BLOCK 2, LOT 3

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

1. This development is classified as a Child Care Services with variances and is a Permitted Use in the General Commercial (C-G) District, on the lands legally described as Plan 981 2656, Block 2, Lot 3.
2. The maximum number of children approved for the Child Care Services is 130 children.
3. Prior to the release of a Development Permit, the applicant/owner shall enter into and comply with a Development Agreement with the municipality, as permitted under Section 650 of the *Municipal Government Act*, to outline construction procedures and timing for this development.
4. 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.
5. Prior to the release of a Development Permit, a development cost estimate for on-site and off-site improvements deemed acceptable to the Development Authority shall be provided for the following items:
 - a. Grading and excavation,
 - b. Site Servicing which includes pressure and water main testing,
 - c. Asphalt and paving,
 - d. Curb/walkways/concrete work,
 - e. Landscaping,
 - f. Erosion and sediment control, and
 - g. Fencing.

6. Prior to the release of a Development Permit, pursuant to Section 1.18.5 of Bylaw 01/2022, security, in a form deemed acceptable to the municipality, shall be provided to the Town of Cochrane for onsite and offsite improvements based on the accepted cost estimate, to guarantee completion of work in accordance with the approved drawings, reports and Town of Cochrane bylaws.
7. Prior to the release of a Development Permit, the applicant/owner shall provide payment for Offsite Levy Costs, in accordance with Town of Cochrane Offsite Levy Bylaw 15/2025, or the bylaw in effect as adopted by Council at the time of Development Permit release.
8. 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.
9. Prior to the release of a Development Permit, the applicant/owner shall provide payment for the calculated Planning Services variance fees related to condition 9, 10, and 11 below, as adopted by Council at the time of payment.
10. This development is approved with a variance of 20% to the glazing requirements of Section 3.4.4.i of Land Use Bylaw 01/2022, as may be amended from time to time. The required minimum glazing on the first storey facing a street is reduced from 50% to 40%.
11. This development is approved with a variance of 8.3% to the landscaping requirements of Section 8.13.31.b of Land Use Bylaw 01/2022, as may be amended from time to time. The minimum number of trees for the site is reduced from 24 to 22.
12. This development is approved with a variance to Section 8.13.32 of Land Use Bylaw 01/2022, as may be amended from time to time. The variance allows landscaping to be focused on an internal private road instead of the street frontage for the new building.
13. This development shall be constructed in accordance with the plans, elevations and details approved and stamped by the Town of Cochrane. 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.
14. The applicant/owner shall adhere to the Development Site Servicing Plan (DSSP) deemed acceptable for construction to the satisfaction of Town of Cochrane.
15. The applicant/owner shall adhere to the Erosion and Sediment Control Plan and/or report deemed acceptable to the Town of Cochrane.
16. Before any construction starts, the applicant 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 site access locations shall be maintained and operated to the satisfaction of the Development Authority. 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. Any and all signage will require a separate Development Permit application and approval prior to placement.
19. Parking stalls shall be provided for this development in accordance with the rationale provided as per Section 8.19.5 of Land Use Bylaw 01/2022 and as shown on the approved plans. All stalls shall be shared within the comprehensively designed site. 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.
20. Pursuant to Section 8.10 of the Land Use Bylaw 01/2022, the exterior finish, design and colour scheme and other site features for this development are to be implemented as shown on the approved plans and drawings. Any changes to any element of exterior finish, design and colour must be first approved in writing by the Development Authority.
21. Pursuant to the Parks Bylaw, any trees, shrubs or landscaping features removed, damaged or disturbed during construction within public right of ways will be replaced at the cost of the applicant/owner.
22. The applicant/owner shall ensure that the development does not negatively impact the drainage of adjacent properties or the drainage pattern of the subject property and conforms to the Surface Drainage Bylaw, as may be amended from time to time.
23. 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.
24. Construction of the approved development is to adhere to the recommendations of the geotechnical report prepared by Inline Group Inc. and dated April 2026 to the satisfaction of the Development Authority.
25. 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.
26. Any temporary buildings/structures and/or signs placed on site during construction shall be removed prior to development completion.
27. Construction materials, including garbage, shall be stored securely in weatherproof and animal-proof containers to the satisfaction of the Town of Cochrane so as not to create a nuisance to neighbouring properties.
28. 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.

29. A Development Completion Certificate shall be applied for by the applicant 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.
30. 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 (September 15, 2026).
31. 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.
32. 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 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 code at all times.
- f) New construction or existing buildings under renovation shall comply with the most current National Fire Code (Alberta Edition).
- 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 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.

- j) 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.
- k) The applicant/owner is responsible for obtaining a Street Use Permit or Temporary Road Closure if necessary 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.

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 advertising date (September 15, 2026), a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. 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, October 6, 2026.**

Sincerely,



Digitally signed by Nicole Tomes
Date: 2026.09.10
11:13:52
-06'00'

NICOLE TOMES

SENIOR PLANNER / DEVELOPMENT OFFICER

PLANNING SERVICES DEPARTMENT

P: (403)-851-2570/ E: planning@cochrane.ca