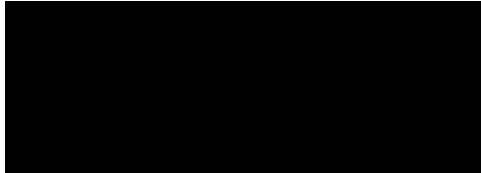


## NOTICE OF DECISION

**DECISION DATE:** SEPTEMBER 24, 2026

**To:**



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|                               |                                                                                    |
|-------------------------------|------------------------------------------------------------------------------------|
| DEVELOPMENT PERMIT NUMBER:    | <b>DP 2026-131</b>                                                                 |
| TYPE OF DEVELOPMENT APPROVED: | VARIANCE (EXISTING) – SIDE YARD SETBACK OF THE ACCESSORY STRUCTURE (DECK & STAIRS) |
| MUNICIPAL ADDRESS:            | 92 BOW RIDGE CRESCENT                                                              |
| LEGAL ADDRESS:                | PLAN 981 1959, BLOCK 1, Lot 36                                                     |

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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 15% to the setback requirements of Section 8.2.13 of Land Use Bylaw 01/2022, as may be amended from time to time. The side setback for the deck and stairs is reduced from 0.60m to 0.51m as shown on the Real Property Report dated June 17, 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 **side yard setback** as shown on the Real Property Report. 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 (September 24, 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, October 15, 2026.**

Sincerely,



Digitally signed by Nicole  
Tomes  
Date: 2026.09.22  
15:02:54-06'00'

NICOLE TOMES

SENIOR PLANNER / DEVELOPMENT OFFICER

PLANNING SERVICES DEPARTMENT

P: (403) 851-2570

E: [PLANNING@COCHRANE.CA](mailto:PLANNING@COCHRANE.CA)



Digitally signed by  
Kaden Szentmiklossy  
Date: 2026.09.23  
12:13:01-06'00'

KADEN SZENTMIKLOSSY

DEVELOPMENT TECHNICIAN