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: OCTOBER 22, 2026

To: [redacted]

DEVELOPMENT PERMIT NUMBER:	**DP2026-164**
TYPE OF DEVELOPMENT APPROVED:	HOME OCCUPATION – CLASS 2 (MASSAGE THERAPY)
MUNICIPAL ADDRESS:	601 – 250 FIRESIDE VIEW
LEGAL ADDRESS:	PLAN 161 0673, UNIT 5

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

1. The development is classified as a Home Occupation – Class 2 (Massage Therapy) and is a Discretionary Use in the Residential Medium-Density District (R-MD), on the lands legally described as Plan 161 0673, Unit 5
2. 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.
3. All on-site business activities shall be conducted entirely within the confines of the residence.
4. The Home Occupation shall not occupy more than 30% of the gross floor area of the principal dwelling.
5. Exterior alterations, additions, or renovations relating to the business that alter the residential character are prohibited.
6. Storage of goods or materials related to the business shall be located within the Home Occupation space. Exterior storage is prohibited.
7. The Home Occupation shall not create any nuisance by way of noise, dust, odours, heat, glare, electrical or radio disturbance or smoke or anything of an offensive or objectionable nature.
8. The Home Occupation shall not adversely affect the privacy and enjoyment of adjacent dwellings or amenities of the neighbourhood.

9. A maximum of six (6) client visits per day to the residence is permitted.
10. A maximum of one (1) client vehicle at the residence at any one time is permitted.
11. Hours of operation shall be limited to 10:00 a.m. to 6:00 p.m.
12. The applicant/owner shall provide a minimum of one (1) on-site parking stall for the business. This additional stall should remain available for clients at all times during the applicable hours of operation.
13. On-site employees shall be limited to those residing in the residential premises.
14. No form of advertising or signage related to the Home Occupation shall be discernible from the outside of the building or in proximity to the Dwelling Unit, except for a 0.5m^2 identification sign that can be displayed within the window of the Dwelling Unit.

ADVISORY NOTES:

a) It is the responsibility of the applicant/owner to comply with all requirements of Land Use Bylaw, 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) 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) It is the responsibility of the applicant/owner to acquire and maintain a valid Cochrane Business Licence for the life of the business.

g) The applicant/owner is advised to contact Alberta Health Services in advance of conducting the type of business contained in this approval to ensure that they will meet their standards.

h) 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 (October 22, 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, November 12, 2026.**

Sincerely,

Digitally signed by Colin Lees
Date: 2026.10.20
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-06'00'

COLIN LEES
PLANNER II / DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT

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