

TOWN OF COCHRANE

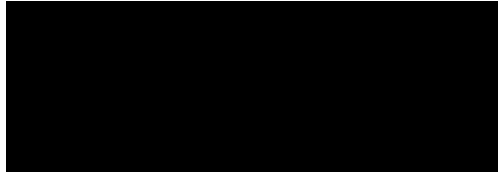
101 RancheHouse Rd.
Cochrane, AB T4C 2K8
P: 403-851-2500 F: 403-932-6032
www.cochrane.ca



NOTICE OF DECISION

DECISION DATE: OCTOBER 1, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP 2026-157
TYPE OF DEVELOPMENT APPROVED:	VARIANCE (EXISTING) – SIDE YARD SETBACK AND EAVE PROJECTION OF COVERED DECK
MUNICIPAL ADDRESS:	231 SUNDOWN ROAD
LEGAL ADDRESS:	PLAN 171 1423, BLOCK 31, Lot 14

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 side yard setback requirements of Section 8.2.13, Table 39 of Land Use Bylaw 01/2022, as may be amended from time to time. The side yard setback is reduced from 2.4m to 1.7m as shown on the Real Property Report dated June 16, 2026.
2. This development is approved with a variance to the eave projection requirements of Section 8.3.1.a.ii of Land Use Bylaw 01/2022, as may be amended from time to time. The eave projection into the side yard setback is reduced from 2.8m to 1.2m as shown on the Real Property Report dated June 16, 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 **Thursday, October 1, 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 22, 2026**.

Sincerely,

 Digitally signed
by Denica
Crosbie
Date: 2026.09.29
10:14:25-06'00'

DENICA CROSBIE
PLANNER II / DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT
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E: PLANNING@COCHRANE.CA