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: NOVEMBER 5, 2025

TO: [redacted]

DEVELOPMENT PERMIT NUMBER:	**DP 2026-171**
TYPE OF DEVELOPMENT APPROVED:	RETAIL SERVICE AND FASCIA SIGNS (3)
MUNICIPAL ADDRESS:	50 FIRESIDE GATE
LEGAL ADDRESS:	PLAN 211 1290, UNIT 6

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

1. This development is classified as a Retail Service and Fascia Signs (3) and are Permitted Uses in the General Commercial (C-G) District, on the lands legally described as Plan 211 1290, Unit 6.
2. The development shall be constructed in accordance with the plans, elevations and details approved and stamped by the Development Authority. Any changes to the design, western heritage, format, location, orientation, capacity or use of any part of the development must receive the approval of the Town of Cochrane before they may commence.
3. Non-illuminated Fascia Signs, as shown in the drawings approved by the Development Authority, may be constructed without need of a new Development Permit. However, any and all other signage will require a separate Development Permit application and approval prior to placement.
4. All storm water treatment devices/facilities shall be located on private property and shall be maintained by the applicant/owner and any future property owners.
5. Pursuant to Section 7.2.1 of the Land Use Bylaw 01/2022, the exterior finish, design and colour scheme and other site features for this development shall adhere to the Western Heritage Design Framework and 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.
6. Pursuant to Section 8.14 of the Land Use Bylaw 01/2022, exterior lighting including fixtures shall be directed downwards to the satisfaction of the Development Authority.

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7. Pursuant to Section 8.12 of the Land Use Bylaw 01/2022 and Waste and Recycling Bylaw, all forms of waste facilities, including garbage and recycling and organics, shall be securely contained entirely within a building or within an outdoor weatherproof and animal-proof waste receptacle that is screened according to the designs stamped and approved by the Development Authority.
8. 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.
9. Any temporary buildings/structures and/or signs placed on site during construction shall be removed prior to development completion.
10. Construction materials, including garbage, shall be stored securely closed and covered containers which must be closed at the end of each day to the satisfaction of the Town of Cochrane so as not to create a nuisance to neighbouring properties.
11. 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.
12. There shall be no unauthorized use of any adjoining public Utility Lot or reserve land during the course of the approved development construction. However, the developer may apply to the Town of Cochrane to utilize these lands on a temporary basis, if required.
13. 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 two 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.

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.

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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) 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) The applicant/owner is advised to contact Alberta Health Services in advance of applying for the building permits for the eating establishments contained in this approval to ensure that they will meet the standards of Alberta Health Services.

i) 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.

j) 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.

k) 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.

l) 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.

m) Collection will be the responsibility of the property owner and/or the management company and not the Town of Cochrane.

n) This development has not been given a distinct address.

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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 (November 5, 2025), 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 26, 2025**.

Sincerely,

Digitally signed by Nicole Tomes
Date: 2026.11.04 15:55:09-06'00'

NICOLE TOMES
SENIOR PLANNER / DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT

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