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 3, 2026

TO: [redacted]

DEVELOPMENT PERMIT NUMBER:	**DP 2026-167**
TYPE OF DEVELOPMENT APPROVED:	SINGLE DETACHED DWELLING (ADDITION – SCREENED ROOM)WITH VARIANCE
MUNICIPAL ADDRESS:	132 EMBERSIDE GLEN
LEGAL ADDRESS:	PLAN 151 2892, BLOCK 12, LOT 36

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

1. This development is classified as an Single Detached Dwelling (Addition – Screened Room), and is a Permitted Use in the Residential Mix District (R-MX) District, on the lands legally described as Plan 151 2892, Block 12, Lot 36.
2. This development is approved with a variance of 52.5% to the setback requirements of Section 2.3.4.D. Table 7 of Land Use Bylaw 01/2022, as may be amended from time to time. The Side Yard Setback is reduced from 1.2 metres to 0.57 metres.
3. 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.
4. The Addition shall use materials that are consistent with the existing principal dwelling to the satisfaction of the Development Authority.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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.
10. In accordance with Section 1.19.5 and 1.19.7 of Land Use Bylaw 01/2022, a Development Permit, if issued, is valid only if development commences within one year of the date of Development Permit issuance and the development is completed within two years of the date of issuance. A new Development Permit may be required unless a request for a time extension to the applicable date is received prior to its expiry.
11. Pursuant to Section 1.19.6 of Land Use Bylaw 01/2022, the Development Authority 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 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.

k) 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 decision date (November 3, 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, November 24, 2026.**

Sincerely,

Digitally signed by Kristin Siltala
Date: 2026.10.29 07:54:11-06'00'

KRISTIN SILTALA
PLANNER I / DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT
P: (403)-851-2570
E: planning@cochrane.ca

Digitally signed by Eliana Otakie
Date: 2026.10.29 09:28:00-06'00'

ELIANA OTAKIE
PLANNER I