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, 2026

TO: [redacted]

DEVELOPMENT PERMIT NUMBER:	**DP 2026-183**
TYPE OF DEVELOPMENT APPROVED:	VARIANCE (EXISTING) – SEMI-DETACHED DWELLING (EAVES) – MAXIMUM PROJECTION INTO THE SIDE YARD SETBACK
MUNICIPAL ADDRESS:	66 RIVERCREST COMMON
LEGAL ADDRESS:	PLAN 191 0699, BLOCK 1, LOT 33

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 maximum projection requirements of Section 8.3.1.a.i. of Land Use Bylaw 01/2022, as may be amended from time to time. The maximum projection of the Semi-Detached Dwelling (eaves) into the Side Yard Setback is increased from 0.6 metres to 0.66 metres as shown on the Real Property Report dated September 14, 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.

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 (November 5, 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 26, 2026.**

Sincerely,



Digitally signed by Kristin Siltala
Date: 2026.11.03 09:22:32-06'00'

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



Digitally signed by Eliana Otakie
Date: 2026.11.03 08:11:07-06'00'

ELIANA OTAKIE
PLANNER I