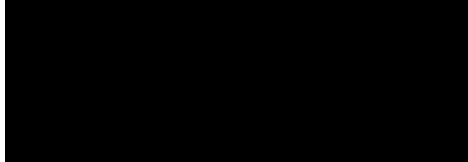


NOTICE OF DECISION

DECISION DATE: MARCH 24, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP 2026-020
TYPE OF DEVELOPMENT APPROVED:	VARIANCE (EXISTING) – MAXIMUM PROJECTION INTO A SIDE YARD SETBACK FOR THE SINGLE DETACHED DWELLING (EXISTING CANTILEVER AND EAVE)
MUNICIPAL ADDRESS:	12 SUNRISE CRESCENT
LEGAL ADDRESS:	PLAN 141 1831, BLOCK 21, Lot 73

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 setback requirement of Section 8.3.1.a.i. of Land Use Bylaw 01/2022, as may be amended from time to time. The maximum projection into the Side Yard Setback requirement is increased from 0.6 metres to 0.75 metres for the existing cantilever and eave as shown on the Real Property Report dated November 4, 2025.

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 above Decision Date, 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 Tuesday, April 14, 2026.**

Sincerely,



Digitally signed by
Nicole Tomes
Date: 2026.03.20
13:48:45-06'00'

NICOLE TOMES
SENIOR PLANNER / DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT
P: (403) 851-2570
E: PLANNING@COCHRANE.CA



Digitally signed by
Eliana Otakie
Date: 2026.03.20
13:54:03-06'00'

ELIANA OTAKIE
DEVELOPMENT TECHNICIAN