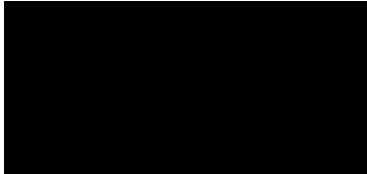


NOTICE OF DECISION

DECISION DATE: MARCH 31, 2026

To:



| | |
|-------------------------------|--|
| DEVELOPMENT PERMIT NUMBER: | DP 2026-036 |
| TYPE OF DEVELOPMENT APPROVED: | HOME-OCCUPATION – CLASS 2 (ENERGY TREATMENT) |
| MUNICIPAL ADDRESS: | 42 RIVERVIEW DRIVE |
| LEGAL ADDRESS: | PLAN 891 1958, BLOCK 1, LOT 7 |

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

1. The development is classified as a Home Occupation-Class 2 (Energy Treatment) and is a Discretionary Use in the Residential Low Density District (R-LD), on the lands legally described as Plan 891 1958, Block 1, Lot 7.
2. All on-site business activities shall be conducted entirely within the confines of the residence in accordance with the approved drawings..
3. The Home Occupation shall not occupy more than 30% of the gross floor area of the principal dwelling.
4. Exterior alterations, additions, or renovations relating to the business that alter the residential character are prohibited.
5. Storage of goods or materials related to the business shall be located within the Home Occupation space. Exterior storage is prohibited.
6. The Home Occupation shall not create any nuisance by way of noise, dust, odours, heat, glare, electrical or radio disturbance or smoke or anything of an offensive or objectionable nature.
7. The Home Occupation shall not adversely affect the privacy and enjoyment of adjacent dwellings or amenities of the neighbourhood.
8. A maximum of six (6) client visits per day to the residence is permitted.
9. A maximum of one (1) client vehicle at the residence at any one time is permitted.

10. Hours of operation shall be limited to 8:00 a.m. to 5:00 p.m.
11. The applicant shall provide a minimum of one (1) on-site parking stall for the business. This additional stall should remain available for clients at all times during the applicable hours of operation.
12. On-site employees are limited to those residing in the residence and no more than one (1) employee working on-site who does not reside in the dwelling.
13. No form of advertising or signage related to the Home Occupation shall be discernible from the outside of the building or in proximity to the Dwelling Unit, except for a 0.5m² identification sign that can be displayed within the window of the Dwelling Unit.

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 all provincial and federal legislation.
- b) It is the responsibility of the applicant to acquire and maintain a valid Cochrane Business Licence for the life of the business.
- c) The applicant is advised to contact Alberta Health Services in advance of conducting the type of business contained in this approval to ensure that they will meet their standards.
- d) It is the responsibility of the applicant to meet all conditions of approval.

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 **Tuesday, March 31, 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 Tuesday, April 21, 2026**.

Sincerely,



— Digitally signed by Nicole
Tomes
Date: 2026.03.25
12:03:56-06'00'

NICOLE TOMES
SENIOR PLANNER / DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT

P: (403) 851-2570

E: planning@cochrane.ca