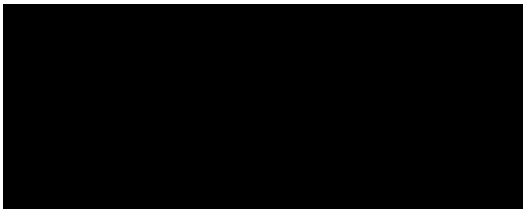


NOTICE OF DECISION

DECISION DATE: APRIL 2, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP 2026-022
TYPE OF DEVELOPMENT APPROVED:	MULTI-UNIT DWELLING (4 UNITS)
MUNICIPAL ADDRESS:	51 – 63 SOUTHBOW AVENUE
LEGAL ADDRESS:	LOTS 13-16, BLOCK 18, PLAN 261 0190

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

1. This development is classified as Multi-Unit Dwellings (4 Units) which are Permitted Uses in the Residential Mix District (R-MX), on the lands legally described as Lots 13-16, Block 18, Plan 261 0190.
2. Prior to the release of a Development Permit, the applicant shall provide a full electronic (PDF) set of plans, elevations and details with metric dimensions, which shall include any revisions required by the Development Authority as part of the approval at the time of the decision. 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, format, location, orientation, capacity or use of any part of the development must receive the approval of the Development Authority before they may be commenced. The design, format, location, orientation, capacity and use of any part of the development must be in accordance with the approved plans.
3. Prior to the release of a Development Permit, the applicant/owner shall enter into and comply with a Development Agreement with the municipality, as permitted under Section 650 of the *Municipal Government Act*, to outline construction procedures and timing for this development. Items that may be contained within the Development Agreement, include, but are not limited to:
 - a. Grading and excavation;
 - b. Insurance and Workers Compensation Board requirements; and
 - c. Landscaping.

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4. Prior to the release of a Development Permit, pursuant to Section 1.18.5 of Bylaw 01/2022, security, in a form deemed acceptable to the municipality shall be provided to the Development Authority for onsite and offsite improvements of the approved development cost estimate to guarantee completion of work on the site.
 - a. The development cost estimate deemed acceptable to the Development Authority shall be for the items contained within the Development Agreement shall make up the security amount.
5. Prior to the release of a Development Permit, the applicant/owner shall provide payment for the calculated Civil Land Development Services review fee, as adopted by Council at the time of development permit issuance.
6. Before any construction starts, the applicant shall ensure that the site is fully fenced, in order to prevent any damage to Municipal infrastructure and landscaping surrounding the site, to ensure controlled and safe access and egress of the site, and to provide safe pedestrian access on and through any municipal lands adjacent to the site. The fencing is to remain in place and in good working condition until all construction activities have ceased.
7. All erosion and sediment control measures are to be in place according to the Town of Cochrane guidelines before any construction begins.
8. The applicant/owner shall construct the deep and shallow utility services required for the development to the standards of the Town of Cochrane and the applicable shallow utilities to the satisfaction of the Development Authority.
9. It shall be the responsibility of the applicant/owner to terminate at the main, all sanitary and water services which will not be utilized in this development to the satisfaction of the Development Authority.
10. Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any franchise utility and shall be registered on title by Utility Right-of-Way Plan.
11. Pursuant to Section 8.2.2 of the Land Use Bylaw 01/2022, no Accessory Building/Structure may be constructed, erected or moved onto the Site prior to the time of the Principal Building to which it is accessory.
12. In accordance with Section 8.3 of the Land Use Bylaw, side yard stairs may have a 0.0m setback if made from non-combustible material. Any future stairs installation shall adhere to the Land use Bylaw.
13. Parking stalls shall be provided for this development in accordance with the requirements of Section 8.18.8 of Land Use Bylaw 01/2022, two parking stalls per dwelling unit, and as shown on the approved

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- plans. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material to the satisfaction of the Development Authority prior to occupancy.
14. The exterior finish, design and colour scheme for this development shall 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.
 15. The applicant/owner shall landscape the development site in accordance with the landscaping plan approved by the Development Authority. Irrigation of landscaping areas shall respect the water conservation measures found in Town of Cochrane Water Utility Bylaw.
 16. Pursuant to Section 8.13.5 of the Land Use Bylaw 01/2022, landscaping of a site is a permanent obligation of a development permit and shall be installed and maintained in accordance with accepted horticultural practices and consistent with an approved landscaping plan.
 17. Pursuant to Section 8.14 of the Land Use Bylaw 01/2022, outdoor lighting shall adhere to the site lighting plan and light fixture standards as outlined in the approved plans to the satisfaction of the Development Authority.
 18. Pursuant to Section 8.11 in Land Use Bylaw 01/2022, no structures, including projections (eaves, signs, etc.) shall encroach into any public utility, utility right-of-way or overland drainage right-of-way unless specifically exempted by the applicable right-of-way agreement.
 19. All eaves, patios, cantilevers and decks shall be constructed within the property line and meet the setback requirements of Land Use Bylaw 01/2022, as may be amended from time to time, unless otherwise exempted by variance or written permission by the Development Authority.
 20. Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.
 21. Construction materials, including garbage, shall be stored securely in weather-proof and animal-proof containers to the satisfaction of the Development Authority so as not to create a nuisance to neighbouring properties.
 22. The applicant/owner shall be responsible for the clean-up of any garbage, materials or other items that may be unsightly, or disperse beyond the boundaries of the subject property during the construction of this development.
 23. There shall be no unauthorized use of any adjoining or adjacent Public Utility Lot or Reserve Land during the course of the approved development construction. However, the developer may apply to the Development Authority to utilize these lands on a temporary basis, if required.
 24. It shall be the responsibility of the applicant to submit a complete set of as-built drawings, including a final site grading plan (as-built), to the Development Authority at the time of construction

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completion and prior to the issuance of a Development Completion Certificate and the occupancy of any buildings.

25. A Development Completion Certificate is required and shall be applied for by the applicant prior to occupancy in order to confirm the completion of the development conditions.
26. Pursuant to Section 1.19.5b of Land Use Bylaw 01/2022, the approval shall be voided if the conditions to be met prior to release of a Development Permit have not been satisfactorily addressed within one year of the Notice of Decision date (April 2, 2025).
27. 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 three 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.
28. 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 all provincial and federal legislation.
- b) All permits as required by the applicable Building Code for Alberta shall be obtained and the applicant/owner shall remain compliant with the provisions of this code at all times.
- c) All buildings are to comply with the fire codes and regulations in place at the time of construction.
- d) 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.
- e) The applicant/owner is advised that the Town of Cochrane may register a caveat against the title of the property or properties subject to this development until such time as the terms of the Development Agreement have been completed to the satisfaction of the Development Authority.
- f) 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.
- g) 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

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- Partners [online](#) or at 1-800-242-3447 and contact all applicable utility companies directly for locates prior to construction.
- h) 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.
 - i) It is the responsibility of the applicant/owner to comply with Telus Communications requirements for a utility right of way.
 - j) Winter excavations (October to May) within public right-of-ways and roads require approval by the Roads Department at the Town of Cochrane. Please contact Roads Department at (403)-851-2593 for more information.
 - k) Weekly erosion and sediment control inspections shall be conducted as per the Town of Cochrane erosion and sediment control guidelines.
 - l) It is the responsibility of the applicant/owner 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 (April 2, 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, April 23, 2026.**

Sincerely,

Digitally signed by Nicole Tomes
Date: 2026.03.31
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NICOLE TOMES
SENIOR PLANNER / DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT

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