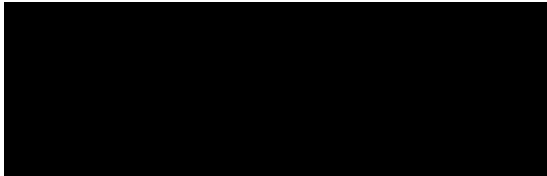


NOTICE OF DECISION

DECISION DATE: MAY 19, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP2026-032
TYPE OF DEVELOPMENT APPROVED:	EATING ESTABLISHMENT ADDITION
MUNICIPAL MAIN ADDRESS:	2106 – 100 HORSE CREEK ROAD
LEGAL ADDRESS:	PLAN 071 0874, BLOCK 07, LOT 59

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

1. This development is classified as an Eating Establishment Addition and is a Permitted Use in the Neighbourhood Commercial District (C-N), on the lands legally described as Plan 071 0874, Block 07, Lot 59.
2. Prior to the release of a Development Permit, the applicant/owner shall provide payment for Offsite Levy Costs, in accordance with Town of Cochrane Offsite Levy Bylaw 15/2025, or the bylaw in effect as adopted by Council at the time of Development Permit release.
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. Pursuant to Section 7.2.1 of the Land Use Bylaw 01/2022, the exterior finish, design and colour scheme and other site features for this development shall adhere to the Western Heritage Design Framework and are to 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.
5. Any sidewalks, landscaping, and grading damaged during construction shall be repaired and/or replaced to the satisfaction of the Development Authority.
6. The applicant 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.

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7. Pursuant to Section 8.14 of the Land Use Bylaw 01/2022, outdoor lighting shall be directed downwards to the satisfaction of the Development Authority.
8. 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.
9. 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.
10. 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 (May 19, 2026).
11. 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 two 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.
12. 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) The applicant/owner shall provide an occupant load calculation for the AGLC certificate.
- d) The applicant/owner shall arrange a fire inspection with the Town of Cochrane Fire Services.
- e) This is not a Building Permit.
- f) 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 case 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.

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- g) 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 Act at all times.
- h) New construction or existing buildings under renovation shall comply with the most current National Fire Code (Alberta Edition).
- i) It shall be the responsibility of the applicant/owner to meet all provisions for firefighting outlined in the National Building Code – Alberta Edition.
- j) The applicant/owner is advised to contact Alberta Health Services in advance of applying for the building permits for the eating establishments contained in this approval to ensure that they will meet the standards of Alberta Health Services.
- k) 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.
- l) 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.
- m) 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.
- n) 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 (May 19, 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, June 9, 2026.**

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Sincerely,

A handwritten signature in black ink that reads "Colin Lees".

Digitally signed by Colin Lees
Date: 2026.05.14
12:04:37
-06'00'

COLIN LEES

PLANNER II / DEVELOPMENT OFFICER

PLANNING SERVICES DEPARTMENT

P: (403) 851-2570

E: planning@cochrane.ca