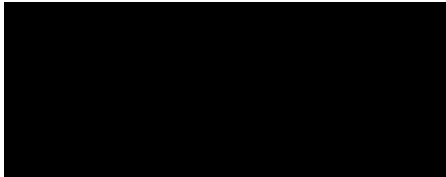


NOTICE OF DECISION

DECISION DATE: MAY 26, 2026

To:



DEVELOPMENT PERMIT NUMBER:	DP 2026-045
TYPE OF DEVELOPMENT APPROVED:	ADDITION TO THE SINGLE DETACHED DWELLING AND REVISED PLAN FOR THE SECONDARY SUITE DWELLING
MUNICIPAL ADDRESS:	352 POWELL STREET
LEGAL ADDRESS:	PLAN 500AN, BLOCK 2, LOT 15 & 16

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

1. This development is classified as an Addition to the Addition to the Single Detached Dwelling and Revised Plan for the Secondary Suite Dwelling, and is a Permitted Use and Discretionary Use respectively in the Residential Low Density (R-LD) District, on the lands legally described as Plan 500AN, Block 2, Lot 15 & 16.
2. 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.
3. The Addition shall use materials that are consistent with the existing principal dwelling to the satisfaction of the Development Authority.
4. In addition to the parking required for the principal dwelling, the applicant shall provide and maintain one (1) off-street parking stalls at all times for the use of the Secondary Suite Dwelling.
5. The material used for the parking area must be a hard surface treatment to the satisfaction of the Town of Cochrane.
6. The unimpeded access from the entrance of the Secondary Suite Dwelling to the assigned parking stall shall consist of a hard surface material, including: concrete, asphalt, paving stone, or other material to the satisfaction of the Development Authority. The unimpeded access to the parking stall shall be graded and surfaced to ensure conformance with the Surface Drainage Bylaw, as may be amended from time to time.

7. Pursuant to the Parks Bylaw, any trees, shrubs or landscaping features removed, damaged or disturbed during construction within public right of ways will be replaced at the cost of the applicant/owner.
8. The applicant shall ensure that the development and construction of the parking areas 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.
9. Construction materials, including garbage, shall be stored securely in weatherproof and animal-proof containers to the satisfaction of the Town of Cochrane so as not to create a nuisance to neighbouring properties.
10. 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.
11. There shall be no unauthorized use of any adjoining public Utility Lot or reserve land during the course of the approved development construction. However, the developer may apply to the Town of Cochrane to utilize these lands on a temporary basis, if required.
12. The conditions of the development permit shall be completed prior to use or occupancy of the Secondary Suite Dwelling.
13. In accordance with Section 1.19.5 and 1.19.7 of Land Use Bylaw 01/2022, a Development Permit, if issued, is valid only if development commences within one year of the date of Development Permit issuance and the development is completed within two years of the date of issuance. A new Development Permit may be required unless a request for a time extension to the applicable date is received prior to its expiry.
14. 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 address for the Secondary Suite Dwelling shall continue to be **352A Powell Street**. Should the tenant wish to set up mail delivery, it is the responsibility of the tenant to visit a Canada Post office with a copy of the approved Development Permit.
- d) This is not a Building Permit.
- e) 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 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.

- f) 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 code at all times.
- g) New construction or existing buildings under renovation shall comply with the most current National Fire Code (Alberta Edition).
- h) It shall be the responsibility of the applicant/owner to meet all provisions for firefighting outlined in the National Building Code – Alberta Edition.
- i) 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.
- j) 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.
- k) The applicant/owner is responsible for obtaining a Street Use Permit or Temporary Road Closure including Traffic Management Plan, to coordinate traffic flow in the construction area to the satisfaction of the Development Authority. Any signage required by the Development Authority to indicate restricted parking areas and traffic direction during and after construction to be provided at the cost of the applicant/owner.
- l) 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.
- 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.
- o) The Town of Cochrane encourages the establishment of an additional waste account with the Utilities Service Department at the Town of Cochrane for waste collection at the time of the secondary suite development.
- p) Access around and to the shut off valve and water meter must be maintained and unobstructed as per the Water Utility Bylaw.

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 26, 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 16, 2026.**

Sincerely,



Digitally signed by Nicole

Tomes

Date: 2026.05.21

10:30:24-06'00'

NICOLE TOMES

SENIOR PLANNER / DEVELOPMENT OFFICER

PLANNING SERVICES DEPARTMENT

P: (403)-851-2570

E: planning@cochrane.ca