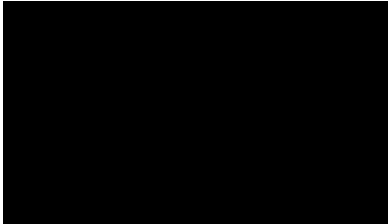


# NOTICE OF DECISION

**DECISION DATE:** MAY 14, 2026

**To:**



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DEVELOPMENT PERMIT NUMBER: **DP 2025-236**

TYPE OF DEVELOPMENT APPROVED: ARTIST STUDIO; BUSINESS SUPPORT SERVICE; INDUSTRIAL SUPPORT SERVICE; INDUSTRIAL OPERATION; INNOVATION SERVICE; BREWERY, WINERY, AND DISTILLERY; AND FITNESS STUDIO

MUNICIPAL ADDRESS: 14 GRIFFIN INDUSTRIAL POINT

LEGAL ADDRESS: LOT 2, BLOCK 4, PLAN 021 0633

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

**CONDITIONS OF APPROVAL:**

1. This development is classified as an Artist Studio, Business Support Service, Industrial Support Service, Industrial Operation, Innovation Service which are Permitted Uses; and Brewery, Winery, and Distillery, and Fitness Studio which are Discretionary Uses in the General Industrial District (I-G), on the lands legally described as Lot 2, Block 4, Plan 021 0633.
2. It shall be noted that the Brewery, Winery and Distillery use has not been approved with other uses in conjunction as noted in the definition in accordance with the Land Use Bylaw 01/2022 and additional building and safety code measures may apply to the unit this use occupies.
3. It shall be noted that the Fitness Studio use is limited to one bay of the development to manage client parking. Expansion of this use shall require a Development Permit.
4. Prior to the release of a Development Permit, the applicant shall provide an electronic copy (PDF), 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

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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.*

5. Prior to the release of the Development Permit, the owner shall enter into and comply with an amended 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 already signed for DP2023-029.
6. The development cost estimate and associated security used for DP2023-029 shall serve as the development cost estimate and security provided for the items contained within the amended Development Agreement.
7. 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.
8. The applicant/owner shall adhere to the Drainage and Site Servicing Plans (DSSP) deemed acceptable for construction to the satisfaction of the Development Authority.
9. The applicant/owner shall adhere to the stormwater servicing plan and drawings, to the satisfaction of the Development Authority.
10. The development requires three agreements which were entered into prior to the notice of decision in relation to access for a test manhole, mutual access, and overland drainage. The applicant/owner shall be responsible for registering the Access and Indemnity Agreement, the Mutual Access Agreement, and the Overland Drainage Right of Way Agreement on the affected Certificates of Title at no cost to the Municipality and in a timely fashion, to the satisfaction of the Development Authority. Registration of any and all required agreements shall be completed and proof of registration shall be provided prior to the release of performance security.
11. Fascia signs, as shown in the drawings approved by the Development Authority may be constructed without need of a new Development Permit. However, any and all other signage will require a separate Development Permit application and approval prior to placement. Backlit signs are not approved or included with this Development Permit.
12. Outdoor storage associated with any of the approved uses is not included in this approval.
13. The applicant/owner shall contact the Development Authority prior to construction to coordinate a pre-construction meeting with Civil Land Development Services as well as the Infrastructure Services at the Town of Cochrane to review construction timing and procedures.

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14. 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 site access locations shall be established and be maintained and operated to the satisfaction of the Development Authority. The fencing is to remain in place and in good working condition until all construction activities have ceased and a Full Development Completion Certificate has been issued.
15. All erosion and sediment control measures are to be in place according to the Town of Cochrane guidelines before any construction begins.
16. All private fire hydrants must be installed, functioning and verified by the Town of Cochrane to the satisfaction of the Development Authority prior to the commencement of any building construction. All fire hydrants are to have a 5" storz connection and are to adhere to the City of Calgary standards for colour.
17. 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 franchise utilities to the satisfaction of the Development Authority.
18. 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.
19. All storm water treatment devices/facilities shall be located on private property and shall be maintained by the applicant/owner and any future property owners.
20. Construction of the approved development is to adhere to the recommendations of the geotechnical investigation report prepared by PrairieGEO Engineering Ltd. and dated April 23, 2026 to the satisfaction of the Development Authority.
21. 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.
22. Twenty-one (21) parking stalls shall be provided for this development in accordance with the requirements of rationale provided as per Section 8.19.5 of Land Use Bylaw 01/2022 and as shown on the approved 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.
23. The parking stalls required for this development shall include designated barrier free stalls and aisle in accordance with the National Building Code. All barrier free stalls are to be marked with permanent,

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- all-weather signage to the satisfaction of the Development Authority. Barrier free stalls shall be located as close as possible to a barrier free entrance.
24. Ten (10) loading spaces are included with this development. Loading spaces shall meet the minimum size and clearance requirements of Section 8.19.24 of Land Use Bylaw 01/2022, as may be amended from time to time, and shall be designed and located so that all vehicles using those spaces can be parked and maneuvered entirely within the bounds of the site before moving onto adjacent roads or lands.
  25. Pursuant to Section 8.13.31 of the Land Use Bylaw 01/2022, pedestrian circulation design and on-site markings are to be constructed in accordance with the drawings stamped and approved by the Development Authority.
  26. The applicant/owner shall be responsible for placing a "no parking" sign(s) with an arrow towards the access point(s) along Griffin Industrial Point in alignment with the yellow curb painting adjacent to the subject property to the satisfaction of the Development Authority.
  27. The exterior finish, design and colour scheme for this development 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.
  28. Site and building 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.
  29. All forms of waste facilities, including garbage and recycling, shall be contained entirely within a building or within an outdoor weatherproof and animal-proof waste receptacle that is screened according to the designs stamped and approved by the Development Authority.
  30. All apparatus on the roof of the building shall be screened according to the plans stamped and approved by the Development Authority.
  31. The applicant/owner shall landscape the development site in accordance with the landscaping plan approved by the Development Authority. If included, irrigation of landscaping areas shall respect the water conservation measures found in Town of Cochrane Water Utility Bylaw 04/2013, and as amended from time to time.
  32. 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.
  33. 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.

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34. 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.
35. Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.
36. 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.
37. 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.
38. This development shall adhere to the addressing plan as approved by the Development Authority.
39. 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 completion and prior to the issuance of a Development Completion Certificate and the occupancy of any buildings.
40. 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.
41. 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 14, 2026).
42. 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.
43. 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.

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- b) It is the responsibility of the applicant/owner to meet all conditions of approval.
- c) This is not a Building Permit.
- d) 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.
- e) 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.
- f) New construction or existing buildings under renovation shall comply with the most current National Fire Code (Alberta Edition).
- g) It shall be the responsibility of the applicant/owner to meet all provisions for firefighting outlined in the National Building Code - Alberta Edition.
- h) 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.
- 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) Administration is directed to present the applicant with a calculation of the Parks Development Fees and request payment of these fees in accordance with Council resolution 606/11/05.
- k) 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.
- 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 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.

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- n) 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.
- o) 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.
- p) Winter excavations (October 15 to May 15) 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.
- q) New water mains require flushing, pressure testing, and bacteriological sampling. Please contact the Utilities department at (403) 851-2590 to complete a Flushing Meter Rental Agreement.
- r) Any excess fill must be deposited on a site approved by the Town of Cochrane. Please contact the Roads Department at (403) 851-2593 to discuss fill deposit locations.
- s) Weekly erosion and sediment control inspections shall be conducted as per the Town of Cochrane erosion and sediment control guidelines.
- t) Collection will be the responsibility of the property owner and/or the management company and not the Town of Cochrane.

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 (May 14, 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, **June 4, 2026**.

Sincerely,

Digitally signed by  
Nicole Tomes  
Date: 2026.05.12  
14:41:46-06'00'

NICOLE TOMES  
SENIOR PLANNER / DEVELOPMENT OFFICER  
PLANNING SERVICES DEPARTMENT

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E: [planning@cochrane.ca](mailto:planning@cochrane.ca)