TOWN OF COCHRANE
101 RancheHouse Rd.
Cochrane, AB T4C 2K8
P: 403-851-2500 F: 403-932-6032
www.cochrane.ca

NOTICE OF DECISION

DECISION DATE: NOVEMBER 10, 2026

TO: [redacted]

DEVELOPMENT PERMIT NUMBER:	**DP 2026-175**
TYPE OF DEVELOPMENT APPROVED:	VARIANCE (EXISTING) – SIDE YARD SETBACK ON ACCESSORY BUILDING/STRUCTURE (DETACHED GARAGE)
MUNICIPAL ADDRESS:	12 Fireside Burrow
LEGAL ADDRESS:	PLAN 121 2163, BLOCK 4, Lot 38

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

1. This development is approved with a variance of 16.7% to the minimum side yard setback requirements of Section 8.2.13 of Land Use Bylaw 01/2022, as may be amended from time to time. The minimum side yard setback is reduced from 0.6m to 0.5m as shown on the Real Property Report dated August 7, 2026.

ADVISORY NOTE:

a) It is the responsibility of the applicant/owner to comply with all other requirements of Land Use Bylaw 01/2022, other municipal regulations, and all provincial and federal legislation.

b) 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.

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 decision date (November 10, 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, December 1, 2026.**

Sincerely,

Digitally signed by Colin Lees
Date: 2026.11.09 10:00:48-06'00'

COLIN LEES
PLANNER II/ DEVELOPMENT OFFICER
PLANNING SERVICES DEPARTMENT
P: (403) 851-2570
E: PLANNING@COCHRANE.CA

Digitally signed by Kaden Szentmiklossy
Date: 2026.11.09 11:02:21-06'00'

KADEN SZENTMIKLOSSY
DEVELOPMENT TECHNICIAN