

NOTICE OF DECISION

Form C

Application No. 031-25

NAME OF APPLICANT: Shauneen & Forbes Inc. JP's Petro & General Store

In the matter of Lots 1-12; Block 15; Plan 2469Y

The development as specified in Application No. 031-25 for the following use:

A change in use: renovate an existing building to operate a restaurant business, eat-in and take-out, including ice cream shop,

has been **APPROVED , subject to the following conditions:**

1. Prior to renovations, construction or commencement of the development, the applicant shall comply with Alberta Health Services requirements and regulations. The applicant shall obtain approvals and permits issued by Alberta Health Services, and copies filed with the Municipal District of Willow Creek.
2. Prior to renovation, construction or commencement of the development, the applicant/landowner shall obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage) as required. Permits shall be obtained from the accredited agencies on behalf of the municipality: Superior Safety Codes Inc., or Park Enterprises Ltd. or The Inspections Group Inc.
3. The applicant/landowner shall comply with Land Use Bylaw No. 2018-05, Schedule 4 Standards of Development.
4. The applicant/landowner shall comply with Land Use Bylaw No. 2018-05, Schedule 7 Parking and loading Space Requirements.
5. Days and hours of operation shall be Monday to Sunday, 7:00a.m. to 7:00p.m.
6. Prior to renovations, construction or commencement of the development, the applicant shall submit an Emergency Response Plan approved by the Municipal District of Willow Creek Director of Emergency Services, and a copy be filed with the Municipal District office.
7. The applicant shall contact the Municipal District office to connect to municipal services and create utilities account for municipal services.
8. The applicant shall obtain a Municipal District Business Licence and maintain annually pursuant to Municipal Business Licence Bylaw No. 1603.

9. There shall be no signage installed unless a development permit has been obtained from the Municipal District of Willow Creek.

NOTATIONS:

1. If there are any minor changes to the approved development, the applicant/landowner shall obtain written approval from the Municipal District;
2. If any expansion and/or additions to the approved development are considered major, a new development permit shall be obtained from the Municipal District;
3. The development officer, in accordance with section 645 of the Act, may take such action as is necessary to ensure that the provisions of this development permit or the land use bylaw are complied with.
4. Contact Utility Safety Partners at 1-800-242-3447 prior to excavation to locate buried utilities.
5. The person to whom a development permit has been issued shall notify the development officer upon completion of the development.
6. This permit indicates that only the development to which it relates is authorized in accordance with provisions of the land use bylaw and in no way relieves or excuses the applicant from complying with the land use bylaw or any other bylaw, laws, orders and/or regulations affecting such development.
7. This permit is valid for a period of 24 months from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.

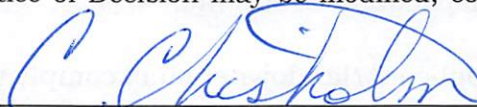
DATE OF DECISION April 16, 2025

DEVELOPMENT PERMIT issued on the 16th **day of** April **2025**

A development permit issued in accordance with this notice is not valid until 21 days after the date that this decision has been mailed to adjacent landowners, or posted on the site, or published in a newspaper, unless an appeal is lodged pursuant to the MGA. If an appeal is lodged, then the permit will remain in abeyance until the Subdivision and Development Appeal Board has determined the appeal and this Notice of Decision may be modified, confirmed, or nullified hereby.

DATE: April 16, 2025

SIGNED:



Cindy Chisholm

Development Officer

The Municipal District of Willow Creek

IMPORTANT: Notice of approval in no way removes the need to obtain any permit or approval required by any federal, provincial or municipal legislation and/or regulations pertaining to the development approved.

***Intention to appeal must be received within 21 days of notification of decision.**

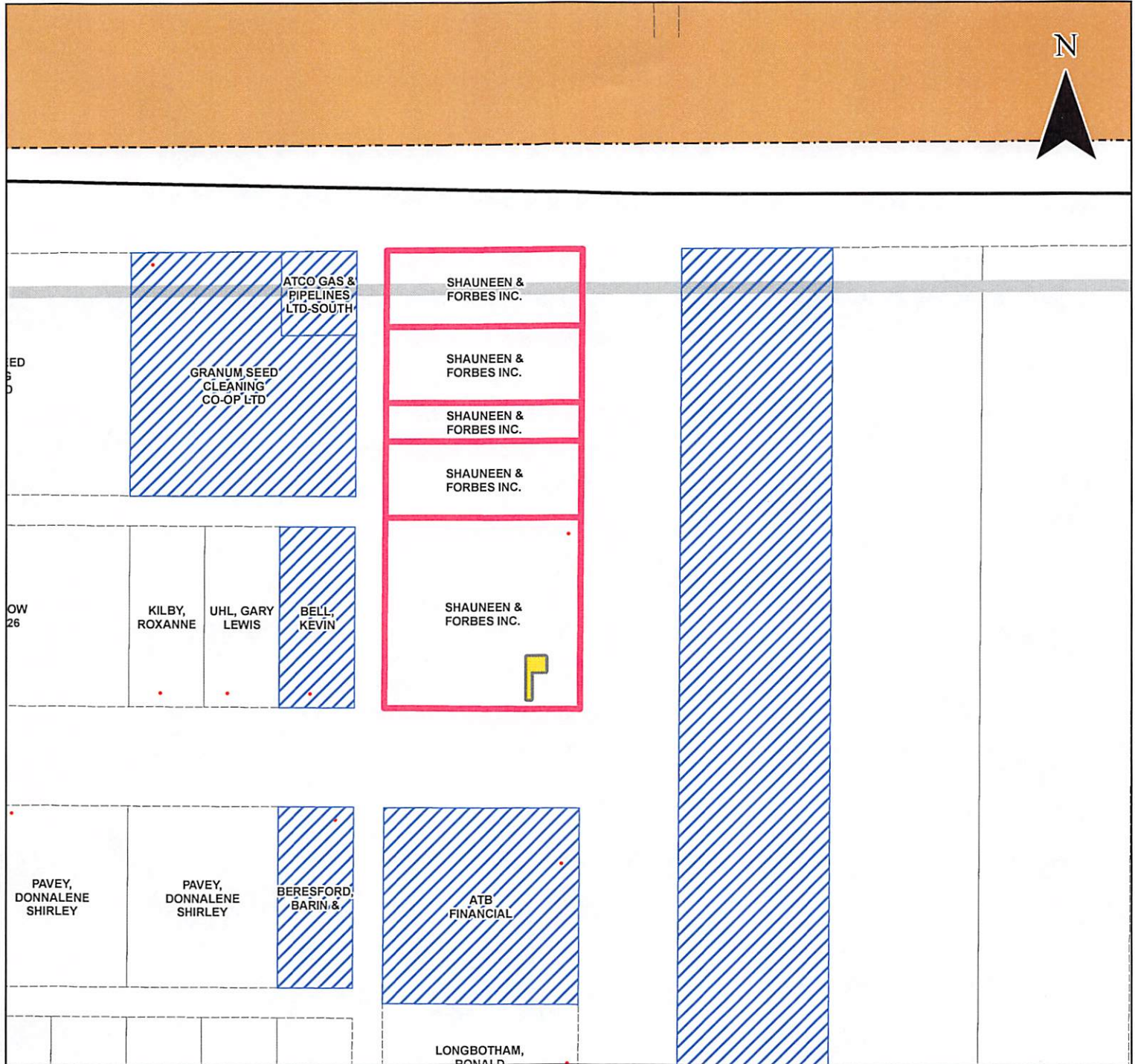
NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief Administrative Officer, Box 550, Claresholm, Alberta T0L 0T0 within twenty-one (21) days following the date of issuance of this notice. The required fee of \$500.00 must accompany the appeal.

Copies to:

Applicant(s)/Registered Owner(s)
Adjacent landowners

DEVELOPMENT NOTIFICATION MAP

Development Application No. 031-25



Development Permit No.031-25
Shauneen and Forbes Inc

Restaurant, Ice Cream Sales

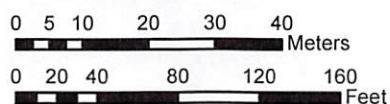
Lot 1-12; Block 15; Plan 2469Y

Cindy Chisholm
Development Officer

Legend

- Land Owner
- Adjacent Land Owners
- Proposed Development Location

N.T.S - For Information Only



Service Layer Credits: All Information Contained Within This Map Remains The Property of The M.D. of Willow Creek And Should Be Used For Information Purposes Only.



Municipal District of Willow Creek No. 26
P.O. Box 550
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Claresholm, AB
T0L 0T0
Tel: 403-625-3351