

NOTICE OF DECISION

Form C

Application No. 055-25

NAME OF APPLICANT: Hurlburt Ranch Ltd.

In the matter of NW 8-9-26-W4M

The development as specified in Application No. 055-25 for the following use:

Primary residence: move on a 1,196 sq. ft. previously owned residence, construct a 12ft. x 13ft. addition and 40ft. x 40ft. attached garage. Also, a waiver of the minimum distance setback from a confined feeding operation,

has been APPROVED, subject to the following conditions:

1. The approved development shall be located no closer than **450** meters from existing confined feeding operation located on that portion of SW 17-09-26 W4M, as noted on the aerial photo from Natural Resources Conservation Board January 17, 2025.
2. Prior to commencement of development, the applicant/landowner shall contact the Municipal District of Willow Creek Manager of Public Works prior to construction of an approach access from RR 265 to access the subject lands and construction of private driveway. The access culvert, approach access and private driveway shall be constructed to meet municipal standards of:
 - Policy 320-02 Access culvert (400 mm culvert required), and
 - Policy 320-26 Private Driveway
3. Prior to 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.
4. The applicant/landowner shall comply with Municipal Land Use Bylaw No. 1826, not limited to, Schedule 2 Rural General land use district and Schedule 4 Standards of Development.
5. There shall be no further **residential** development within the Minimum Distance Setback of the existing confined feeding operation located on SW 17-09-26 W4M.
6. There shall be no development within 20ft. (6.10m) of adjacent property lines and 75ft. (22.86m) of the municipal road allowance boundary, including trees and board/plank/chain link fences, unless a development permit is obtained that specifically varies the required setback to allow the development.

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 the 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.

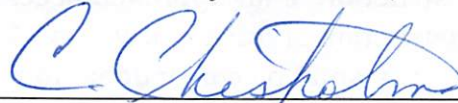
DATE OF DECISION June 11, 2025

DEVELOPMENT PERMIT issued on the 13th **day of** June **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: June 13th, 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.**

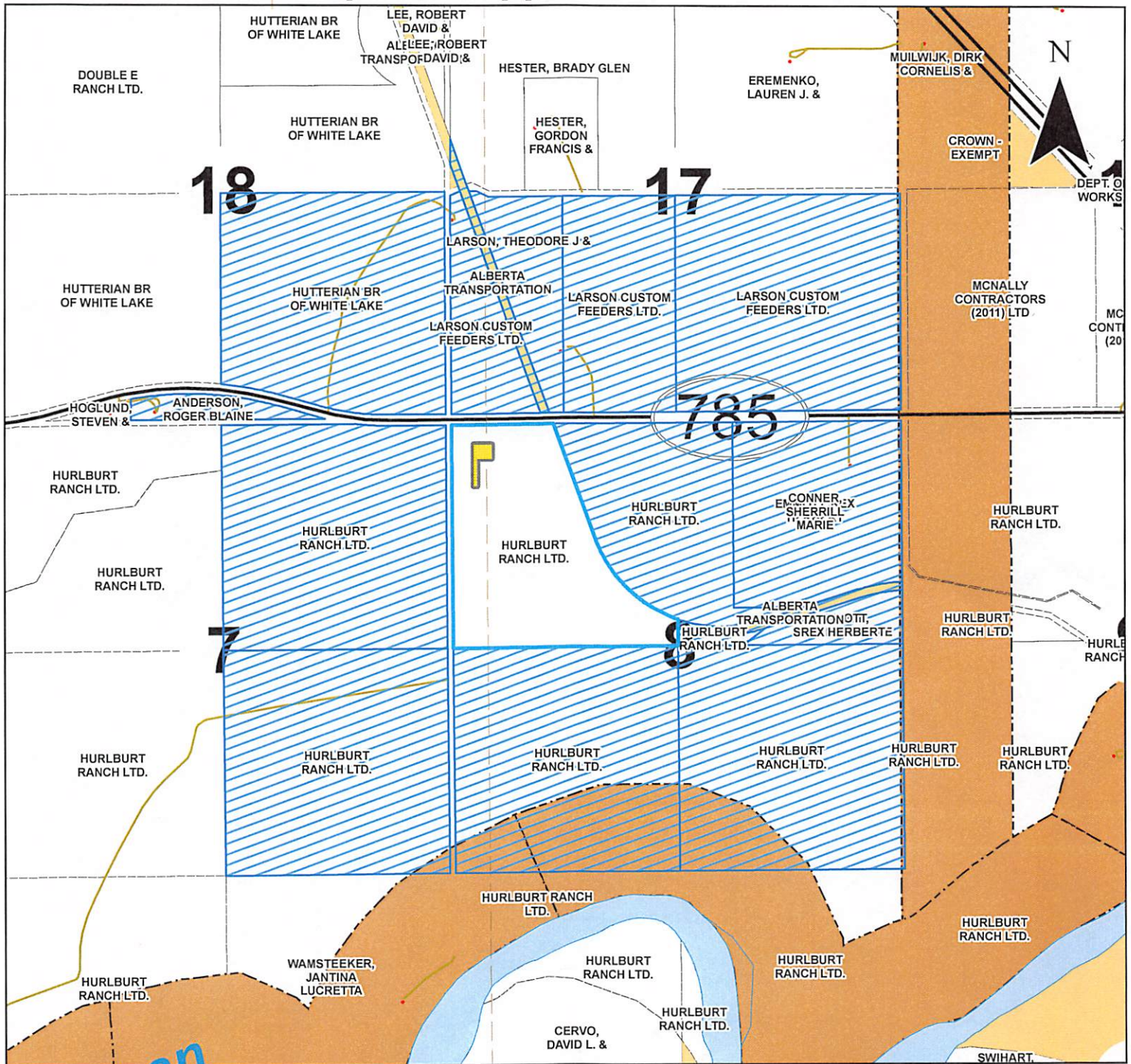
NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief 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)

DEVELOPMENT NOTIFICATION MAP

Development Application No.055-25



Development Application No. 055-25
Applicant: Hurlburt Ranch Ltd.

Proposed Development description:
Primary residence - move on previously owned residence, construct an addition and attached garage. MDS waiver request

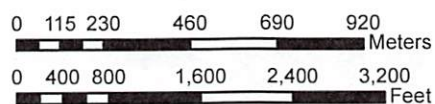
Legal description:
NW 08-09-26-W4M

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
#273129 Secondary Highway 520
Claresholm, AB
T0L 0T0
Tel: 403-625-3351