## The Municipal District of Willow Creek No. 26 Box 550, Claresholm, AB TOL 0TO Phone (403) 625-3351 Fax (403) 625-3886

#### NOTICE OF DECISION

<u>Form C</u>	Application No. 069-25	
NAME OF APPLIC	NT: Neuhaven Developments Inc.	
		-
In the matter of _	Lot 1; Block 1; Plan 8410817 within Ptn. of NE 27-16-29-W4M)	
	(Landowner: 2072560 Alberta Ltd.)	
	ILAHUUWHEI. 2012300 AHDEHA LIU.)	

#### The development as specified in Application No. $\underline{069-25}$ for the following use:

Second Residence (to be primary residence) – construct a 1,800 sq. ft. bungalow with walkout 1,800 sq. ft. basement, covered wrap around veranda, and 1,280 sq. ft. garage,

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

- 1. 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.
- 2. 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.
- 3. 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.

Notice of Decision Development Application No. 069-25 Page 2 of 2

DATE OF DECISION June 27, 2025

DEVELOPMENT PERMIT issued on the 27th 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 27, 2025 SIGNED: Westown

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.

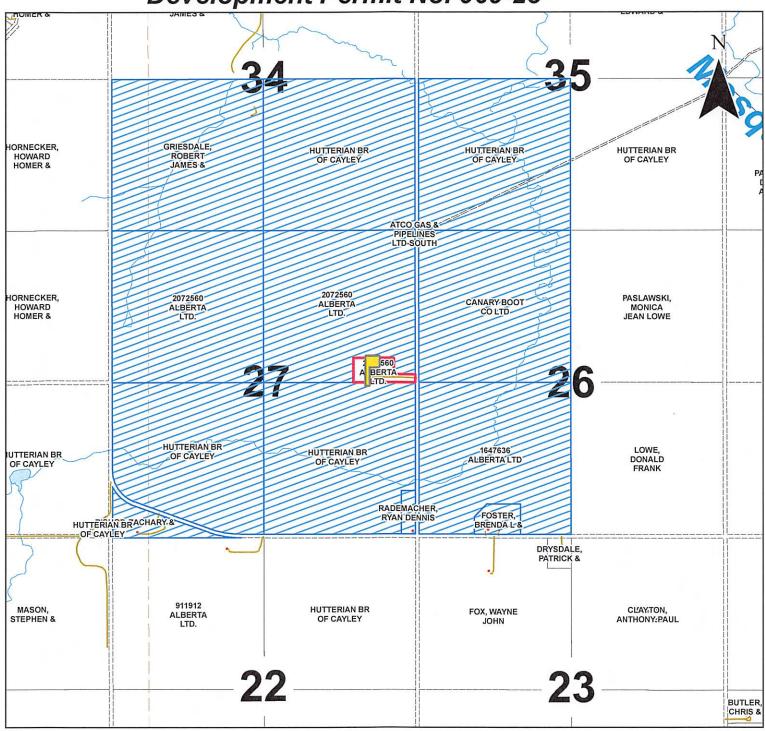
\*Intention to appeal must be received within 21 days of notification of decision.

**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 TOL 0TO 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 Permit No. 069-25



Development Permit No. 069-25 Applicant: Neuhaven Developments Inc.

Proposed Development description: Second Residence: Construct a 1800 sq. ft. bungalow with walkout 1800 sq. ft. basment and attached garage.

Legal description: Lot 1 ,Blk 1, Pln 8410817 (Portion of NE 27-16-29-W4M)

Cindy Chisholm Development Officer 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.

### Legend

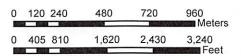






Proposed Development Location

N.T.S - For Information Only





Municipal District of Willow Creek No. 26

#273129 Secondary Highway 520 Claresholm, AB TOL 0T0