

NOTICE OF DECISION

Form C

Application No. 074-25

NAME OF APPLICANT: Lee Anne Snodgrass

In the matter of Lot 2; Plan 0012698 (Ptn. of NE 10-14-28-W4)
Damn Good Development subdivision

The development as specified in Application No. 074-25 for the following use:

Single family dwelling: construct a 2,371 sq. ft. two story residence with a covered front entrance, and a 900 sq. ft. attached garage,

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

1. Household water source shall be by cistern and water supply hauled in from off-site source.
2. Prior to construction or commencement of the development, the developer/landowner shall obtain and comply with all the necessary permits under the Alberta Safety Codes Act, (including building, electrical, gas, plumbing and private sewage) as required. Permits must be obtained and issued by an accredited agency on behalf of the municipality, Park Enterprises Ltd., Superior Safety Codes Inc., or The Inspections Group Inc.
3. Prior to commencement of development, the applicant shall contact the Municipal Public Works Department prior to construction of the required approach onto the subject lands. The approach shall be constructed to municipal standards and in accordance with Municipal Policy 320-07b Approach (copy attached).
4. Prior to commencement of development, the applicant shall contact the Municipal Public Works Department prior to construction of the required Private driveway and shall be constructed to municipal standards in accordance with Municipal Policy 320-26 Private Driveway (copy attached).
5. Applicant/landowner shall comply with all requirements of the Alberta Environment and Parks and Reservoir Lands Guidelines (copy attached).
6. Developer/landowner shall comply with Land Use Bylaw No. 1826, Schedule 4 Standards of Development, but not limited to, Section 27 Dark Sky Standards (copy attached).
7. There shall be no development within 50 ft. (15.24m) of the front and rear yard and 25 ft. (7.62m) from the side yard property line boundaries, and '0' setback requirement for fences on all property line boundaries, unless a development permit is obtained that specifically varies the required setback to allow the specific 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 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.

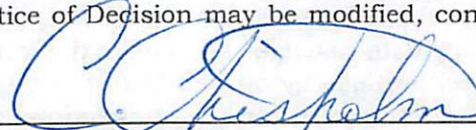
DATE OF DECISION July 23, 2025

DEVELOPMENT PERMIT issued on the 23rd **day of** July **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: July 23, 2025

SIGNED:



Cindy Chisholm
Director of Planning and Development
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.**

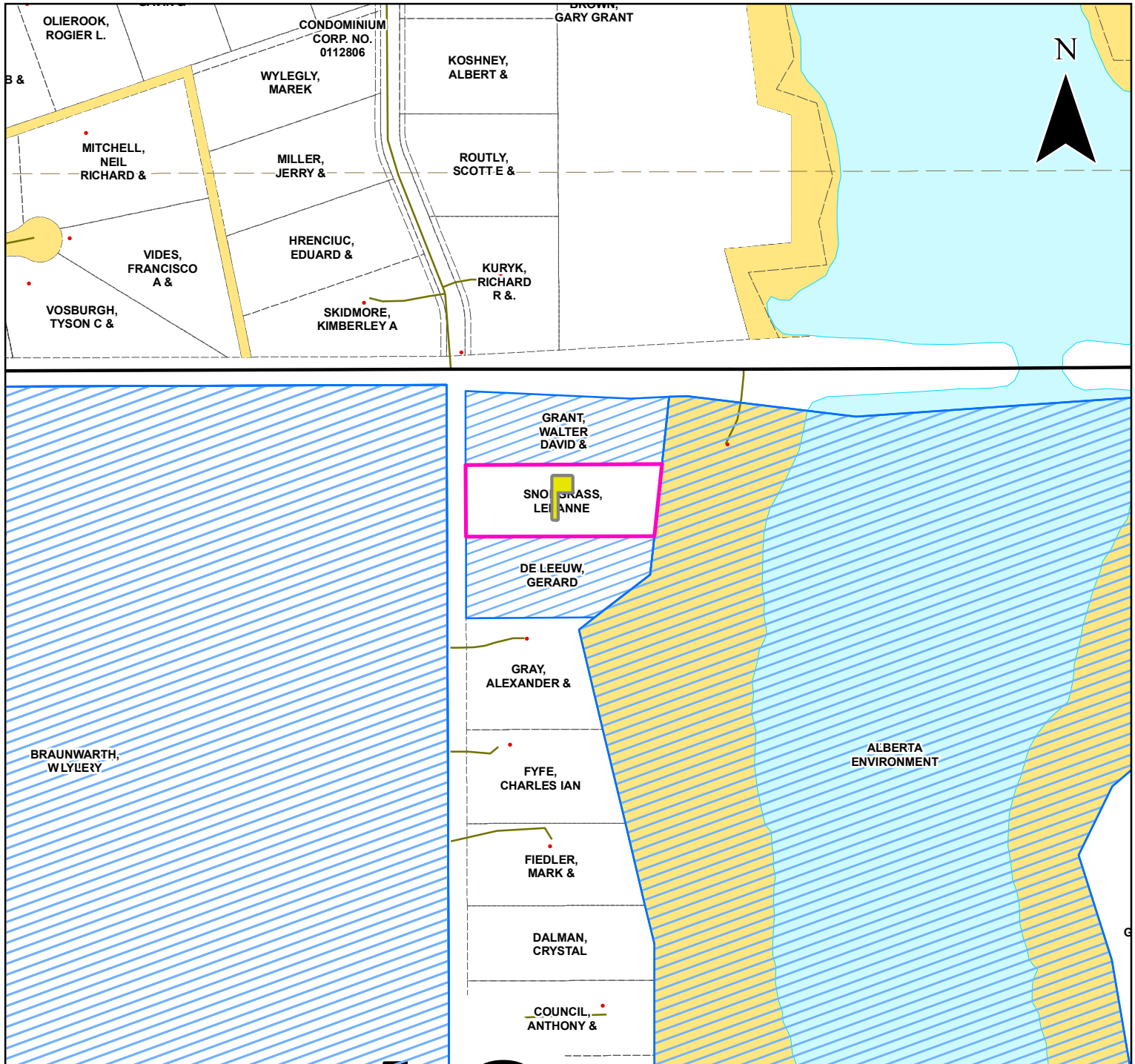
NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief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

DEVELOPMENT NOTIFICATION MAP

Development PERMIT No. 074-25



Development Permit No. 074-25
Applicant: Lee Anne Snodgrass

Proposed Development description:
2 storey, 2371 sq. ft. single family
dwelling w/attached garage

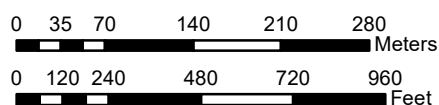
Legal description: Lot 2; Plan 0012698
(Ptn. NE 10-14-28-W4M)

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
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Claresholm, AB
T0L 0T0
Tel: 403-625-3351