

NOTICE OF DECISION

Form C

Application No. 091-25

NAME OF APPLICANT: Willow Creek Brewery

In the matter of Portion of NE 23-12-28-W4M

The development as specified in Application No. 091-25 for the following use:

Northside of parcel – a request to ‘allow to remain’ a moved on previously owned 32’ x 36’ residence to be used as the Surveillance/Manager Suite and change location and construct a 12’x 33’x 2’ high deck on front side. Also, request to change location of the 30.48m x 5.72m gravel parking area to be used for staff and public,

has been **REFUSED, for the following reasons:**

1. MPC determined that the size and scope of proposed building is sufficiently larger than what was approved within Development Permit No. 017-22. As the purpose of the building was for a surveillance/manager suite, the MPC is of the opinion that the 1152 sq. ft. moved in dwelling with attached deck is properly characterized as a stand-alone dwelling unit which is a prohibited use in Rural Commercial.
2. The MPC determined that the original location for the surveillance/manager suite was suitable and appropriate as it was optimally and practically located near entrances for both north and south properties.
3. The MPC was not provided with sufficient information to conclude that the original location interferes with the ability to access the Environment Canada Stream Gauge Station located adjacent to Willow Creek as the setback from the road would allow access to the station.

DATE OF DECISION September 10, 2025

YOU ARE FUTHER NOTIFIED you may appeal this decision to the Subdivision and Development Appeal Board, as provided by the Land Use Bylaw, by serving written notice of appeal, stating the reasons, submit 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 the issuance of this notice. The required fee of \$500.00 must accompany the appeal.

DATE: September 11, 2025

SIGNED:



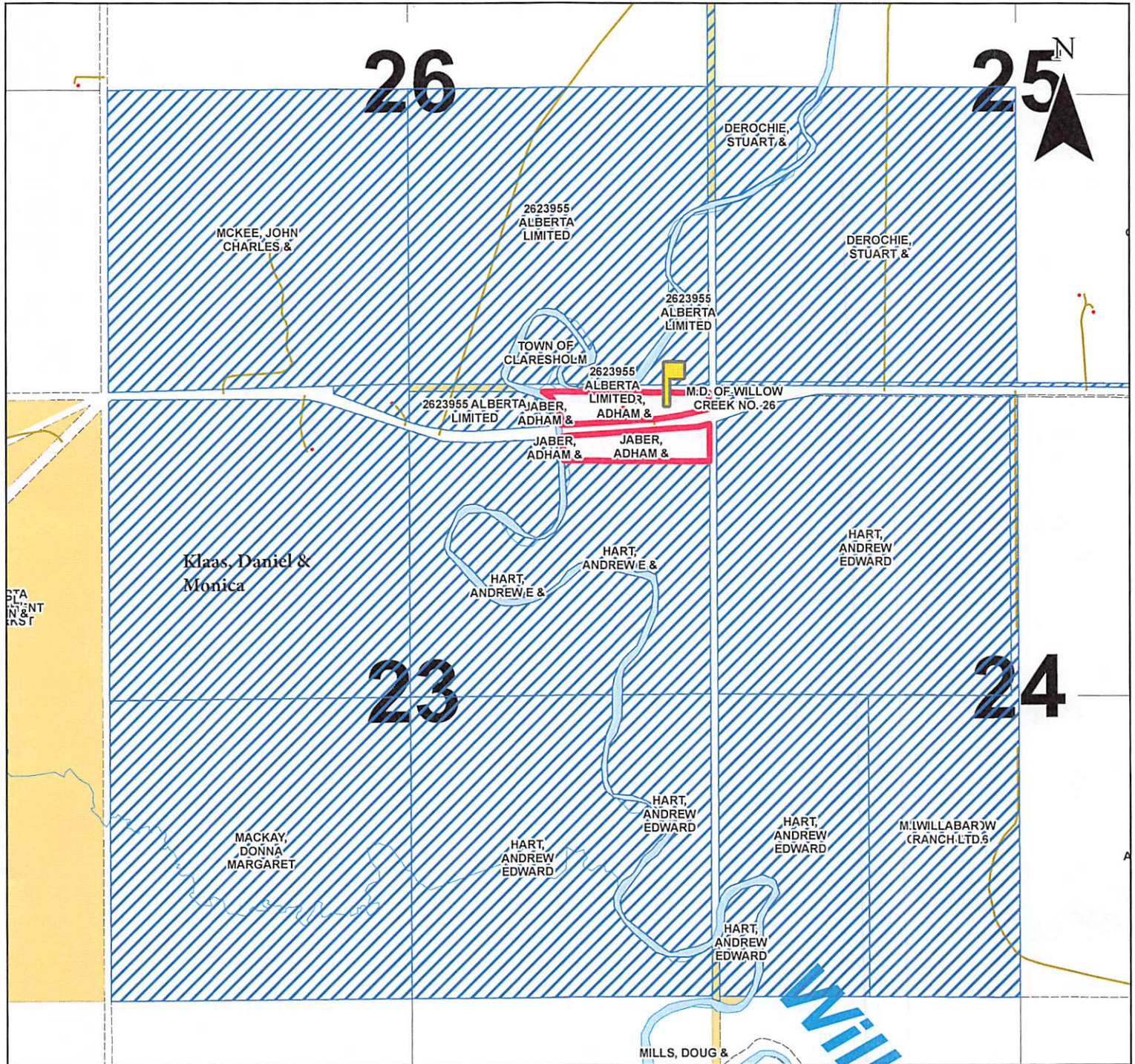
Cindy Chisholm
Development Officer
The Municipal District of Willow Creek

Copies to:

- Applicant/Landowners
- Adjacent landowners
- Oldman River Regional Services Commission

DEVELOPMENT NOTIFICATION MAP

Development Application No. 091-25



Development Application No. 091-25
Applicant: Willow Creek Brewery
(Adham Jaber)

Allow to remain - moved in residence to use
as a Surveillance/Managers suite and
change location of parking space for staff
and public

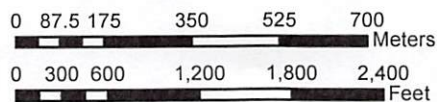
Ptn. of NE 23-12-28-W4M

Director of Planning & Development/Officer
Cindy Chisholm

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.



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