

NOTICE OF DECISION

Form C

Application No. 013-25

NAME OF APPLICANT: Hutterian Brethren Church of Ivy Ridge

In the matter of NE, SE, NW, SW 31-14-26-W4M

The development as specified in Application No. 013-25 for the following use:

Development consisting of the following: multi-family units (4), accessory buildings, abattoir, daycare facility, kitchen facility, food processing, church, school, farm supplies and services, welding shop, workshops, scale house with scale, truck shop, wash bay, tractor shop, and plumbing shop,

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

1. The applicant/landowner shall consolidate all Quarter Sections within Section 31-14-26-W4M by plan of survey and copy of Land Title Certificate shall be filed with the Municipal District office.
2. The site, land uses, improvements and structures shall be developed in accordance with the Development Permit Application and associated plans deemed complete for processing on January 31, 2025, and those plans submitted August 11, 2025.
3. Prior to commencement of construction, a final site plan showing the titled parcels, locations of the land uses, improvements and structures, required minimum setbacks from boundary property lines, municipal road allowance right of ways, and road access, shall be submitted to the Municipal District of Willow Creek No. 26. Any new variance(s) may require submission of a new development permit.
4. If there are any changes to the approved application and supporting documents, the applicant/landowner shall obtain a new permit from the Municipal District of Willow Creek No. 26.
5. Any licence, permit, approval, or authorization required by a provincial or federal regulatory body shall be obtained by the applicant and a copy filed with the Municipal District of Willow Creek No. 26 including any approvals from Alberta Environment and Parks for affected wetlands. It is the responsibility of the applicant/landowner to ensure compliance with all laws including laws protecting wildlife, migratory birds, species' habitat, and species at risk.

6. That the applicant submit an engineered drainage/storm water management plan / report and supporting design drawing(s), in accordance with Alberta Environment and Protected area requirements, that has been prepared by a qualified professional and deemed acceptable by the municipality, to illustrate the drainage patterns, how run-off will be managed, and designed to account for the 1-in-100 year storm. The applicant is responsible for obtaining any necessary approvals and/or letter of authorization from Alberta Environment under the Water Act and Environmental Enhancement & Protection Act, if required, and shall provide a copy to the municipality prior to commencement of the development or provide written proof that an approval is not required.
7. That the applicant submit an engineered water distribution plan / report and supporting design drawing, in accordance with Alberta Environment and Protected area requirements, prepared by a qualified professional and deemed acceptable by the municipality, to illustrate the volume of water, the volume of water available and dedicated to the residential uses of the development, details on the treatment method, and detailed diversion plans and timelines for the filling of the reservoirs. The applicant shall provide a copy of any necessary approvals and/or letter of authorization, including but not limited to, licenses or approvals from Alberta Environment and Protected Areas, if required, and a copy filed with the Municipal District prior to commencement of development or provide written proof that an approval is not required.
8. That the applicant submit an engineered wastewater distribution plan / report and supporting design drawing, in accordance with Alberta Environment and Protected Area requirements or the Private Sewage Disposal Regulation, prepared by a qualified professional and deemed acceptable by the municipality, to illustrate the volumes of sewer from all buildings and residences, the size and details on the treatment method (effluent evaporation pond and septic field), confirmation that human waste and animal waste is separated, the appropriate soil analysis for the installation of a septic field, an odour analysis to determine pre and posts development odours and mitigation solutions. The applicant is responsible for obtaining any necessary approvals and/or letter of authorization from Alberta Environment and Protected Areas if required, and a copy filed with the Municipal District prior to commencement of development or provide written proof that an approval is not required.
9. Access to and from the lands shall be via Highway 529 and Range Road 270 as indicated application. Any road construction or improvements shall be at the sole cost of the applicants, and the applicant shall enter into and abides by a Development Agreement with the Municipal District of Willow Creek No. 26. The applicant must construct and upgrade municipal roads as per the Traffic Impact Assessment (TIA) prepared by Bunt & Associates Engineering Ltd. (Project Number 02-24-0158 - October 24, 2024).

10. The applicant, pursuant to Section 650 of the Municipal Government Act, the applicant or owner shall enter into and abide by a Development Agreement with the Municipal District of Willow Creek No. 26. The Development Agreement may make reference to the provision of servicing, drainage and grading plans, and roads, and any other matter the Municipal District deems necessary, including but not limited to:
 - (a) if necessary, the applicant must construct and upgrade municipal roads as per the Traffic Impact Assessment (TIA) prepared by Bunt & Associates Engineering Ltd. (Project Number 02-24-0158 - October 24, 2024) based on access to the land via Highway 529 and Range Road 270 as indicated application and a copy filed with the Municipal District office. Any road construction or improvements shall be at the sole cost of the applicants and shall include:
 - i. Range Road 270 shall be upgraded to a Gravel – Low Volume classification and requires widening the gravel surface from 7.0 meters to 8.0 meters, as outlined in the Bunt & Associates Engineering Ltd. Traffic Impact Assessment Report (Project Number 02-24-0158 - October 24, 2024).
 - ii. Construction of RR 270 to intersection of Highway 529 shall be in accordance with Policy 320-07 Minimum Local Road Standards including signage, road crossings, road approach construction necessary to access and serve the development and shall be constructed at the developer's expense.
 - iii. Construction of access approach shall comply with the Municipal Policy 320-07b - Approach Policy at the developer's expense.
 - iv. Construction of internal roads within the development area shall be in accordance with Policy 320-26 the Private Driveway Policy.
11. Prior to commencement of construction the applicant shall submit a Dust Mitigation Plan to control dust during construction to the Municipal District of Willow Creek No. 26 Director of Infrastructure for approval.
12. Prior to commencement of construction the applicant shall submit an Emergency Response Plan for both pre and post construction acceptable and approved by the Municipal District of Willow Creek Director of Emergency Services.
13. Prior to commencement of construction the applicant shall submit a Waste Management Plan for all materials associated with the project. There shall be no materials associated with the project including garbage or other construction materials buried on, in or within the lands and shall be disposed of in accordance

with law and any applicable Alberta Environment and Parks policies, guidelines or rules. In addition, a long-term waste management plan shall be developed to adequately manage day to day residential and agricultural waste.

14. The applicant shall obtain a Utility Road Crossing approval for water pipelines as per Drawing No. C2.4, from the Municipal District.
15. That the feed mill, abattoir and concrete batch plant shown on the site plan are approved for personal on-farm use only. Any commercial use, including custom milling or off-farm concrete sales, is prohibited.
16. The development shall comply with all requirements of Land Use Bylaw 1826.
17. Full construction drawings for all buildings and structures included in the application are required. All construction drawings shall include all dimensions on plans for the entire building, floor plan layouts to include the names of each room with dimensions, decks with dimensions, mechanical room(s), fixtures (ie: toilets, sinks, showers) prior to commencement of approved developments.
18. Obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage disposal system) as required. Permits must be obtained and issued by an accredited agency on behalf of the municipality from Park Enterprises Ltd. or Superior Safety Codes Inc or The Inspections Group Inc.
19. The applicant shall contact Alberta Health Services for specific requirements for a dedicated Alberta Health Services Environmental Public Health compliant kitchen if necessary, and a copy of the approval filed with the Municipal District.
20. The following developments require separate development permit application submissions:
 - Concrete Plant (Drawing No. 24-95/A100 – Tag 8 on site plan C1.1)
 - Private Utility – ‘Co-Gen Set’ (Drawing No. 24-093/A100 in the area labeled with the Electrical Shop)
 - Sanitary Sewer (Drawing No. C2.5)
 - Potable water pump house (Drawing No. C2.6)

NOTATIONS:

1. If there are any changes to the approved development, the applicant/landowner shall obtain a new development permit shall be obtained from the Municipal District.
2. 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.
3. Contact Utility Safety Partners at 1-800-242-3447 prior to excavation to locate buried utilities.
4. The person to whom a development permit has been issued shall notify the development officer upon completion of the development.

5. 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.
6. 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.

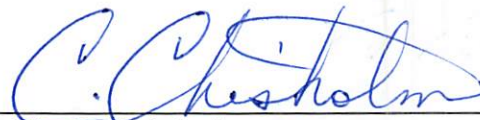
DATE OF DECISION September 10, 2025

DEVELOPMENT PERMIT issued on the 12th **day of** September **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: September 12, 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.

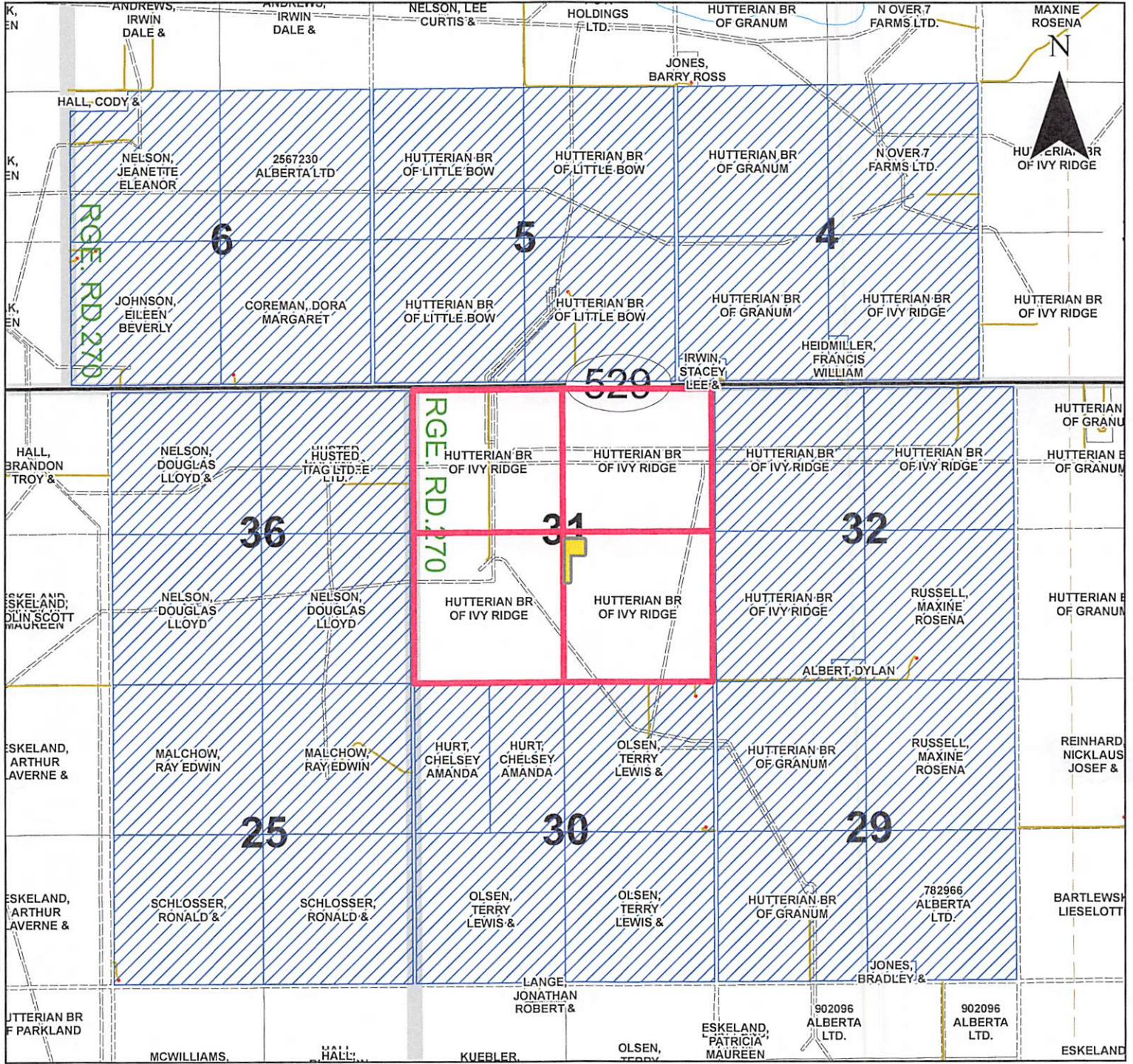
Copies to:

Applicant(s)/Registered Owner(s)

Agent: R. Harrison – Wilson Laycraft Barristers & Solicitors

Landowners within one mile radius

No. 013-25



Development Permit No.013-25
Hutterian Brethren Church of Ivy Ridge

Proposed developments to establish a new colony

NE, SE, NW, SW 31-14-26-W4M

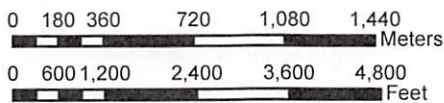
Cindy Chisholm
Director of Planning & Development/
Officer

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

-  Land Owner
-  Adjacent Land Owners
-  Proposed Development Location

N.T.S - For Information Only



Municipal District of Willow Creek No. 26

P.O. Box 550
#273129 Secondary Highway 520

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