

**NOTICE OF DECISION**

**Form C**

**Application No. 134 -25**

**NAME OF APPLICANT:** Slobo Cody Petrovic

**In the matter of** Block X; Plan 6829Y (Ptn. of NE 31-10-26-W4M)

**The development as specified in Application No. 134-25 for the following use:**

Accessory building: construction of a detached 24ft. x 24ft. (576 sq. ft.) garage

**has been **A P P R O V E D** , subject to the following conditions:**

1. Prior to commencement of development, the applicant/landowner shall contact the Municipal District of Willow Creek Public Works prior to construction of an approach access from 2<sup>nd</sup> Avenue to access the land and private driveway. The access culvert, approach access and private driveway shall be constructed to meet municipal standards of:
  - Policy 320-02 Access culvert,
  - Policy 320-07 Minimum Local Road Standards (copy attached), and
  - Policy 320-26 Private Driveway
2. 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.
3. The applicant/landowner shall comply with Granum Land Use Bylaw 2018-05, not limited to, Schedule 2 Residential land use district, and Schedule 4 Standards of Development.
4. There shall be no development within 75 ft. (22.86m) from the front yard property line (2<sup>nd</sup> Ave), 12.5 ft. (3.8m) of secondary front yard (Minto St.), and 5 ft. (1.5m) from the side yard, and 25 ft. (7.62m) from the rear yard property lines, 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.

**DATE OF DECISION** September 19, 2025

**DEVELOPMENT PERMIT issued on the** 19<sup>th</sup> **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 19, 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.

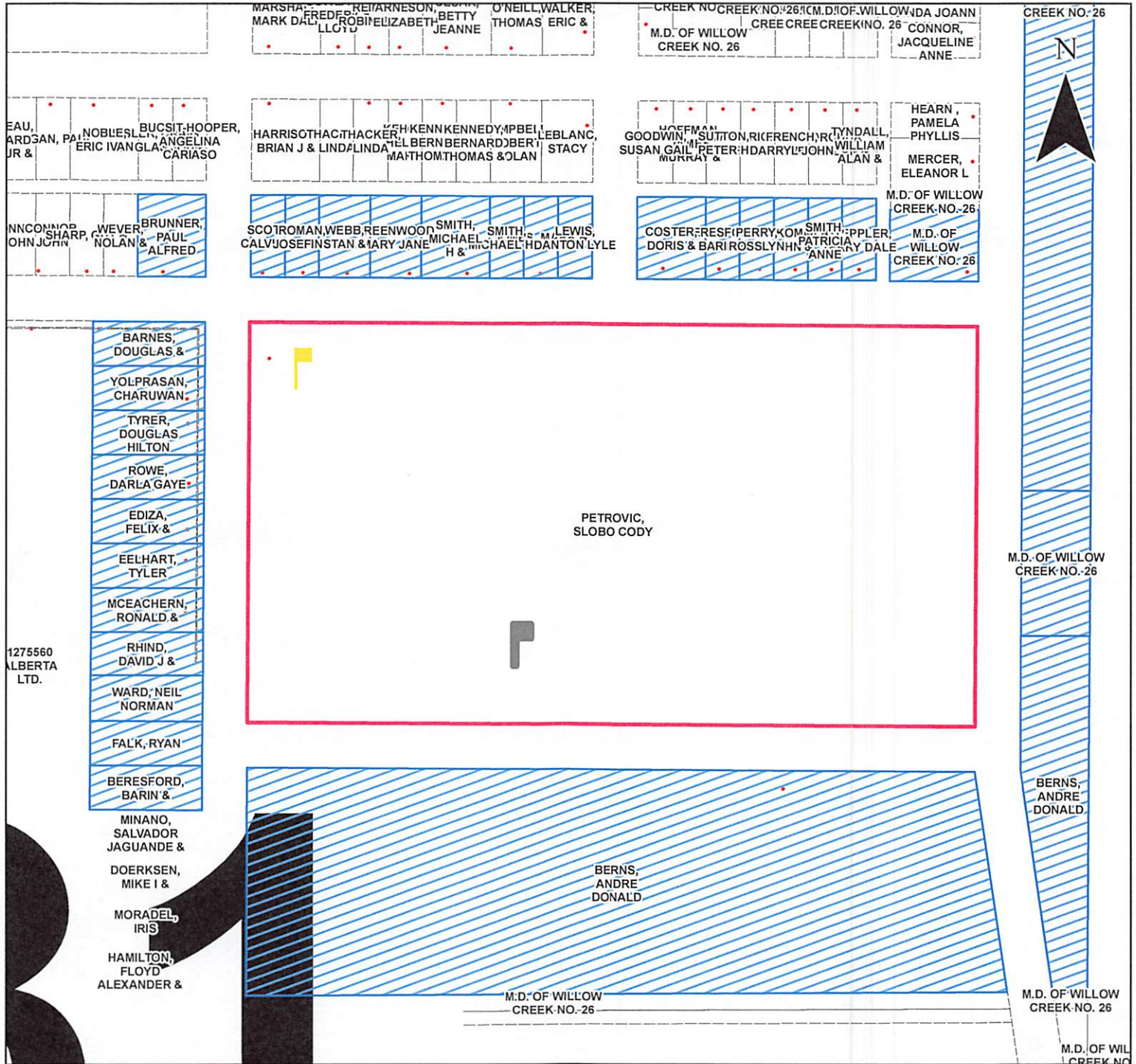
**Copies to:**

Applicant(s)/Registered Owner(s)  
Adjacent Landowners



# DEVELOPMENT NOTIFICATION MAP

## Development Application No. 134-25



Development Permit No. 134-25  
Petrovic, Slobodan

Construct 24 x 24 detached garage

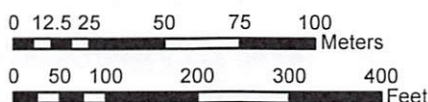
Block X; Plan 6829Y

Cindy Chisholm  
Development Officer

### Legend

- Land Owner
- Adjacent Land Owners
- P 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

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.