

NOTICE OF DECISION

Form C

Application No. 140-25

NAME OF APPLICANT: Cameron and Connie Fancy

In the matter of Portion of SW 29-12-27-W4M

The development as specified in Application No. 140-25 for the following use:

Variance of the minimum 6.0 acre parcel requirement to allow for a second dwelling on the existing 5.69 acres.

Second dwelling: construct a 784 sq. ft. dwelling (Knotty Pine Cabin) and a 28' x 8' covered front deck,

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. 2025, but not limited to, Schedule 2 Rural General land use district, Schedule 4 Land Suitability and Servicing Requirements, Schedule 5 Standards of Development, and Schedule 6 Use Specific Development Standards.
3. There shall be no development within 20ft. (6.10m) of adjacent property lines and 75ft. (22.86m) the right of way of any developed or undeveloped roadway, including trees and board/plank/chain link fences, unless a development permit is obtained that specifically varies the required setback to allow the development.

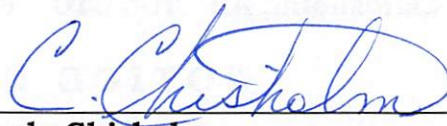
DATE OF DECISION October 22, 2025

DEVELOPMENT PERMIT issued on the 22nd day of October **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: October 22, 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.**

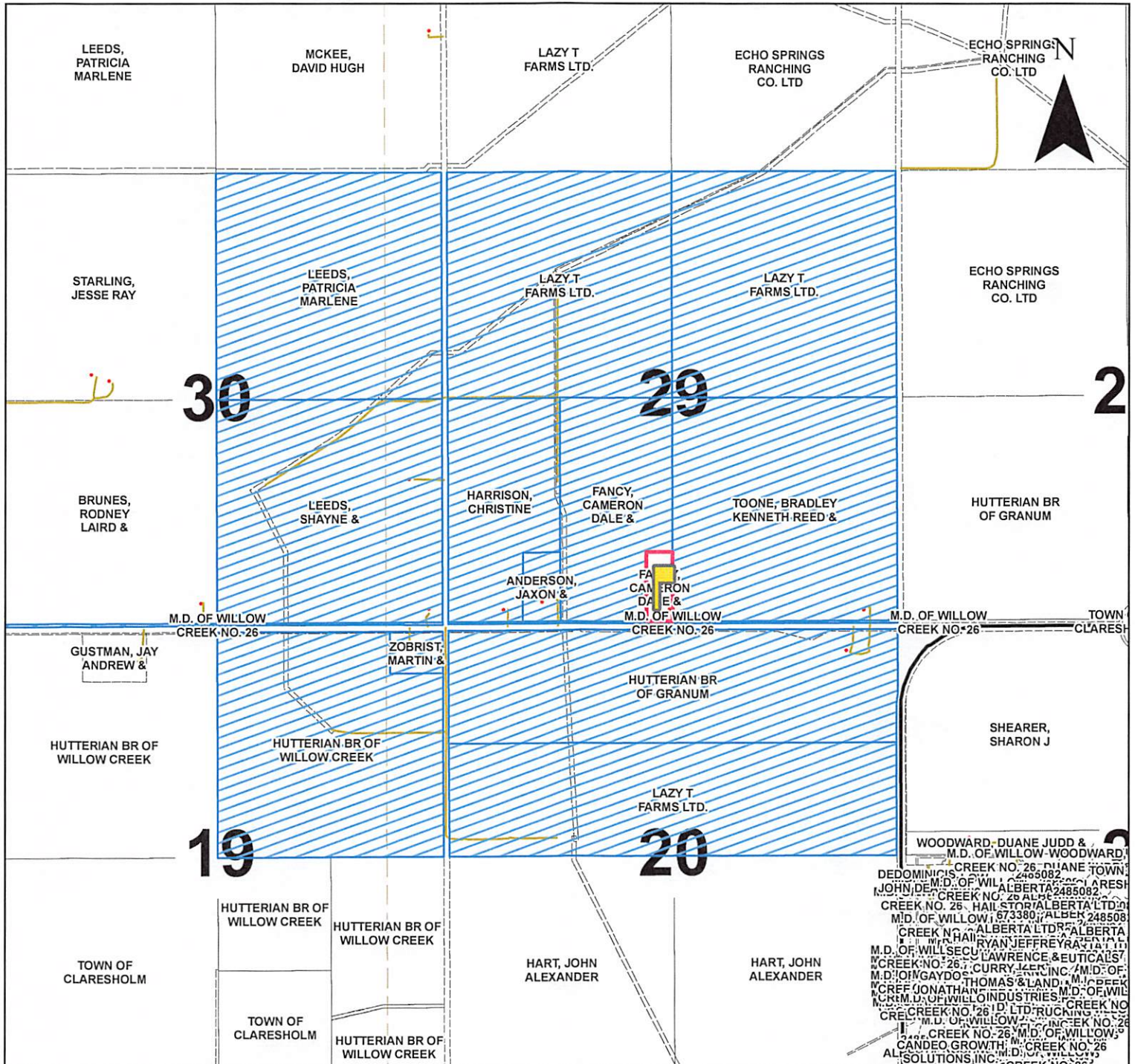
NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief 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/landowner
- ATCO Gas/Transmission
- Permitted use Notice of Decision: posted on MD website

DEVELOPMENT NOTIFICATION MAP

Development Permit No. 140-25



Development Permit No. 140-25
Cameron & Connie Fancy

Variance of parcel size &
Construction of a 784 sq. ft. second
residence w/covered front deck.

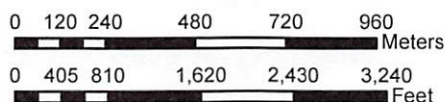
PTN of SW 29-12-27-W4M

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.



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T0L 0T0
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