

NOTICE OF DECISION

Form C

Application No. 122-25

NAME OF APPLICANT: Neil Berry and Diana Carreno

In the matter of Unit 2; Plan 1110030 (Ptn. of SW 15-14-28-W4M)
Pine Coulee Ranch – Phase II

The development as specified in Application No. 122-25 for the following use:
Dwelling, primary: Construct a 1,260 sq. ft. dwelling (post frame) on a concrete pad,
has been **A P P R O V E D , 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. Household water source shall be by 'cistern', water obtained from an off-site source that meets the requirements of the Canadian Drinking Water Quality guidelines, and costs borne by the lot owner.
3. The applicant/landowner shall comply with Municipal Land Use Bylaw No. 2025, but not limited to, Schedule 2 Use Specific – Direct Control district – Section 9, Schedule 4 Land Suitability and Servicing Requirements, Schedule 5 Standards of Development, and Schedule 6 Use Specific Development Standards.
4. Prior to commencement of development, the developer/landowner shall contact Public Works Dept. prior to construction of access to the subject lands. The access shall be constructed to municipal standards and in keeping with municipal Approach Policy 320-07b (copy attached).
5. Private driveway shall be constructed to municipal standards and in keeping with Municipal Private Driveway Policy 320-26 (copy attached).
6. There shall be no development within 50ft. (15.24m) of the front and rear yard property boundary lines and 20ft. (7.62m) of side yard property boundary line '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.

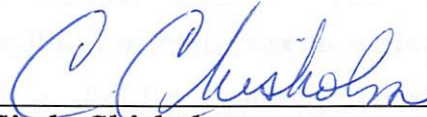
DATE OF DECISION October 24, 2025

DEVELOPMENT PERMIT issued on the 24th **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 24, 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.**

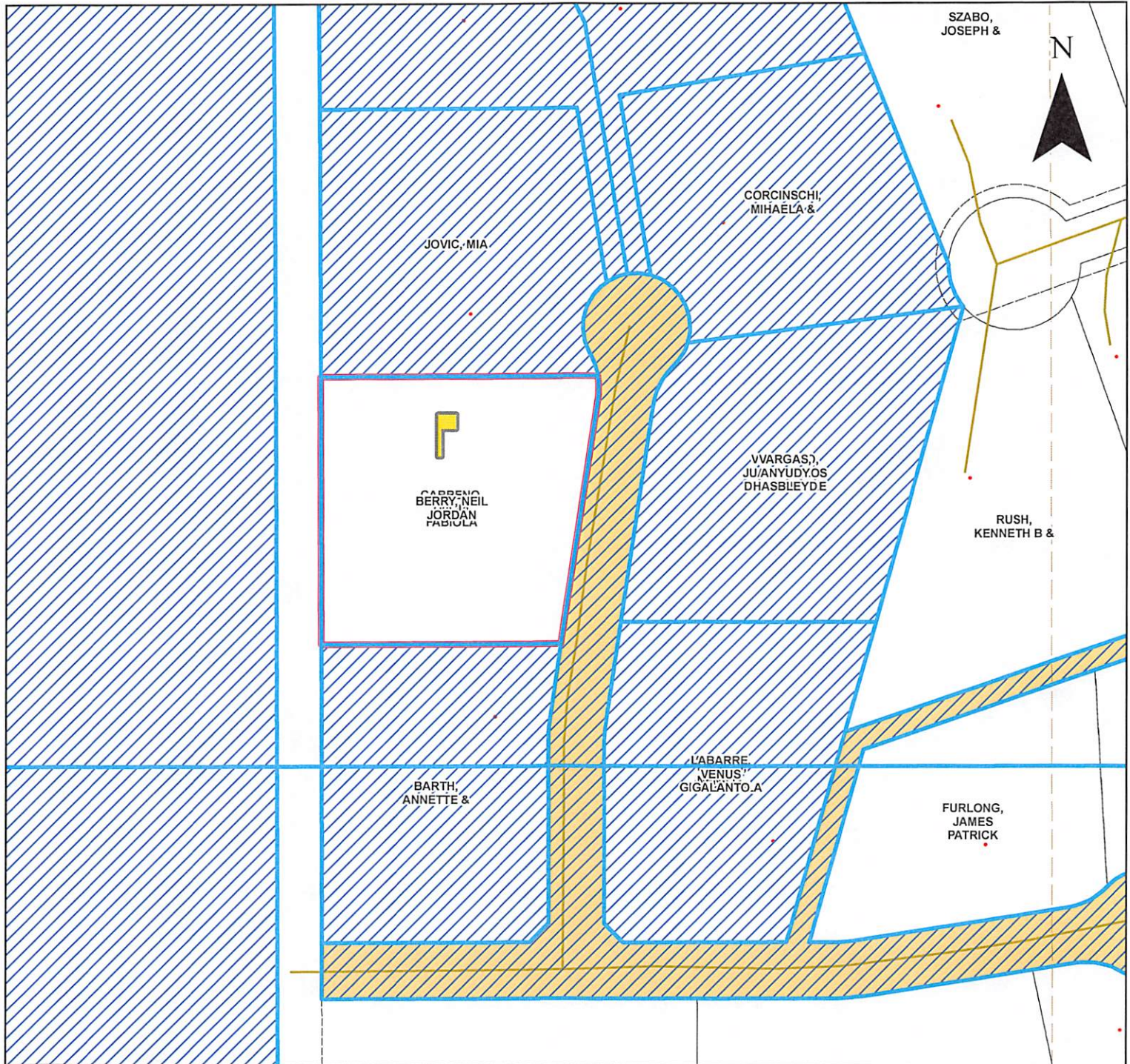
NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief 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
- Condominium Association Board, President Aaron Kemp (Pine Coulee – Phase II)
- Permitted use Notice of Decision: posted on MD website

DEVELOPMENT NOTIFICATION MAP

Development Permit No. 122-25



Development Permit No.122-25
Applicant: Neil Berry & Diana Cerrano

Dwelling, primary: Construct a 1,260 sq. ft. dwelling (post frame) on concrete pad

Legal description: Unit 2; Plan 1110030
(with in SW 15-14-28-W4)
Pine Coulee Ranch Ph II

Cindy Chisholm
Development Office

Legend

Land Owner

Adjacent Land Owners

Proposed Development Location

N.T.S - For Information Only

0 12.5 25 50 75 100 Meters

0 50 100 200 300 400 Feet

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