

NOTICE OF DECISION

Form C

Application No. 136-25

NAME OF APPLICANT: Outback Ranch Ltd.

In the matter of SW 20-09-24-W4M (N ½ of N ½ of LS 3 & 4)

The development as specified in Application No. 136-25 **for the following use:**

Additions to existing building: construct a 29ft. x 40ft. addition to existing residence on a new 29ft. x 71ft. concrete foundation and a 40ft. x 10ft. covered front veranda and remove existing attached garage to replace with an 29ft. x 32ft. attached garage.

Also, full renovations to the 38ft. x 25ft. existing portion of the residence to include four (4) bedrooms and two (2) washrooms on the main floor. Full basement renovations include a family room, two (2) bedrooms, washroom and mechanical room,

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) of any developed or undeveloped municipal road right of way, 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 23, 2025

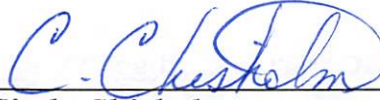
DEVELOPMENT PERMIT issued on the 23rd **day of** October **2025**

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 23, 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.**

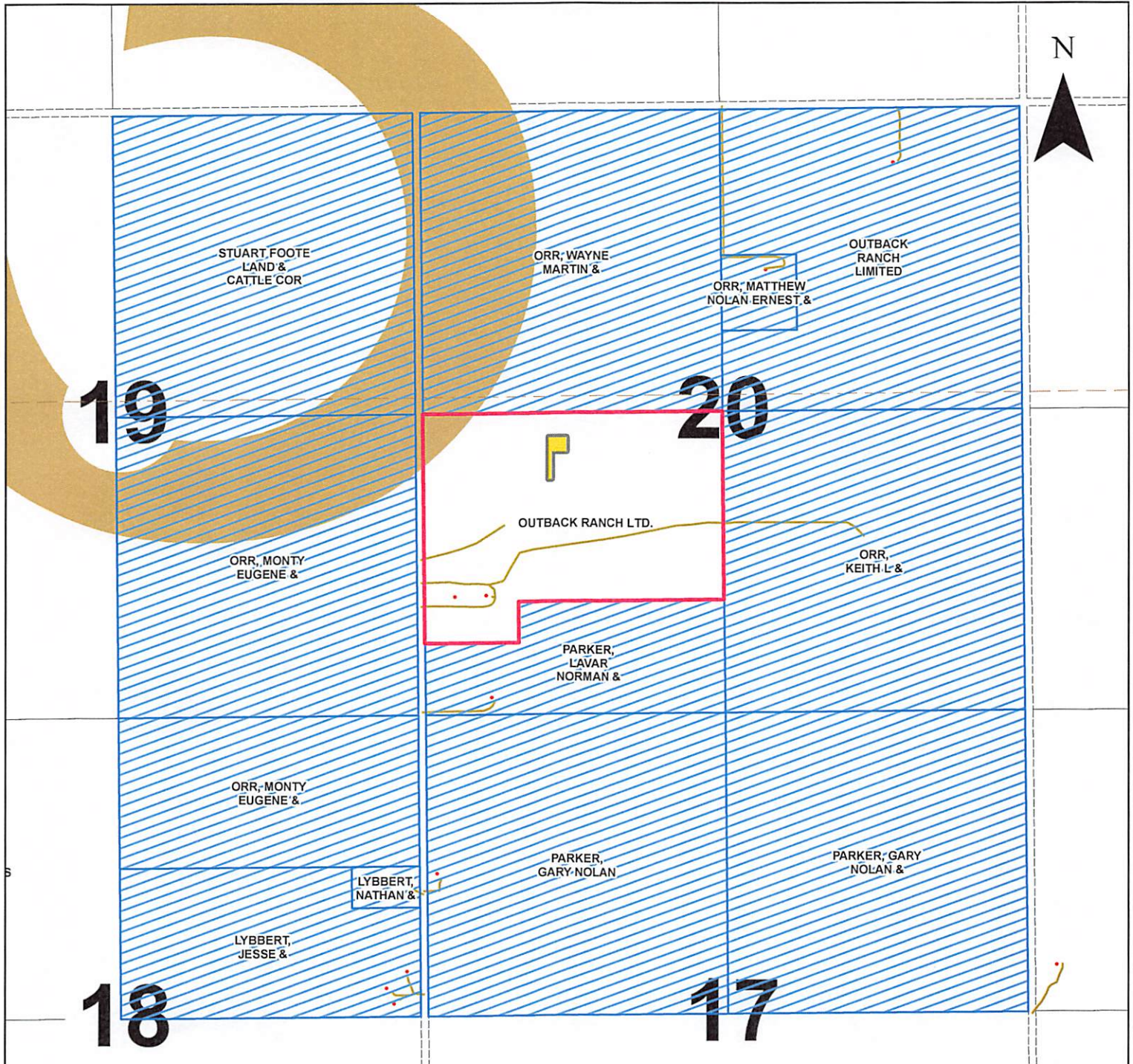
NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief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

DEVELOPMENT NOTIFICATION MAP

Development Permit No. 136-25



Development Permit No. 136-25
Outback Ranch Ltd.

Construct a 29'x40' addition to existing building on new 29'x71' concrete foundation covered front veranda, replace attached garage with 29'ft x 32' attached garage, also renovations to main floor plan and basement plan

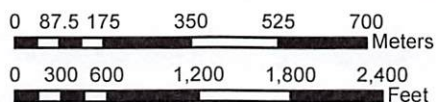
SW 20-09-24-W4M (n 1/2 of N 1/2 of LS 3 & 4)

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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