

NOTICE OF DECISION

Form C

Application No. 141-25

NAME OF APPLICANT: Schneider's Mechanical Ltd. (Dominik Schneider)

In the matter of Lots 24-26; Block 15; Plan 2469Y (108 MacEwan St.)

The development as specified in Application No. 141-25 **for the following use:**

Machinery or equipment sales, service and repair: Heavy duty mechanical services and outdoor storage, operating Monday – Saturday, 8:00 a.m. – 6:00 p.m.,

has been APPROVED , subject to the following conditions:

1. The site, land uses, and improvements shall be developed in accordance with the Development Permit Application and associated information submitted for application to be deemed complete for processing on October 21, 2025.
2. Prior to commencement of the development, the applicant/landowner shall obtain and comply with all the necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage) as required. Permits must be issued by an accredited agency on behalf of the municipality, **Park Enterprises Ltd.**, or **Superior Safety Codes Inc.**, or **The Inspections Group Inc.**
3. Prior to becoming operational a municipal business licence shall be obtained and maintained pursuant to Municipal Business Licence Bylaw No. 1603.
4. The applicant shall comply with Land Use Bylaw 2025, not limited to Schedule 2 Hamlet Business district, Schedule 4 Land Suitability and Servicing Requirements and Schedule 5 Standards of Development.
5. The property shall be maintained in a neat and orderly manner and always kept clear of all refuse.
6. There shall be no development within 25 ft. (7.6m) of the front yard and rear yard property lines and 5 ft. (1.5m) of side yard setback, unless a development permit is obtained that specifically varies the required setback to allow the development.
7. The applicant shall obtain permit/licence from Alberta Motor Vehicle Industry Council (AMVIC) and a copy filed with the Municipal District office.
8. Prior to commencement of construction, the applicant shall obtain a permit from Alberta Transportation through the RPATH portal at [RPATH Portal](#), and a copy

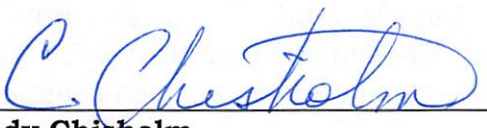
filed with the Municipal District office (see attached letter from Alberta Transportation and Economic Corridors).

Informative: Existing building was approved under Town of Granum zoning Bylaw No. 3-77; Development Permit No. 79-8 (1979).

DATE OF DECISION November 12, 2025

DEVELOPMENT PERMIT issued on the 13th **day of** November **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: November 13, 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.**

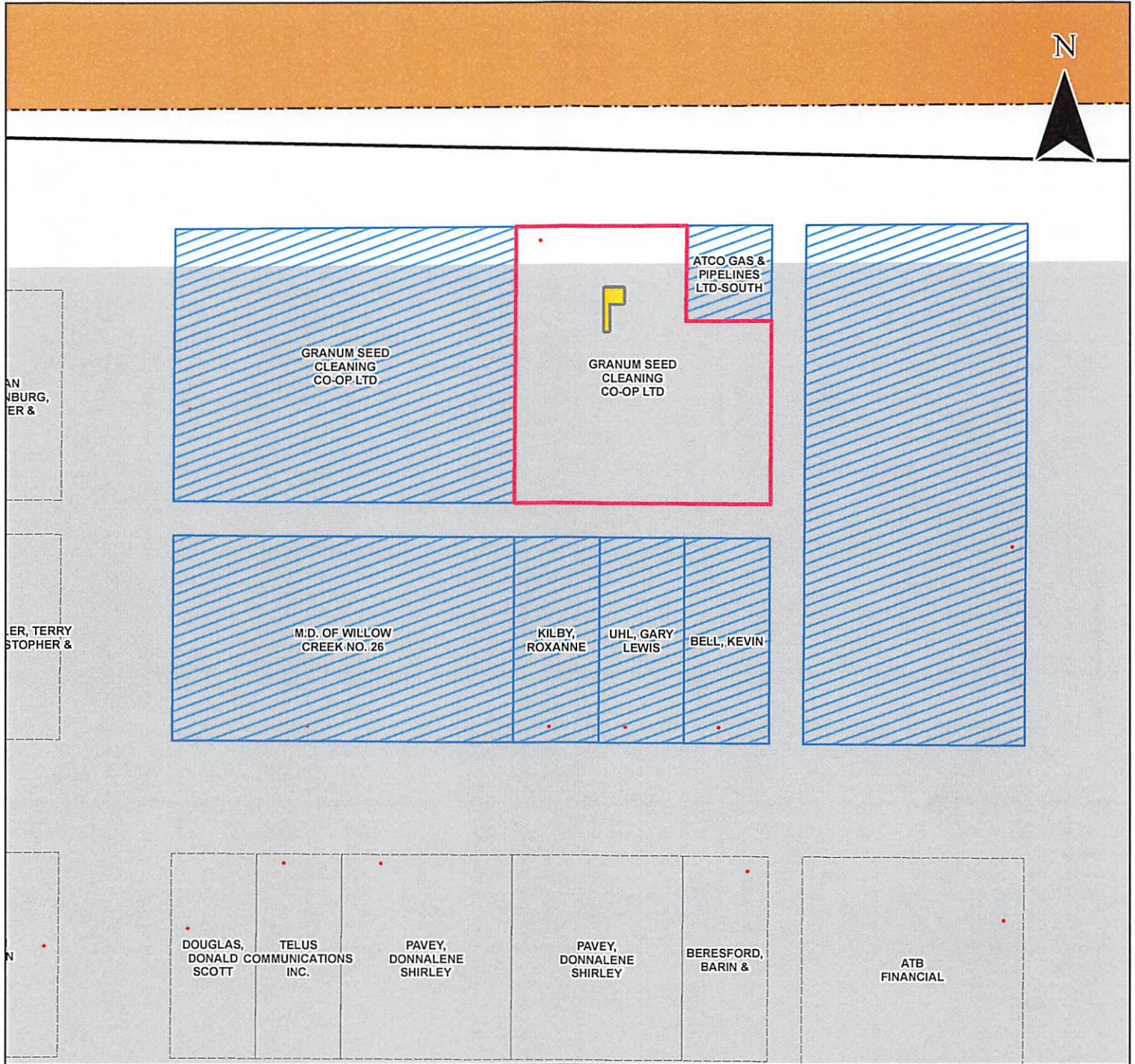
NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief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

DEVELOPMENT NOTIFICATION MAP

Development Permit No. 141-25



Development Permit No. 141-25
Schneider's Mechanical LTD.
Landowner: Granum Seed Cleaning Co-op Ltd.

Heavy duty mechanical services with outdoor storage

Lots 24-26; Block 15; Plan 2469Y
(108 MacEwan Street)

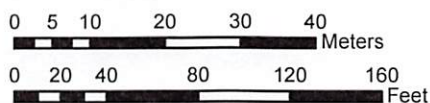
Cindy Chisholm
Development Officer

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
- 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
T0L 0T0
Tel: 403-625-3351