

NOTICE OF DECISION

Form C

Application No. 137-25

AMENDED

NAME OF APPLICANT: Kenny and Dana Cummings

In the matter of NW 21-11-28-W4M

The development as specified in Application No. 137-25 for the following use:

Move on building: move on a 24' x 53' previously owned **1927** dwelling on constructed ICF basement; construct an addition: **25' x 12'** mud room off main floor on ICF basement; construct an addition to 2nd floor: master bedroom ensuite; and construct a 24' x 36' garage to be attached to mud room,

has been **APPROVED, subject to the following conditions:**

1. An Easement Agreement between the adjacent titled landowners of the NE 21-11-28-W4M and titled landowners of the NW 21-11-28-W4M, for the existing access road running through a portion of the NE 21-11-28-W4M parcel to allow road access to the NW 21-11-28-W4M parcel shall be registered at the Alberta Land Title office.
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 Municipal Land Use Bylaw No. 2025, not limited to, Schedule 2 Rural General district and Schedule 4 Land Suitability and Servicing Requirements, Schedule 5 Standards of Development and Schedule 6 Use Specific Standards of Development.
4. Prior to construction or commencement of development, the applicant/landowner shall construct, or if existing, upgrade the existing private driveway to municipal standards in accordance with the Municipal Private Driveway Policy 320-26.
5. Contact the Municipal Public Works Department, (403) 625-3351, prior to construction or commencement of development to discuss private driveway policy 320-26 requirements, pre-inspection and post inspection

6. There shall be no development within 20ft. (6.10m) of adjacent property lines and 75ft. (22.9m) of the municipal road allowance boundary, unless a development permit is obtained that specifically varies the required setback to allow the development.

DATE OF DECISION November 5, 2025

DEVELOPMENT PERMIT issued on the 5th **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 5, 2025 **SIGNED:** 
Cindy Chisholm
Director of Planning and Development
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.**

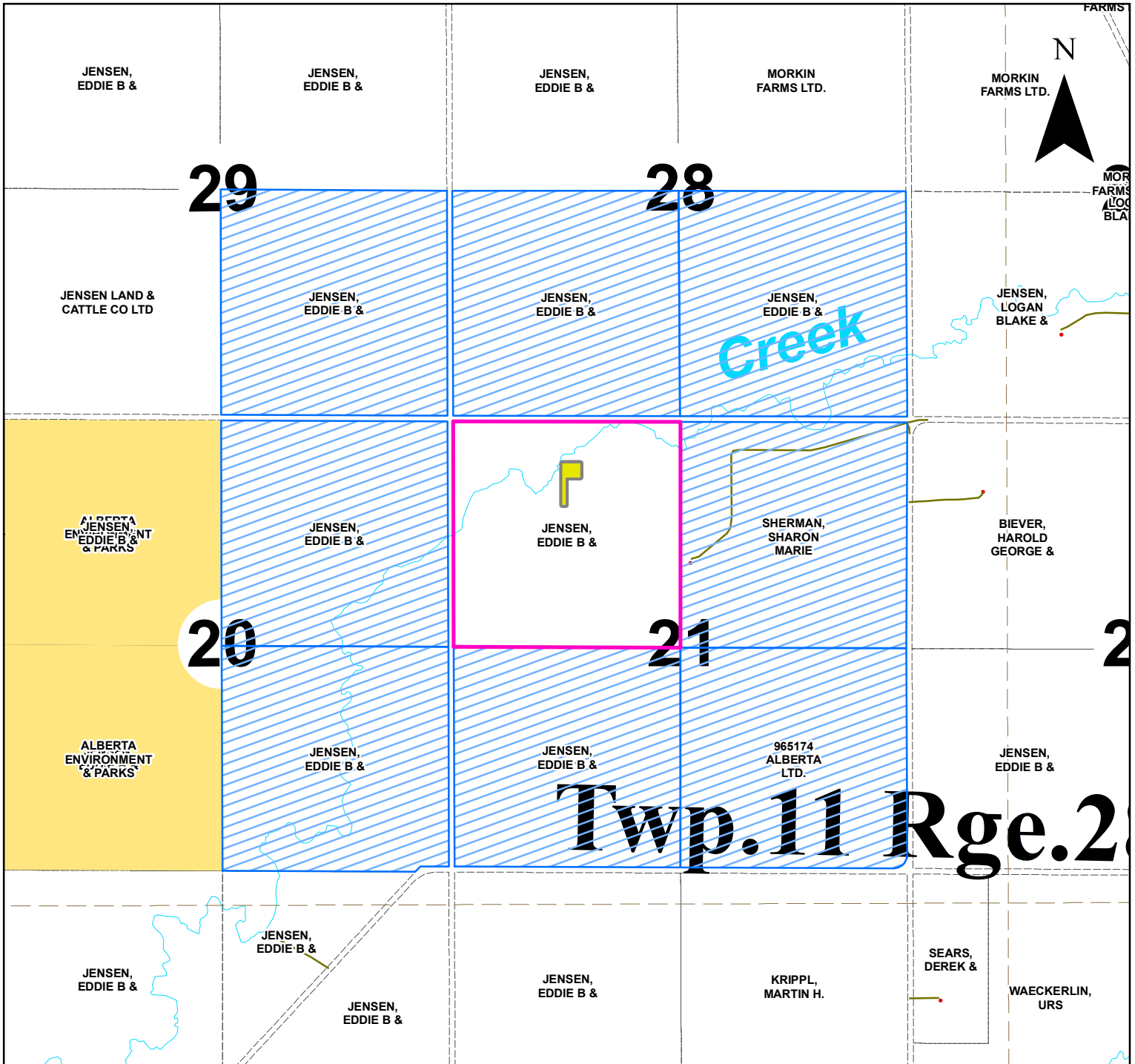
NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief 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 Permit No. 137-25



Development Permit No. 137-25 Kenny & Dana Cummings

Move on building: a 24' x 53' previously owned 1953 dwelling on constructed ICF basement; construct an addition: 25' x 18' mud room on ICF basement; construct an addition to 2nd floor: master bedroom ensuite; and construct a 24' x 36' garage to be attached to mud room.

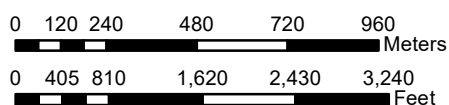
NW 21-11-28-W4M

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.



Municipal District of Willow Creek No. 26

P.O. Box 550
#273129 Secondary Highway 520
Claresholm, AB
T0L 0T0
Tel: 403-625-3351