

**NOTICE OF DECISION**

**Form C**

**Application No.** 042-25

**NAME OF APPLICANT:** Kurt & Sandi Sandberg

**In the matter of** 282079 Secondary Hwy 533

**The development as specified in Application No. 042-25 for the following use:**

Home Occupation-Major, Welding Shop providing services

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

1. 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., The Inspections Group Inc.
2. Prior to becoming operational a municipal business licence shall be obtained and maintained pursuant to Municipal Business Licence Bylaw No. 1603.
3. The applicant shall comply with Land Use Bylaw 1826, not limited to Schedule 2 Grouped Country Residential land use district, Schedule 4 Standards of Development and Schedule 10 Home Occupation.
4. The property shall be maintained in a neat and orderly manner and always kept clear of all refuse.
5. There shall be no development within 50 feet (15.24m) of the front yard and 25 feet (7.62m) of adjacent property lines and 75 feet (22.86m) of the municipal road allowance 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.
6. The applicant shall contact Alberta Transportation and Economic Corridors (ATEC) to obtain a roadside development permit through the website RPATH Portal <https://www.alberta.ca/roadside-development-permits>. A copy of the permit shall be provided to the Municipal District of Willow Creek Office.

**NOTATIONS:**

1. If there are any minor changes to the approved development, the applicant/landowner shall obtain written approval from the Municipal District;
2. If any expansion and/or additions to the approved development are considered major, a new development permit shall be obtained from the Municipal District;
3. The development officer, in accordance with section 645 of the Act, may take such action as is necessary to ensure that the provisions of this development permit or the land use bylaw are complied with.
4. Contact Utility Safety Partners at 1-800-242-3447 prior to excavation to locate buried utilities.
5. The person to whom a development permit has been issued shall notify the development officer upon completion of the development.
6. This permit indicates that only the development to which it relates is authorized in accordance with provisions of the land use bylaw and in no way relieves or excuses the applicant from complying with the land use bylaw or any other bylaw, laws, orders and/or regulations affecting such development.
7. This permit is valid for a period of 24 months from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.

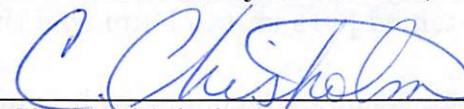
**DATE OF DECISION** May 21, 2025

**DEVELOPMENT PERMIT issued on the** 22<sup>nd</sup> **day of** May **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:** May 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.

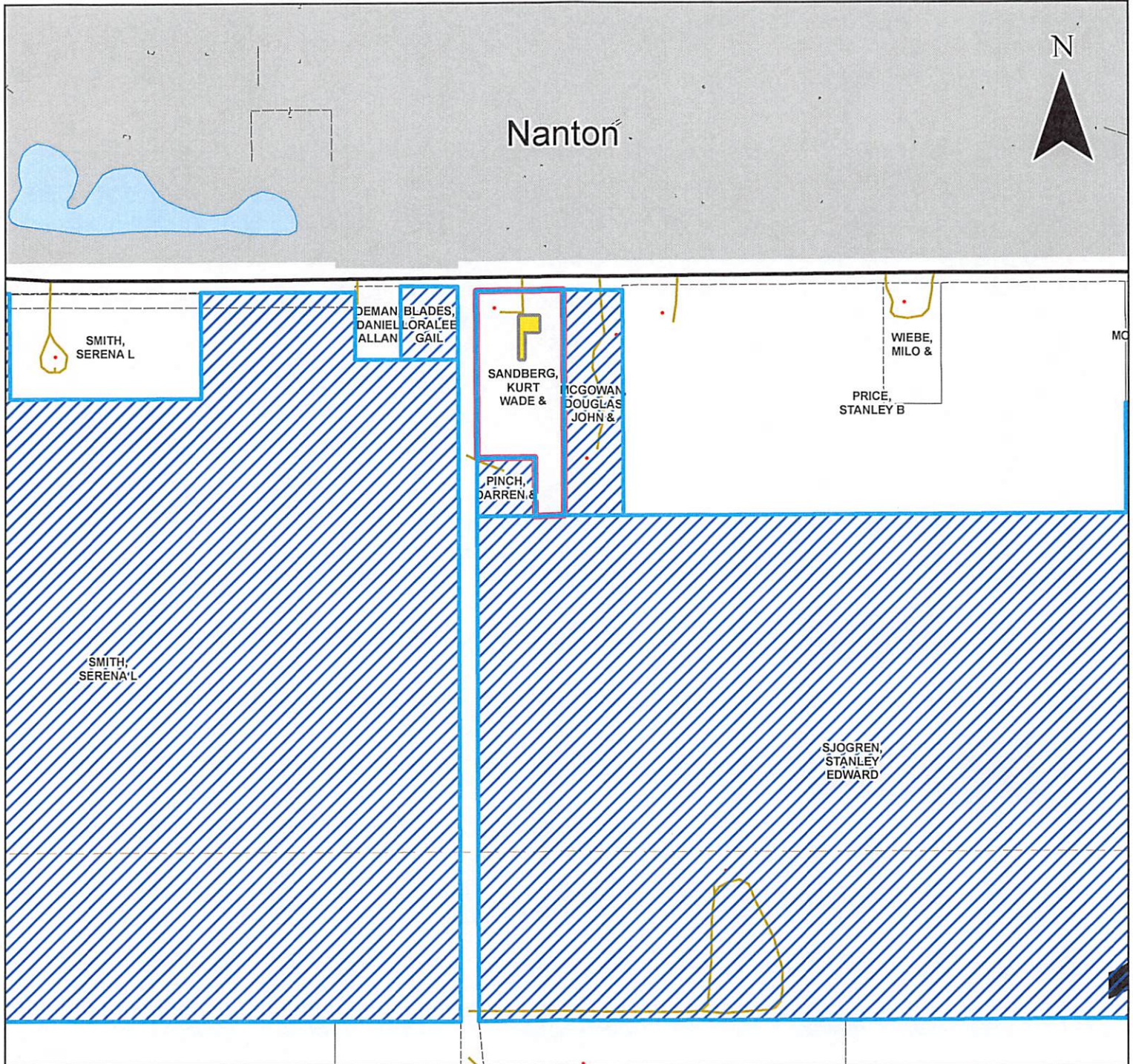
**Copies to:**

Applicant(s)/Registered Owner(s)  
Town of Nanton



# DEVELOPMENT NOTIFICATION MAP

## Development Application No. 042-25



**Development Permit No.042-25**  
**Kurt, Sandi Sandberg**

Home Occupatio - Major  
 Welding Services

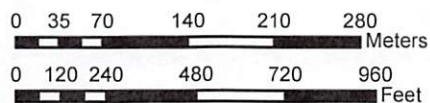
**Block C; Plan 2670JK**  
**(Ptn of NW 10-16-28-W4M**

**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