

NOTICE OF DECISION

Form C

Application No. 043-25

NAME OF APPLICANT: Van Huigenbos Farms Ltd.

In the matter of Portion of SE 21-09-26-W4M

The development as specified in Application No. 043-25 for the following use:

Construction of 110 ft. x 150 ft. agricultural shop,

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

1. The applicant shall comply with the Geotechnical Investigation & Slope Stability Assessment prepared by J Lobbezoo Engineering & Consulting Services (JLECS), dated February 25, 2025.
2. The approved development shall be located a minimum of 6 meters from the crest of the slope, as established on the Geotechnical Investigation & Slope Stability Assessment prepared by J Lobbezoo Engineering & Consulting Services (JLECS), dated February 25, 2025.
3. Full construction drawings including foundation, floor plans with dimensions, elevations and access doors shall be submitted to the Municipal District of Willow Creek office prior to commencement of construction.
4. Prior to construction or commencement of the development, the developer/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.
5. Developer/landowner shall comply with Land Use Bylaw No. 1826, Schedule 4 Standards of Development.
6. There shall be no development within 20 ft. (6.10m) of adjacent property lines and 75 ft. (22.86m) of the municipal road allowance boundary (RR 264), including trees and board/plank/chain link fences, unless a development permit is obtained that specifically varies the required setback to allow the development.

INFORMATIVE: Development Officer's decision based on the Geotechnical Investigation & Slope Stability Assessment prepared by J Lobbezoo Engineering & Consulting Services (JLECS), dated February 25, 2025.


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 2, 2025

DEVELOPMENT PERMIT issued on the 2nd **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 2, 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.

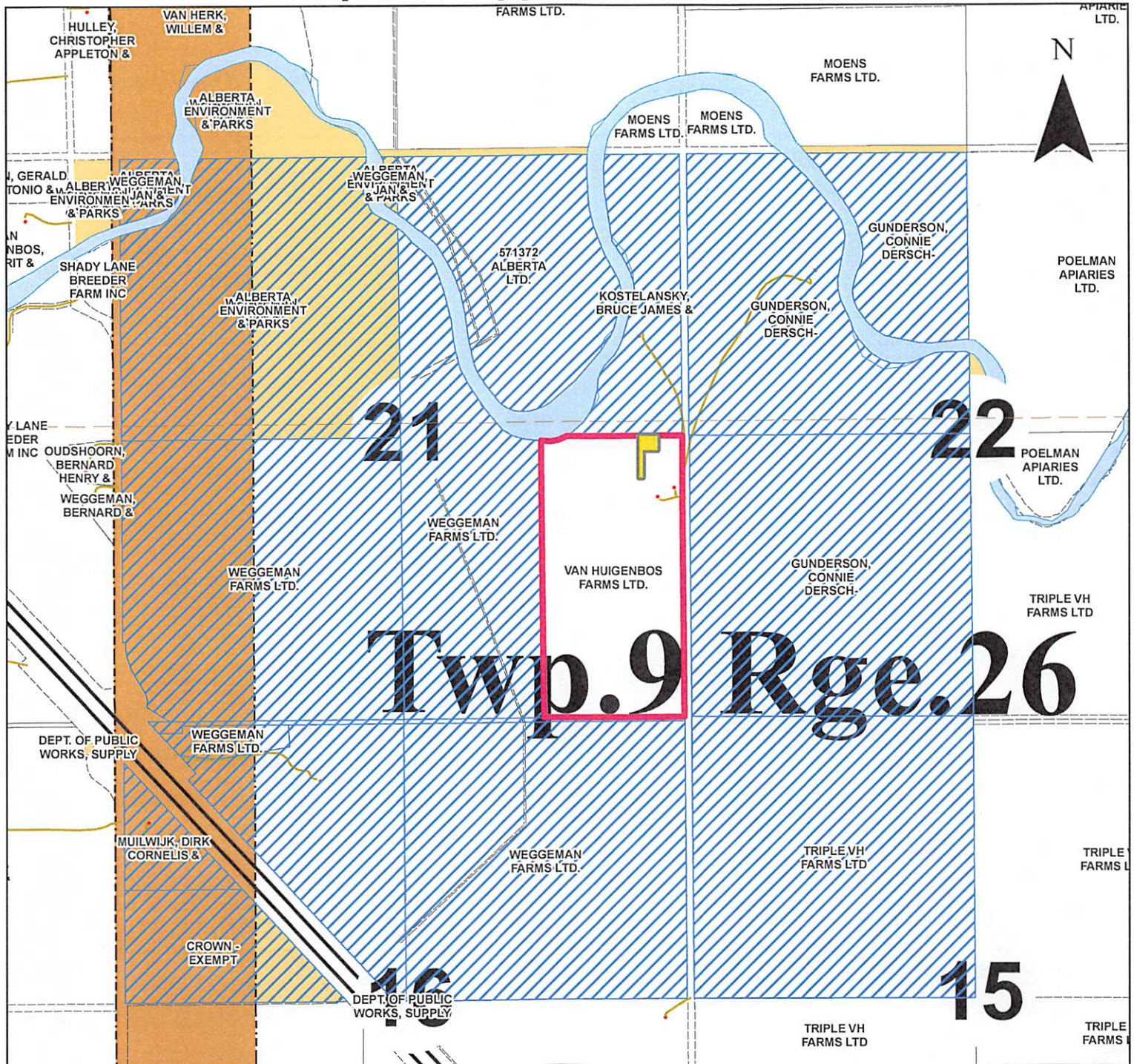
***Intention to appeal must be received within 21 days of notification of decision.**

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)
Adjacent landowners

DEVELOPMENT NOTIFICATION MAP

Development Application No. 043-25



Development Permit No.043-25
Van Huigenbos Farms Ltd

110' x 150' Agricultural shop

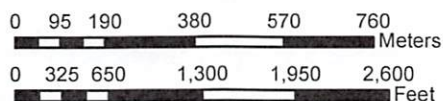
Portion of SE 21-09-26-W4M

Sheena Johnson
Development Officer

Legend

- Land Owner
- Adjacent Land Owners
- P 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