

NOTICE OF DECISION

Form C

Application No. 047-25

NAME OF APPLICANT: Douglas and Christine Barnes

In the matter of Lot 14; Block 1; Plan 0612281 (230 2nd Ave Granum)

The development as specified in Application No. 047-25 **for the following use:**

Move on previously owned 1,257 sq. ft. single family dwelling, bungalow style,

has been APPROVED , subject to the following conditions:

1. Prior to commencement of development, the applicant/landowner shall contact the Municipal District of Willow Creek Superintendent of Public Works prior to construction of an approach access from Minto St. to access the subject lands and private driveway. The access culvert, approach access and private driveway shall be constructed to meet municipal standards of:
 - Policy 320-02 Access culvert,
 - Policy 320-07 Minimum Local Road Standards (copy attached), and
 - Policy 320-26 Private Driveway
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 Granum Land Use Bylaw 2018-05, not limited to, Schedule 2 Residential land use district, and Schedule 4 Standards of Development.
4. The applicant shall contact the Municipal District office to connect to municipal services and create an account for municipal services.
5. There shall be no development within 25 ft. (7.6m) from the front yard property line (2nd Ave), 12.5 ft. (3.81m) of secondary front yard (Minto St.), 5 ft. (1.5m) from the side yard, and 15 ft. (4.6m) from the rear yard property lines, unless a development permit is obtained that specifically varies the required setback to allow the development.
6. A new Municipal Address shall be assigned using Minto St., to replace 230-2nd Ave.

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.

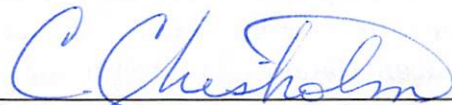
DATE OF DECISION May 21, 2025

DEVELOPMENT PERMIT issued on the 22nd **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)
Municipal District Director of Infrastructure
Municipal District Utilities Clerk – utilities@mdwillowcreek.com

DEVELOPMENT NOTIFICATION MAP

Development Application No. 047-25



Development Permit No. 047-25
Douglas Barnes and Christine Barnes

Move on previously owned 1,257 sq. ft.
 bungalow

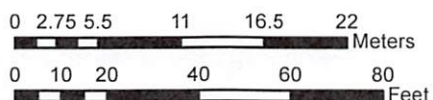
Lot 14; Block 1; Plan 0612281
230 2nd Avenue, Granum, AB

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