

NOTICE OF DECISION

Form C

Application No. 059-25

NAME OF APPLICANT: James Nilsson - The Deck Centre

In the matter of Lot 7; Block 1; Plan 7810697 (Foss)

The development as specified in Application No. 059-25 for the following use:

Construction of a 16 ft. x 12 ft. sunroom addition to the west side of the existing residence.

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

1. Prior to construction or commencement of the development, the developer/landowner shall obtain and comply with all necessary permits under the Alberta Safety Codes Act (including building, electrical, gas, plumbing and private sewage disposal system) as required. Permits must be obtained and issued by the accredited agency on behalf of the municipality, Park Enterprises Ltd., Superior Safety Codes Inc or The Inspections Group Inc.
2. Developer/landowner shall comply with Land Use Bylaw No. 1826, Schedule 4 Standards of Development, but not limited to, Section 27 Dark Sky Standards.
3. There shall be no development within 50 ft. (15.24 m) of the front yard property line, 25 ft. (7.62 m) of the side property lines, 39.8 ft. (12.1m) of the backyard property line as approved by waiver, and 75 feet (22.86m) of the municipal road allowance boundary, including trees and board/plank/chain link fences, unless a development permit is obtained that specifically varies the required setback to allow the development.

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.

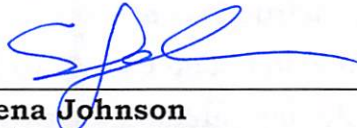
DATE OF DECISION May 28, 2025

DEVELOPMENT PERMIT issued on the 28th **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 28, 2025

SIGNED:



Sheena Johnson
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.**

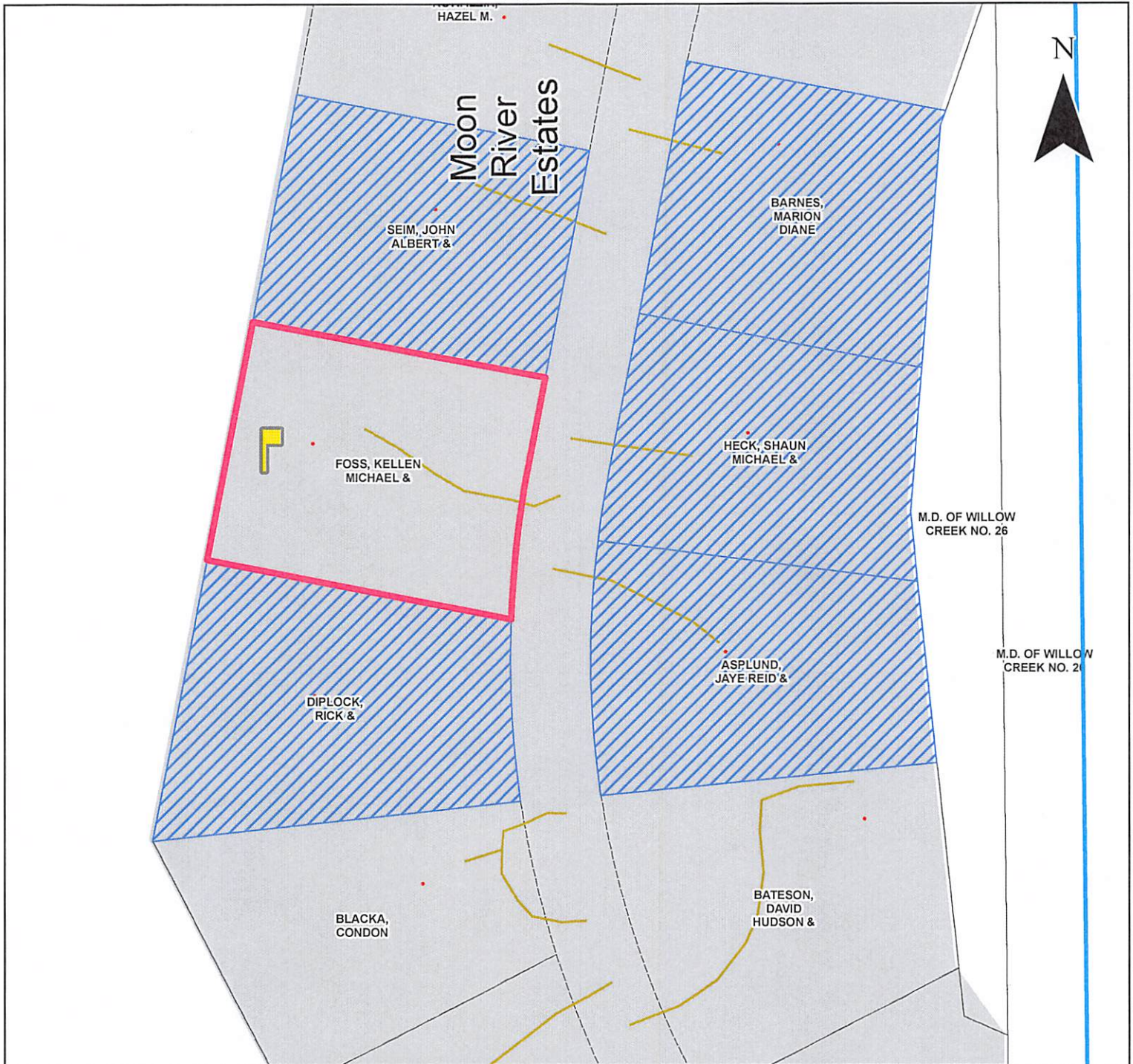
NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief 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)

DEVELOPMENT NOTIFICATION MAP

Development Application No. 059-25



Development Permit No. 059-25

Applicant: The Deck Centre - James Nilsson

Proposed Development description:

Construct 16 ft. x 12 ft sunroom addition

Legal description:

Lot 7; Block 1; Plan 7810697

113 Moon River Drive

Sheena Johnson

Development Officer

Legend

Land Owner

Adjacent Land Owners

Proposed Development Location

N.T.S - For Information Only

0 5 10 20 30 40 Meters

0 25 50 100 150 200 Feet

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

TOL 0T0

Tel: 403-625-3351