

NOTICE OF DECISION

Form C

Application No. 049-25

NAME OF APPLICANT: Andrei Botezatu

In the matter of Lot 6; Plan 1110030 (Pine Coulee Phase II)

The development as specified in Application No. 049-25 for the following use:

Complete the construction of the following developments:

- 1,000 sq. ft. single family dwelling - octagonal primary residence,
- 1,065 sq. ft. secondary residence with garage,
- 1,158 sq. ft. accessory building - steel quonset,
- 923 sq. ft. accessory building - greenhouse (personal use), and
- 260 sq. ft. accessory animal shelter.

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

1. This development permit supersedes previous Development Permit No. 023-21 (expired March 16, 2023) and Development Permit No. 038-21 (expired April 15, 2023).
2. 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 system) 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., and copies filed with the Municipal District of Willow Creek.
3. Household water source shall be by cistern and water supply hauled in from licenced off-site source.
4. The applicant/landowner shall comply with Land Use Bylaw No. 1826, Schedule 4 Standards of Development.
5. Approach access shall be constructed to municipal standards, complying with Standard Approach Policy 320-07b (copy attached).
6. Private driveway shall be constructed to municipal standards, complying with the Private Driveway Policy 320-26 (copy attached).
7. There shall be no development within 50ft. (15.24m) of the front and rear yard property lines and 25ft. (7.62m) from the side yard property lines, unless a development permit is obtained that specifically varies the required setback to allow the specific development. Fences setbacks are zero on all property lines.

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 the 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 20, 2025

DEVELOPMENT PERMIT issued on the 20th **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 20, 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.**

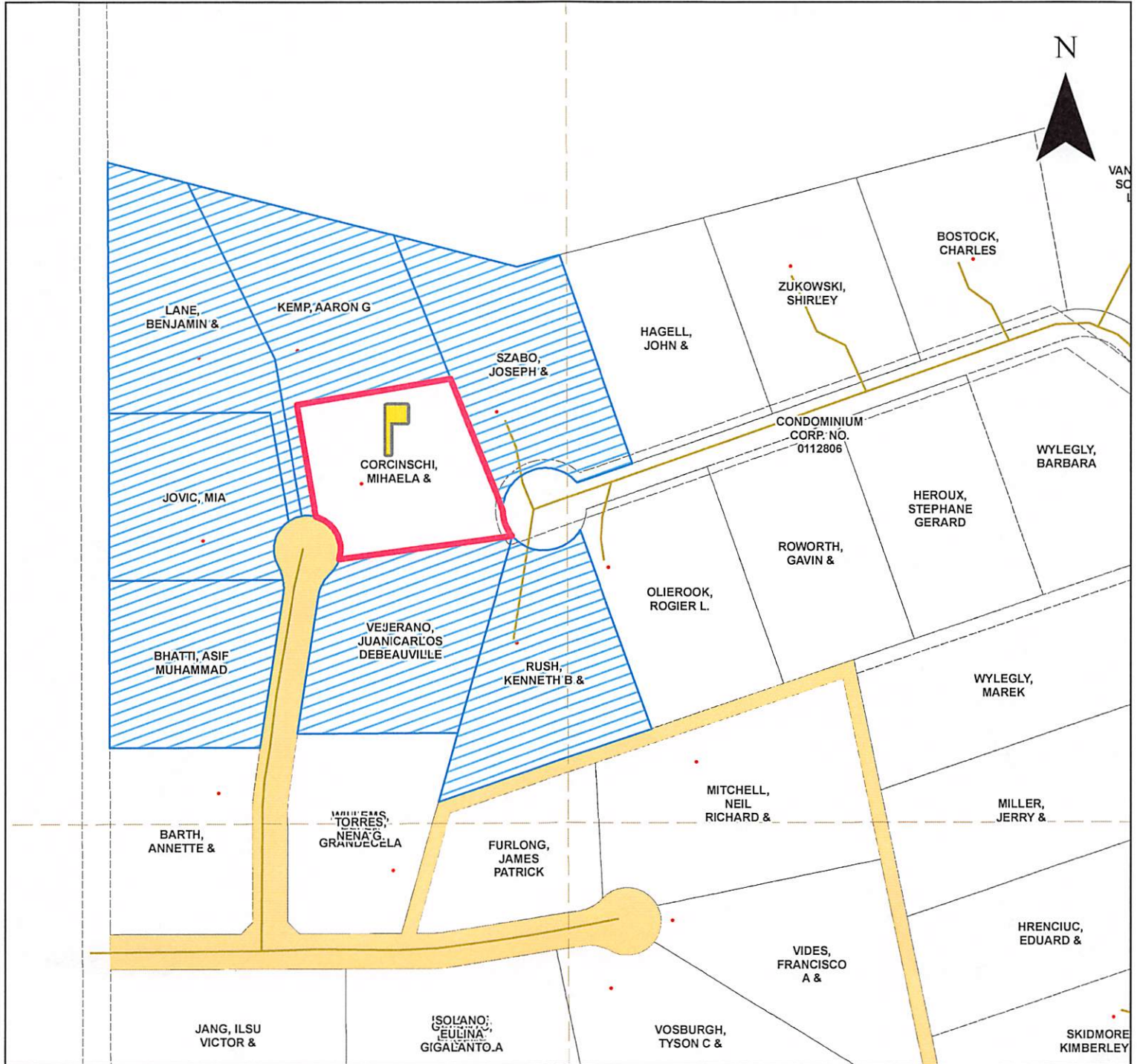
NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief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

DEVELOPMENT NOTIFICATION MAP

Development Application No. 049-25



Development Permit No. 049-25 Andrei Botezatu

To complete construction of developments:
1000 sq ft single family dwelling, 1065 sq ft secondary residence with garage, 1165 sq ft steel quonset, 923 sq ft green house

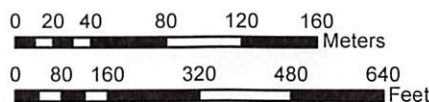
Legal description: Lot 6 Plan 1110030

Cindy Chisholm
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
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Claresholm, AB
T0L 0T0
Tel: 403-625-3351