

NOTICE OF DECISION

Form C

Application No. 157-25

NAME OF APPLICANT: Van Driel Farms Ltd.

In the matter of: Lot 2; Block 1; Plan 2510215 (within ptn of NE 22-08-25-W4M)

The development as specified in Application No. 157-25 for the following use:

Allow to remain: a prefabricated moved in dwelling – 1991 Triple E 72’ x 16’ modular home, as a second dwelling to the parcel,

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

1. The site, land uses, and improvements shall be developed in accordance with the Development Permit Application and associated information submitted for application to be deemed complete for processing on February 5, 2026.
2. 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 Municipal Land Use Bylaw No. 2025, not limited to, Schedule 2 Hamlet Residential land use district, Schedule 4 Land Suitability and Servicing Requirements, Schedule 5 Standards of Development and Schedule 6 Use Specific Standards of Development, Section 34.
4. There shall be no development within 20ft. (6.10m) of adjacent property lines and 75ft. (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.

NOTE:

- The existing dugout/reservoir water is supplied under ‘Licence to Divert Water, Licence No. 00460464-00-00’, and provides for irrigation and household purposes (see attached Alberta Environment and Protected Areas letter, dated February 23, 2026).
- Consideration was given to Land Use Bylaw No. 2025, Section 19.1(k) Suitability of Sites.

DATE OF DECISION March 6, 2026

DEVELOPMENT PERMIT issued on the 6th **day of** March **2026**

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: March 6, 2026 **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/landowner
- Adjacent Landowners

