

NOTICE OF DECISION

Form C

Application No. 146-25

NAME OF APPLICANT: Josh Jansen (Arjazon Equipment Ltd.)

In the matter of Lot 2; Block 1; Plan 2110334 (Ptn. of NW 10-09-25-W4M)

The development as specified in Application No. 146-25 **for the following use:**

Accessory building: Allow to remain a 576 sq. ft. truck unloading system

(Note: Development commenced without benefit of a development permit issuance. Double the fees shall apply for all required safety code permits),

has been APPROVED , subject to the following conditions:

1. The site, land uses, improvements and structures shall be developed in accordance with the Development Permit Application and associated information submitted for application to be deemed complete for processing on November 15, 2025.
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, but not limited to, Schedule 2 Rural General land use district, Schedule 4 Land Suitability and Servicing Requirements and Schedule 5 Standards of Development.
5. There shall be no development within 75ft. (22.9m) of adjacent property lines, unless a development permit is obtained that specifically varies the required setback to allow the development.

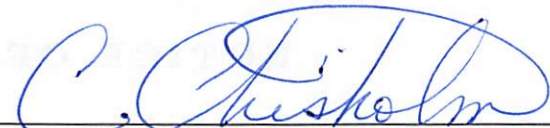
DATE OF DECISION March 24, 2026

DEVELOPMENT PERMIT issued on the 24th **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 24, 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.**

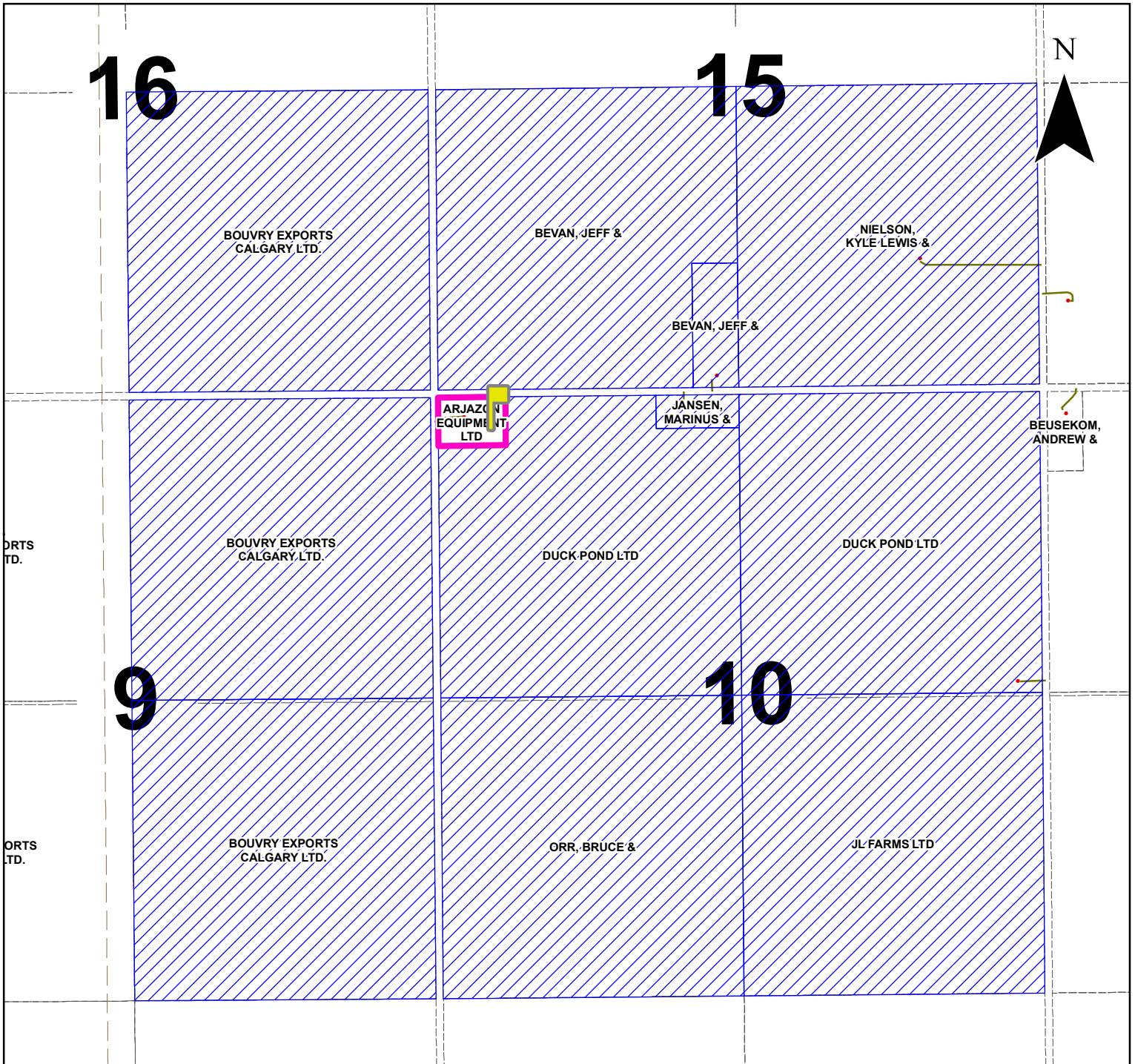
NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief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

DEVELOPMENT NOTIFICATION MAP

Development Permit No. 146-25






Development Permit No. 146-25
Josh Jansen

Allow to remain truck unloading system

Lot 2; Block1; Plan 2110334 within
NW 10-09-25-W4

Cindy Chisholm
Development Officer

Legend

-  Land Owner
-  Adjacent Land Owners
-  Proposed Development Location

N.T.S - For Information Only

0 87.5 175 350 525 700
Meters

0 300 600 1,200 1,800 2,400
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
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Claresholm, AB

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