

The Municipal District of Willow Creek No. 26
Box 550, Claresholm, AB T0L 0T0 Phone (403) 625-3351 Fax (403) 625-3886

NOTICE OF DECISION

Form C

Application No. 159-25

NAME OF APPLICANT: Bhupinder Kaur Dhanju (Surya Global Harvest)

In the matter of 10 Tigermoth Crescent – Willow Creek Business Park
Lot 2; Block 3; Plan 2840JK

The development as specified in Application No. 159-25 for the following use:

Manufacturing: use existing 20,000 sq. ft. building and property for a flour milling and packaging facility for premium whole-grain durum atta and enriched chakki flour, also generate bran, germ, and shorts for Canadian and International markets. Operations will include equipment and machinery, processing lines, packaging areas, administrative offices, staff room, bucket elevator, interior and outdoor silos, conveyor, shipping/receiving area, staff parking area, and outdoor storage.

Operations: Monday to Friday, 7:00 a.m. to 6:00 p.m., and Saturday for maintenance of automation systems.

Class B signage displaying business name and logo

has been APPROVED, subject to the following conditions:

1. The site, land uses, and development improvements shall be developed in accordance with the Development Permit Application and associated information submitted for application to be deemed complete for processing on December 11, 2025.
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 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. Prior to commencement of operations a Wastewater and Dry Solid Waste Management Plan shall be submitted to the Municipal District for review and approval
4. Shall comply with the Municipal Utilities Bylaw No. 2014, Schedule 'C' - Discharge into Wastewater System, Section 5, and Schedule 'F'.

5. Prior to commencement of operations a Fire and Emergency Response Plan shall be submitted to the Municipal District Director of Emergency Services for review and approval.
6. Prior to commencement of operations a Vegetation, Weed and Pest Management Plan shall be submitted to the Municipal Director of Agriculture Services for review and approval. The applicant/landowner shall be responsible for controlling invasive plant threats and weeds in accordance with the Alberta Weed Control Act.
7. Property shall be maintained and kept in a neat, clean and tidy condition.
8. The applicant/landowner shall comply with Municipal Land Use Bylaw No. 2025, but not limited to, Schedule 2 Willow Creek Business Park land use district, Schedule 4 Land Suitability and Servicing Requirements, and Schedule 5 Standards of Development.
9. Prior to commencement of operations a final Signage detailed plan shall be submitted to the Municipality for review and approval.
10. Any licence, approval or authorization required by a provincial or federal regulatory body shall be obtained and a copy filed with the Municipal District.
11. Prior to becoming operational a municipal business licence application shall be submitted to the Municipal District for a business licence issuance and be maintained pursuant to Municipal Business Licence Bylaw No.1603.
12. Contact the Municipal District office to set up a Utilities account and connect to municipal services.
13. There shall be no development within 20ft. (6.1m) of the front and rear yard property boundary lines and 10ft. (3.05m) of the side yard property boundary line, and fences at '0' property boundary line, unless a development permit is obtained that specifically varies the required setback to allow the development.

DATE OF DECISION December 23, 2025

DEVELOPMENT PERMIT issued on the 23rd **day of** December **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: December 23, 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.

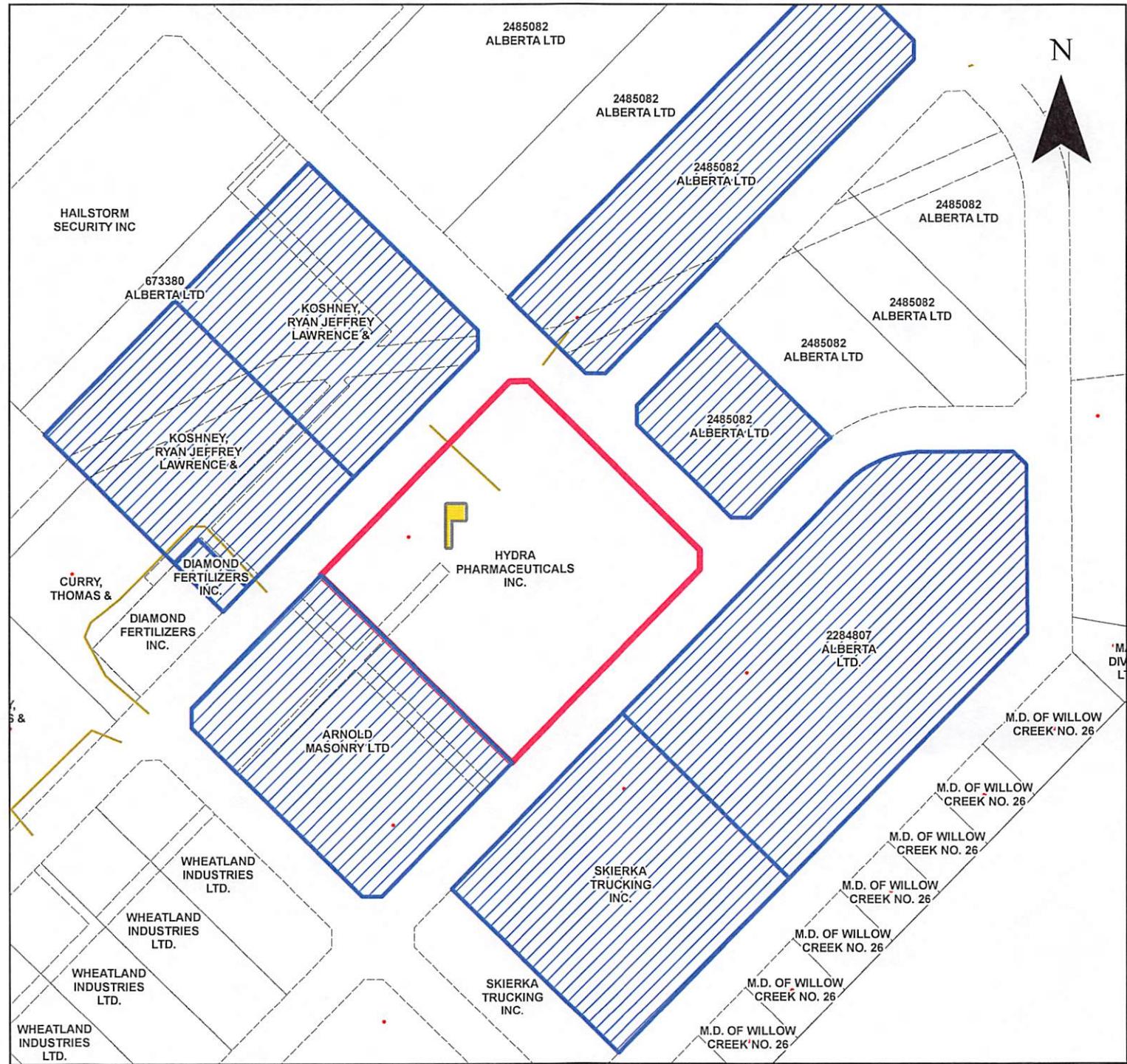
***Intention to appeal must be received within 21 days of notification of decision.**

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/landowner
- Adjacent landowners
- Town of Claresholm

DEVELOPMENT NOTIFICATION MAP
Development Permit No. 159-25



Development Permit No. 159-25
Applicant: Bhupinder Kaur Dhanju

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.

Legend

Manufacturing: Flour milling and packaging facility for premium whole-grain durum atta and enriched chakki flour and outdoor storage

Legal description: Lot 2, Block 3, Plan 2840JK
within SW 21-12-27-W4M (10 Tigermoth Cres.)
Proposed Development Location
N.T.S - For Information Only

Cindy Chisholm
Development Officer

A scale bar at the bottom of the map. The top part is labeled 'Meters' and shows a horizontal line with tick marks at 0, 12.5, 25, 50, 75, and 100. The bottom part is labeled 'Feet' and shows a horizontal line with tick marks at 0, 50, 100, 200, 300, and 400. The scale bar is 1 cm long on the map.



Municipal District of Willow Creek No. 26

Capital District of Willow Creek
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Claresholm, AB
T0L 0T0
Tel: 403-625-3351