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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. 147-25

NAME OF APPLICANT: James and Shawnita Bird

In the matter of NW 14-16-01-W5M

The development as specified in Application No. 147-25 for the following use:

Second Dwelling: construct a 1,800 sq. ft. bungalow with a 720 sq. ft. attached garage and a 300 sq. ft. covered front veranda with 240 sq. ft. vaulted covered front entry,

has been APPROVED, subject to the following conditions:

1. The site, land uses, buildings and improvements shall be developed in accordance with the Development Permit Application and associated information (site plan and Integrity Post Structures drawing and design plans dated 2025/12/22) submitted for application to be deemed complete for processing on December 23, 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 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.
4. There shall be no development within 20ft. (6.10m) of adjacent property lines and 75ft. (22.86m) the right of way of any developed or undeveloped roadway, including trees and board/plank/chain link fences, unless a development permit is obtained that specifically varies the required setback to allow the development.

DATE OF DECISION December 31, 2025

DEVELOPMENT PERMIT issued on the 31st **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 31, 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.**

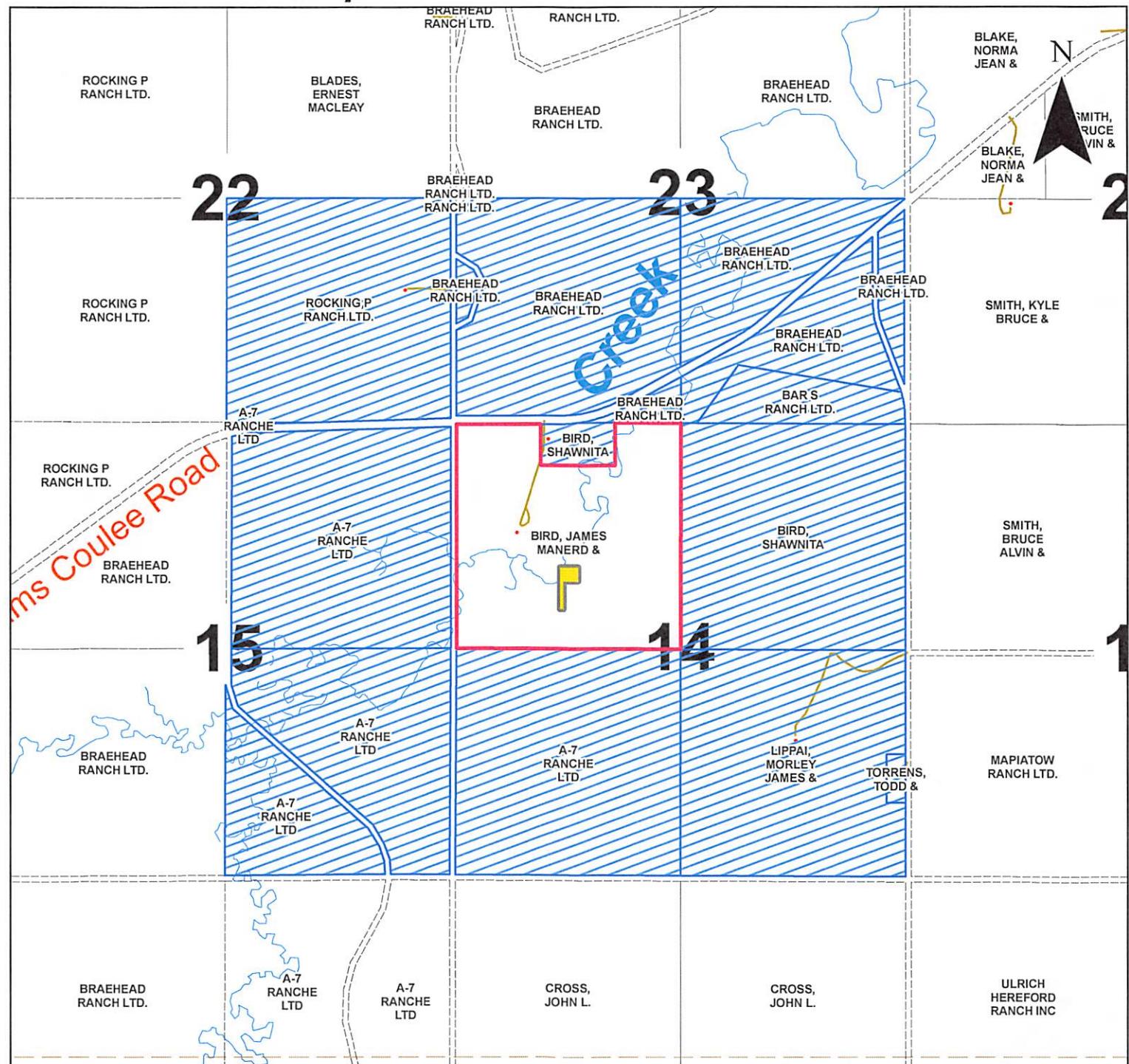
NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief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

DEVELOPMENT NOTIFICATION MAP

Development Permit No. 147-25



Development Permit No. 147-25
James & Shawnita Bird

Second Dwelling: construct a 1,800sq. ft. bungalow w/ 720 sq. ft. attached garage, and covered front veranda and front entry

NW 14-16-01-W5M

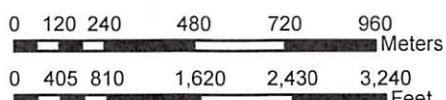
Cindy Chisholm
Development Officer

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

- Land Owner
- Adjacent Land Owners
- Proposed Development Location

N.T.S - For Information Only



Municipal District of Willow Creek No. 26
P.O. Box 550
#273129 Secondary Highway 520
Claresholm, AB
T0L 0T0
Tel: 403-625-3351