

NOTICE OF DECISION

Application No. 010-26

NAME OF APPLICANT: Remco and Vanessa Boeder

In the matter of S1/2 Lot 2; Block 14; Plan 3691DI (Ptn of SW 13-09-25-W4M)

The development as specified in Application No. 010-26 **for the following use:**

Dwelling, primary - Construction of a 3,404 sq. ft. primary residence, with attached 1,170 sq. ft. garage, 251 sq. ft. covered front patio, and 351 sq. ft. covered back patio,

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 January 29, 2026.

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 Hamlet Residential 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 the front and rear yard property lines, 5ft. (1.5m) of the side property lines and 75ft. (22.86m) of any developed or undeveloped municipal road right of way, 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 February 2, 2026

DEVELOPMENT PERMIT issued on the 3rd **day of** February **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: February 3, 2026

SIGNED: 

Sheena Johnson
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.**

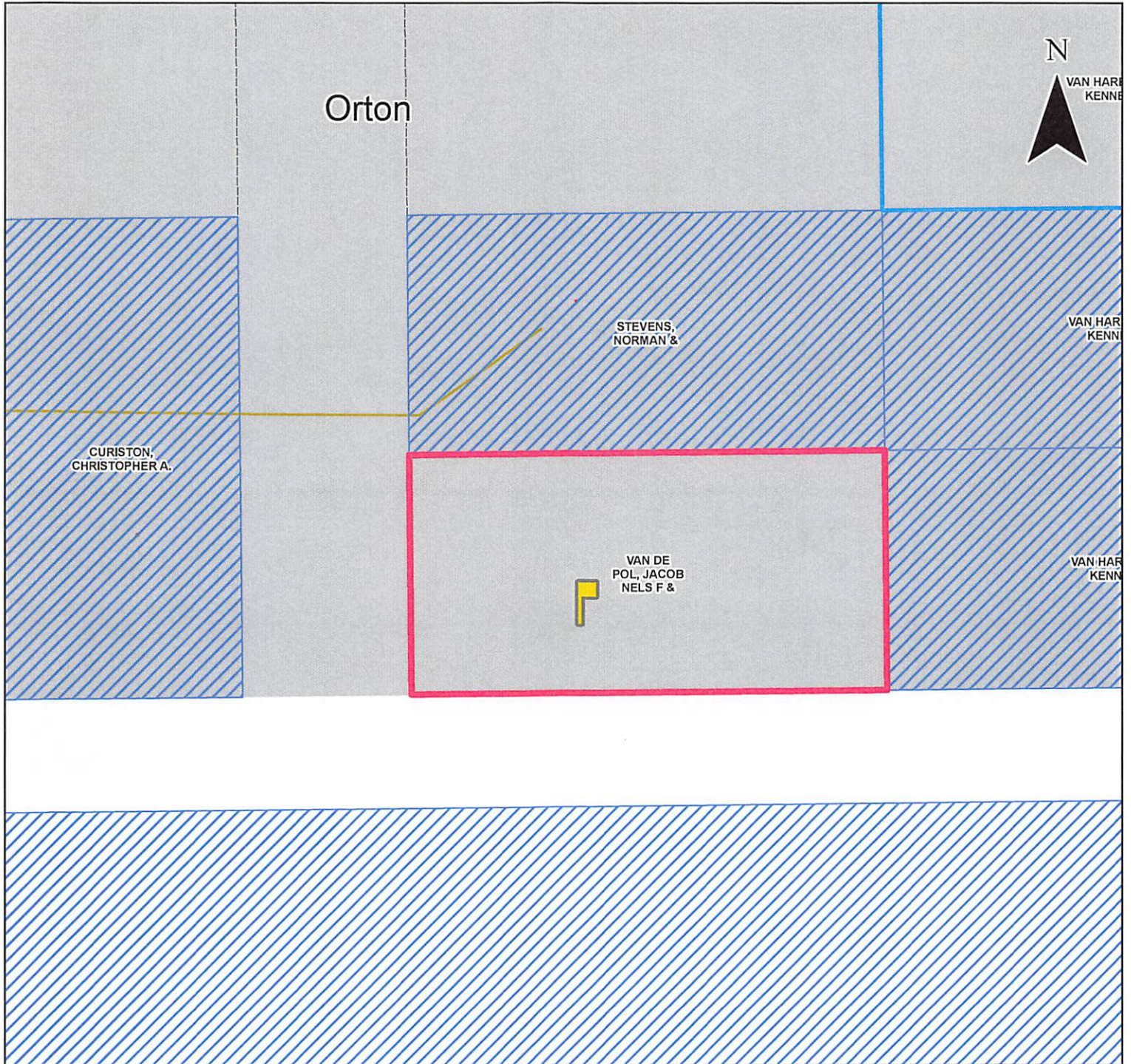
NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief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

DEVELOPMENT NOTIFICATION MAP

Development Application No. 010-26



Development Application Permit No. 010-26
Applicant: Remco & Vanessa Boeder

Description: Construction of 3,404 sq. ft.
primary residence

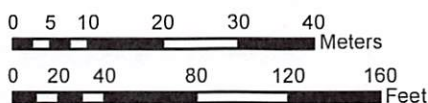
Legal description:
Lot 2; Block 14; Plan 3691DI
Ptn of SW 13-09-25-W4M (Orton)

Name: Sheena Johnson
Development Officer

Legend

-  Land Owner
-  Adjacent Land Owners
-  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
#273129 Secondary Highway 520
Claresholm, AB
T0L 0T0
Tel: 403-625-3351