

## **NOTICE OF DECISION**

**Application No.** 006-26

**NAME OF APPLICANT:** Volker Stevin Construction Ltd.

**In the matter of** Portion of NE 08-09-26-W4M

**The development as specified in Application No. 006-26 for the following use:**

Aggregate extraction - 28.2 ha (69.7ac) Class I sand and gravel operation consisting of crushing, screening, loading and hauling. No washing on site.

Also, a waiver request of the 75ft. (22.9m) setback requirement from the east, south and west property boundaries to allow 10ft. (3m) undisturbed buffer zone,

**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 January 25, 2026.
2. Setback from east, south, west property line shall be set at 10ft. (3m) to allow for an undisturbed 3-meter buffer.
3. The Designated Haul Route to and from the pit, located within portion of NE 08-09-26-W4M, (empty or loaded) shall be:
  - Hwy 785 existing approach and driveway
4. Applicant/landowner shall comply with Land Use Bylaw No. 2025, Schedule 2 Natural Resource Extraction land use district; Schedule 4 Land Suitability and Servicing Requirements; Schedule 5 Standards of Development; and Schedule 6 Use Specific Standards of Development.
5. The pit operator shall provide a water truck for dust mitigation during pit operations and along the haul routes for dust control while hauling (empty or loaded).
6. A satisfactory interim inspection report on the recontour and reseeding, regarding periodic and final reclamation undertakings, shall be filed with the Municipal District Office prior to the time of reclamation.
7. The mining operations shall be subject to review by the Municipal District annually to ensure compliance with the terms of the development permit.

8. Stockpiles shall be no greater than 10 meters in height to minimize the impact of turbulence.
9. Hours of Operation, Monday to Saturday:
  - a. Pit operation (including crushing): 7:00 am to 6:00 pm
  - b. Extended Crushing: 6:00 pm to 11:00 pm – not to exceed 45 total days in a calendar year or 15 days in any single month, whichever is the lesser
    - i. For clarity, any crushing activities undertaken within the extended crushing hours are deemed to be 1 day for the purpose of the provision above.
  - c. No operations on Sundays or Statutory holidays
10. The applicant shall comply with the Weed and Pest Management Plan
11. The applicant shall comply with the Alberta Weed Control Act by controlling the spread of "prohibited noxious" and "noxious weeds".
12. Alberta Environment "Code of Practice for Pits" shall be adhered to.
13. Historical Resources Act approval or clearance shall be obtained from Alberta Culture, Multiculturalism and Status of Women's On-line Permitting and Clearance (OpaC) system ([www.opac.alberta.ca](http://www.opac.alberta.ca)), and a copy filed with the Municipal District prior to the development commencing. (Letter dated January 8, 2026 – attached).
14. Contact ATCO Gas Distribution to register right of way and road alignment requirements. (Letter dated January 15, 2026 - attached).
15. The applicant shall obtain and maintain a Municipal Business Licence, pursuant to the Municipal Business Licence Bylaw No. 1603.
16. There shall be no further development within the minimum setback requirements of 75 feet (22.8m) from all adjacent property boundary lines, unless a development permit is obtained that specifically varies the required setback to allow the specified development.
17. There shall be **no habitation** in the existing residence during mining operations.

**DATE OF DECISION** February 13, 2026

**DEVELOPMENT PERMIT issued on the** 13<sup>th</sup> **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 13, 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.

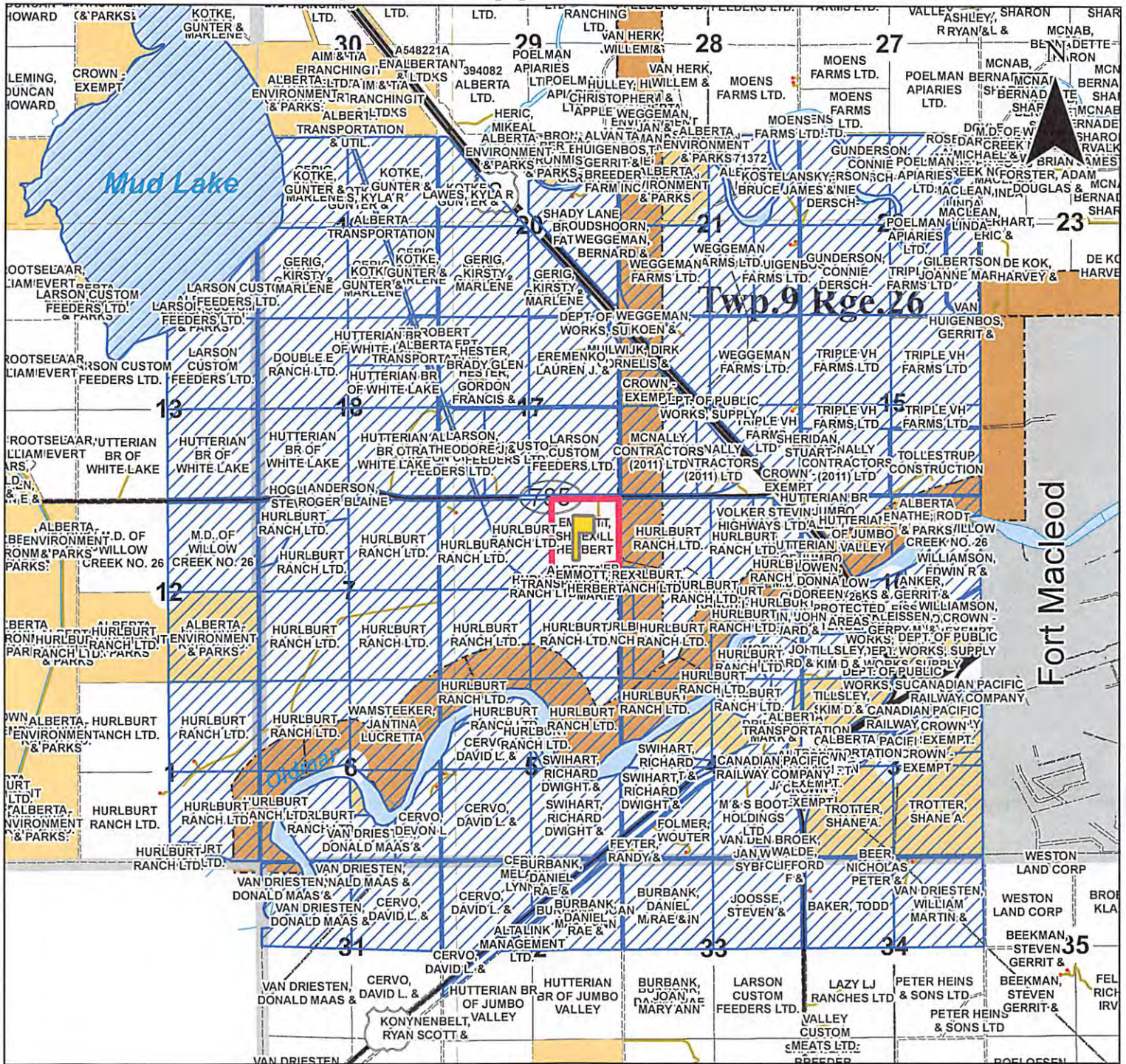
Copies to:

- Applicant/landowner
- Alberta Environment and Protected Areas, Brent Armstrong
- Alberta Culture Multiculturalism and Status of Women
- ATCO Energy Systems



# DEVELOPMENT NOTIFICATION MAP

## Development Application No. 006-26



Development Application Permit No. 006-26  
Applicant: Volker Stevin Construction Ltd.

Description:  
Resource extractions - Class I pit

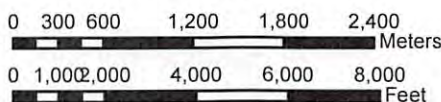
Legal description:  
NE 08-09-26-W4M

Name: Cindy Chisholm  
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