

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

#26-Hwy 520, Claresholm Industrial Area, Box 550, Claresholm, Alberta T0L 0T0

Phone: (403) 625-3351 Fax: (403) 625-3886

Email: development@mdwillowcreek.com

NOTICE OF MUNICIPAL PLANNING COMMISSION MEETING

Form B

Application No. 005-17

TO: Landowners 1-Mile radius

Notice is hereby given that an application is being made for a development permit with regard to the following:

NAME OF APPLICANT: Mike Santangelo

TYPE OF DEVELOPMENT:

Move on a 4,845 sq. ft. previously owned two-storey house with a double car garage. This would be the second residence to the same parcel of land. Also, operate a 'Bed & Breakfast utilizing the second floor as accommodations for guests.

LEGAL DESCRIPTION OF SITE: SW 04-15-27-W4M

PLACE OF MEETING: Municipal Administration Building, Claresholm

TYPE OF MEETING: Regular Municipal Planning Commission

DATE OF MEETING: Wednesday February 15, 2017 at 9:50 a.m.

This development application and all associated information are available for viewing at the Municipal Office at the address shown above during normal hours of operation, or on our website at www.mdwillowcreek.com.


Any person affected by the said proposal has the right to present a written brief prior to the hearing and/or to be present and be heard at the meeting. Any information submitted will become available to the public and may also be shared with the applicant and appropriate government/other agencies and is subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions, please contact The Municipal District of Willow Creek No. 26.

Persons requesting to be heard at the meeting shall submit a written request to be heard to the development officer not later than:

February 10, 2017 (10 consecutive days from the date of this notice)

DATE: January 27, 2017

SIGNED:

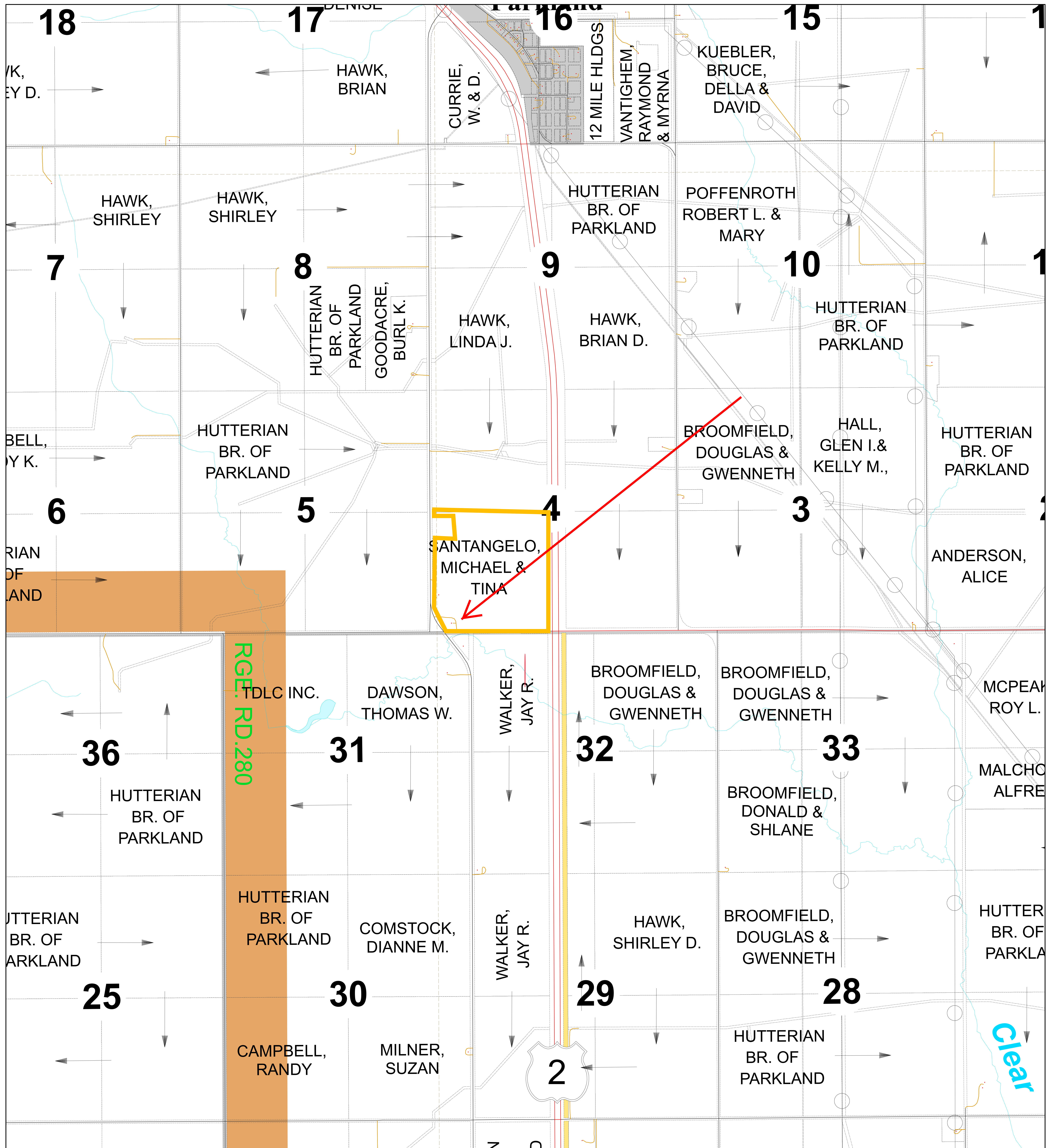


Cindy Chisholm
Development Officer
MD of Willow Creek No. 26



Development Permit No 005-17

Location: SW 04-15-27-W4M



Applicant: Mike Santangelo

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

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www.mdwillowcreek.com

FOR OFFICE USE ONLY

MPC - Feb 15/17

**APPLICATION FOR A COUNTRY RESIDENCE
OR FARMSTEAD DEVELOPMENT PERMIT**

IMPORTANT: This information may also be shared with appropriate government/other agencies (e.g. Alberta Agriculture, Food and Rural Development; Alberta Environment; the regional health authority), and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact The Municipal District of Willow Creek No. 26.

Form G

Application No. 005-17

Fees Submitted: \$ _____

Site Inspection: _____

APPLICANT: MIKE SANTANGELO

Telephone: _____

ADDRESS: _____

Fax: _____

Bus/Cell: _____

REGISTERED OWNER: MIKE SANTANGELO

Telephone: _____

PARTICULARS OF PROPOSED DEVELOPMENT: _____

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Plan _____

OR: Quarter SW 1/4 Section 14 Township 15 Range 27 W 4 M

ACCESS: Existing ☒ Proposed _____

Legal _____ Physical _____

REGISTERED EASEMENTS: _____

SETBACKS: _____

UTILITIES: EX.

WASTE DISPOSAL: SEPTIC FIELD

OTHER DETAILS: _____

Additional information or clarification can be helpful in processing the application without delay. You may wish to use the back of this form, or attach a separate sheet with such information. **Please fill out the Right of Entry authorization on reverse.**

REGISTERED OWNER OR PERSON ACTING ON BEHALF OF:

I/we agree to the collection and sharing of this information contained in this application, and any other information that may be required to verify and evaluate this application as explained above. I have submitted particulars concerning the completion of the proposed development and agree to comply in all respects with any conditions that may be attached to any development permit that is issued and with any other bylaws that are applicable. I am aware that I may be required to pay for all local improvement costs, which include drainage, sidewalks, road construction, street lighting, water and sewer main extensions, utility connection fees and installation costs at the present established rate.

I have read and understand the terms noted on the reverse side of this form and hereby apply for permission to carry out the development described above and/or on the attached plans and specifications. I further certify that the registered owner(s) of the land described above is aware of this application.

DATE: Jan 17/17

SIGNED: _____

IMPORTANT: See Over

ADDITIONAL INFORMATION: _____

IMPORTANT:

1. Subject to the provisions of the Land Use Bylaw of The Municipal District of Willow Creek No. 26, the term "development" includes any change in the use of buildings or land.
2. Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as an official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that any development by the applicant within 14 days after receipt of a Development Permit is at his own risk.
3. Please submit a plan or drawing showing locations of existing and proposed buildings, roads, services, boundaries, etc. in sufficient detail to ensure proper consideration of the application. Measurements may be metric or imperial units. It is desirable that the plans and drawings should be on scale appropriate to the development, that is:

Site plans – ratio of 1:1000 or 1:1500

Other drawings – ratio of 1:100 or 1:200

or as required by the Development Officer. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.

4. If a decision is not made within 40 days from the date of the receipt of the application in its complete and final form, the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period unless an agreement for a time extension has been entered into with the municipality.

RIGHT OF ENTRY:

I hereby authorize representatives of The Municipal District of Willow Creek No. 26 to enter my land for the purpose of conducting a site inspection in connection with this application.

This right is granted pursuant to Section 542(1) of the *Municipal Government Act*.

DATE:

Jan 17/17

SIGNED:

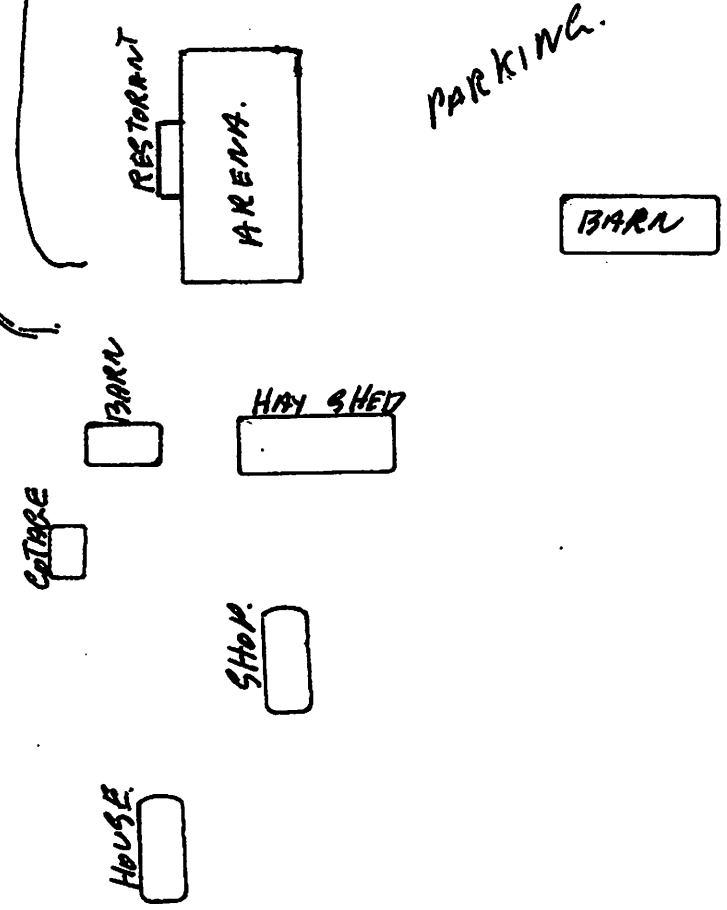
[Redacted Signature]

[Redacted Name]
Registered Landowner(s)

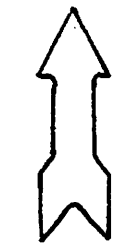
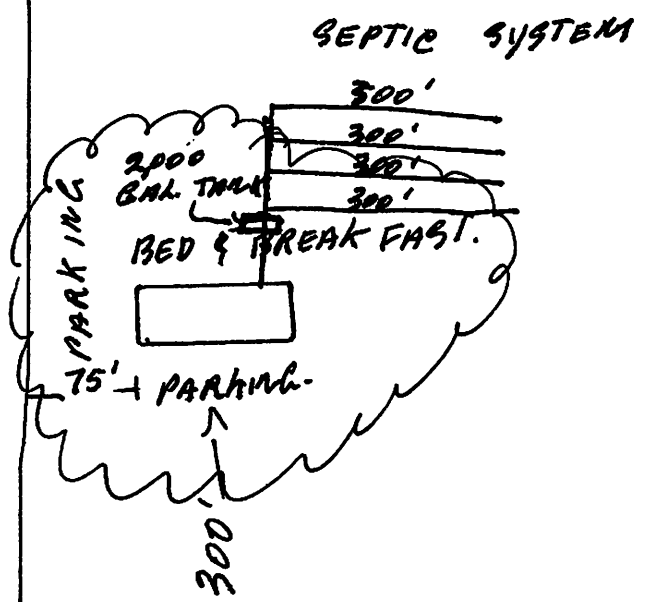
Specs for Bed and Breakfast

- Style of house – two story
- 3 car garage
- No basement
- Main floor square footage is 2,326
- 2nd floor square footage 2,072
- Garage square footage 1,020
- Existing electrical
- Existing gas
- Septic system to be installed
- 4 rooms on the 2nd floor to be used as bed & breakfast
- Approximant 10 people at any one time
- Operation will be on weekends
- Mainly in Spring, Summer and Fall months
- Bathrooms in each bedroom
- Kitchen and dining at the restaurant in the arena
- General sitting room
- Smoke and carbon oxide detector in each room
- Existing hot water tank
- Breakfast meals will be provided in the restaurant in the arena
- Potable water provided
- Waste disposal provided
- Parking available
- Signage is at corner of highway 2 and range road 150.

274.

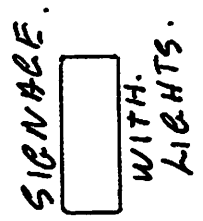


150
RUE 27



NORTH.

SWY 4 SEC 4 TWP 15
RUE 27 W 4.

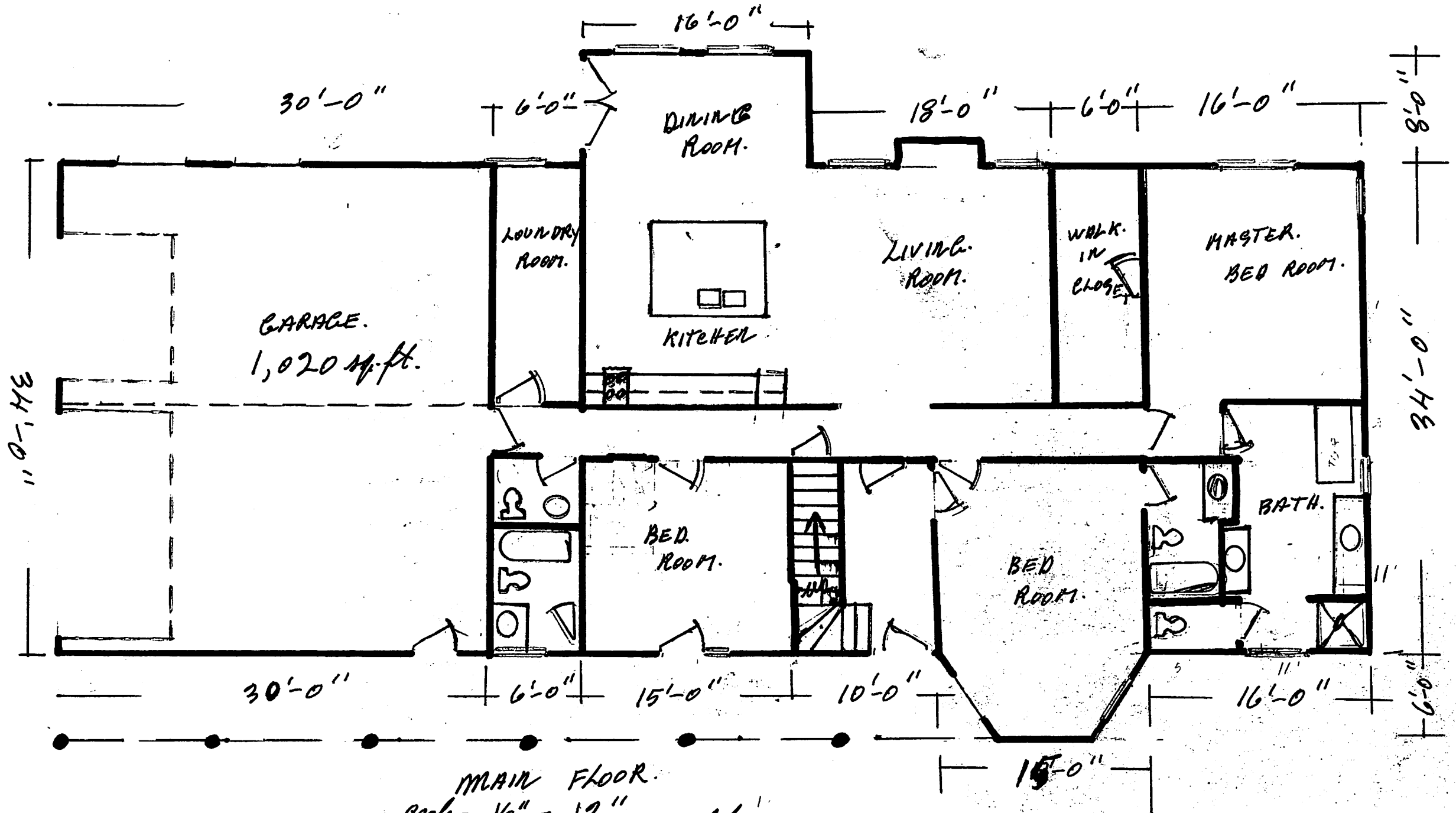


200'

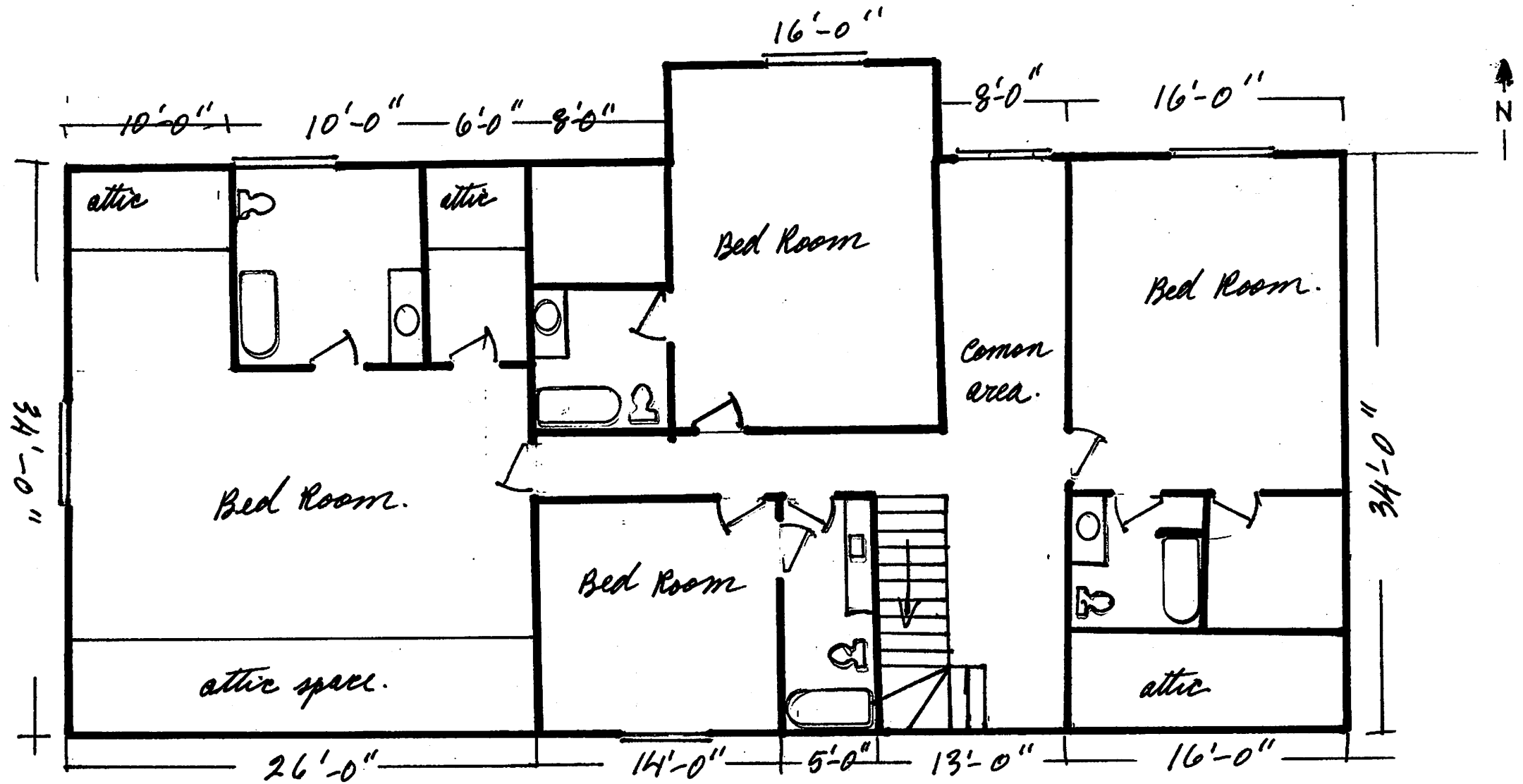
Hwy # 2.







MAIN FLOOR.
 Scale = $\frac{1}{8}" = 12"$
 House. 2,326 sq. ft.
 GARAGE. 1,020 sq. ft.



EXISTING. 2ND. FLOOR.

SCALE = $\frac{1}{8}" = 12"$
 2nd floor 2,072 sq. ft.