

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. 026-16

TO: Adjacent Landowners

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

NAME OF APPLICANT: Raymond Huppee

TYPE OF DEVELOPMENT:

Construct a 30 ft x 40ft detached garage; and vary the required setback to allow the building to be located 18ft from the east adjacent property line.

LEGAL DESCRIPTION OF SITE: Lot 12 Block 3 Plan 7610999 (MRE)

PLACE OF MEETING: Municipal Administration Building, Claresholm

TYPE OF MEETING: Regular Municipal Planning Commission

DATE OF MEETING: 10:20 a.m. on April 20th 2016

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.

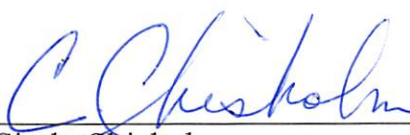
Any person affected by the said proposal has the right to present a written brief prior to the hearing and/or to be present and be heard at the meeting. Any information submitted will become available to the public and may also be shared with the applicant and appropriate government/other agencies and 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:

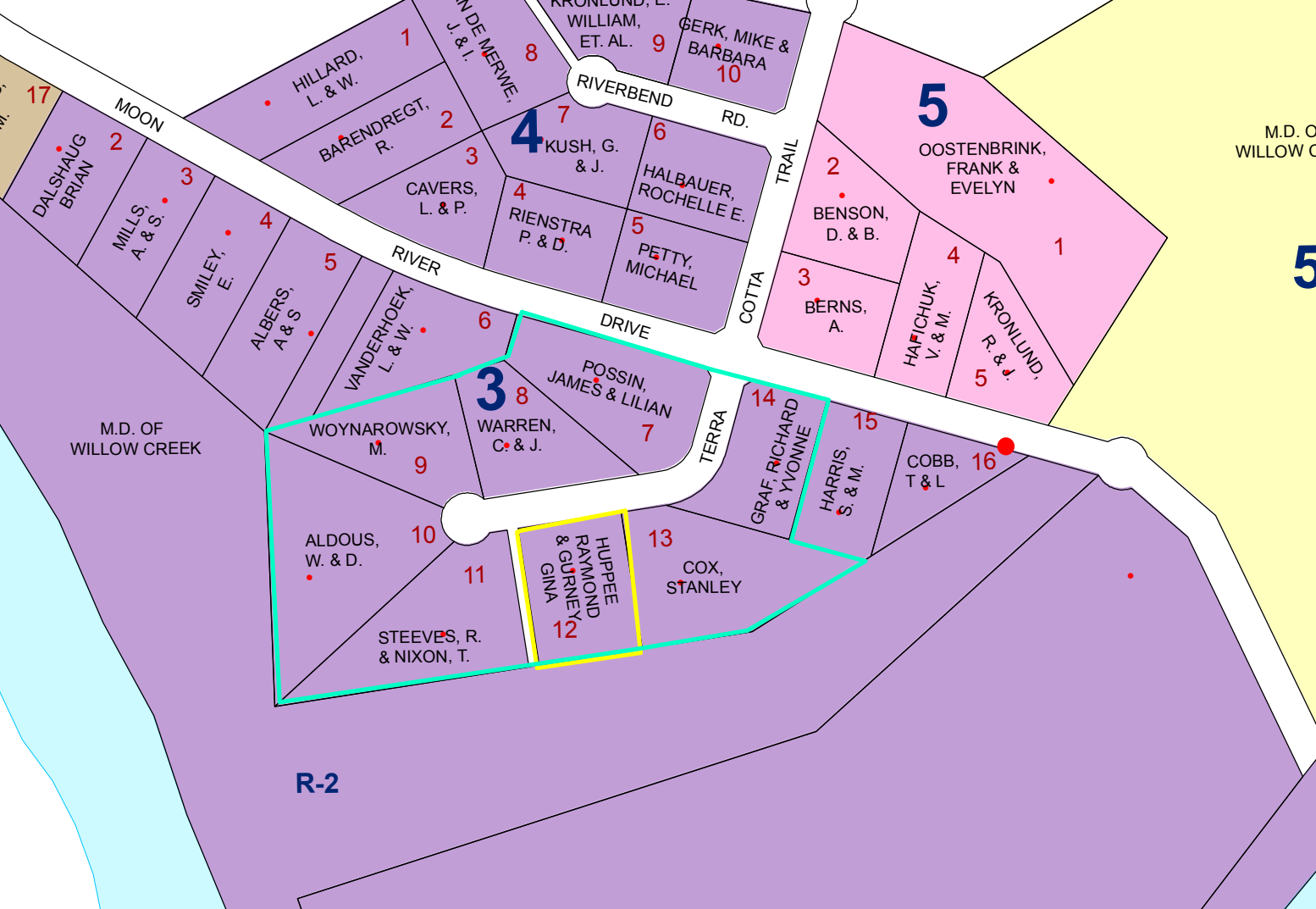
April 19, 2016 (10 consecutive days from the date of this notice)

DATE: March 31, 2016

SIGNED:



Cindy Chisholm
Development Officer
MD of Willow Creek No. 26



THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

Box 550, Claresholm, AB T0L 0T0

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Fax (403) 625-3886

www.mdwillowcreek.com

FOR OFFICE USE ONLY

MPC - Apr. 20/16
@ 10:20 am**APPLICATION FOR A 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.

Application No. 026-16.Fees Submitted: \$450.00.Site Inspection: April 15/16**Form A**APPLICANT: Rory Huppee

Telephone: [REDACTED]

ADDRESS: [REDACTED]

Fax: [REDACTED]

MUNICIPAL ADDRESS: [REDACTED]

Bus/Cell: [REDACTED]

REGISTERED OWNER: Gina Gueney / Rory Huppee

Telephone: [REDACTED]

LEGAL DESCRIPTION: Lot(s) 12 Block 3 Plan 761 0959

OR: Quarter _____ Section _____ Township _____ Range _____ W _____ M

EXISTING USE: OPEN SPACE / Single Family AcreagePROPOSED USE: Storage / Garage

PARTICULARS OF PROPOSED DEVELOPMENT: Detached Garage 30 foot wide 40 ft long, 12 foot walls, concrete slab with 4 foot pony wall, 2 10 foot x 12 foot wide doors at front, one main door on west (nearest house) 2 windows on the side and 2 on south wall. 65 feet from front property line with a 7 foot variance to the side

Additional information or clarification can be helpful in processing the application without delay. You may wish to use ^(see back) 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.

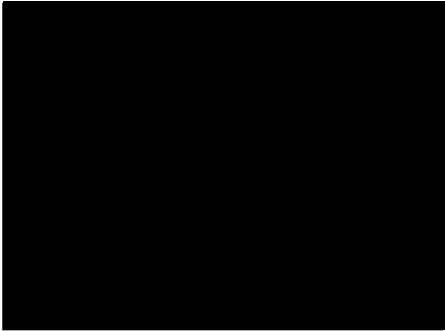
DATE: Mar 30/2016

SIGNED: [REDACTED]

Applicant

IMPORTANT: See Over

Asking for total distance to the next property line to be 18 feet (permit states 25 bylaw) so again requesting permission for a 7 foot variance. water gas and power will feed garage from the southern tip of the house. Run in ground. septic will be run direct to the pipe between the house and the septic tank. garage will be built by South Ridge construction. gas water, sewer and power will be separate permits at a later date. to be trended by another contractor garage is to be used for storage and small tinkering, no storage of anything hazardous. Any questions please don't hesitate to call me or Gina



ADDITIONAL INFORMATION: see back of page one.

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:

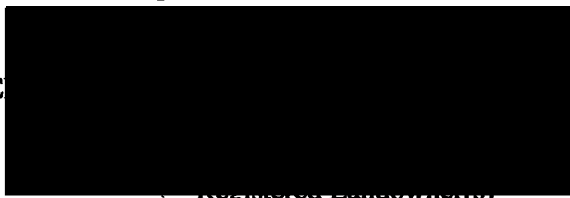
I hereby authorize representatives of The Municipal District of Willow Creek No. 26 to enter my land for the purpose of conducting a site inspection in connection with this application.

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

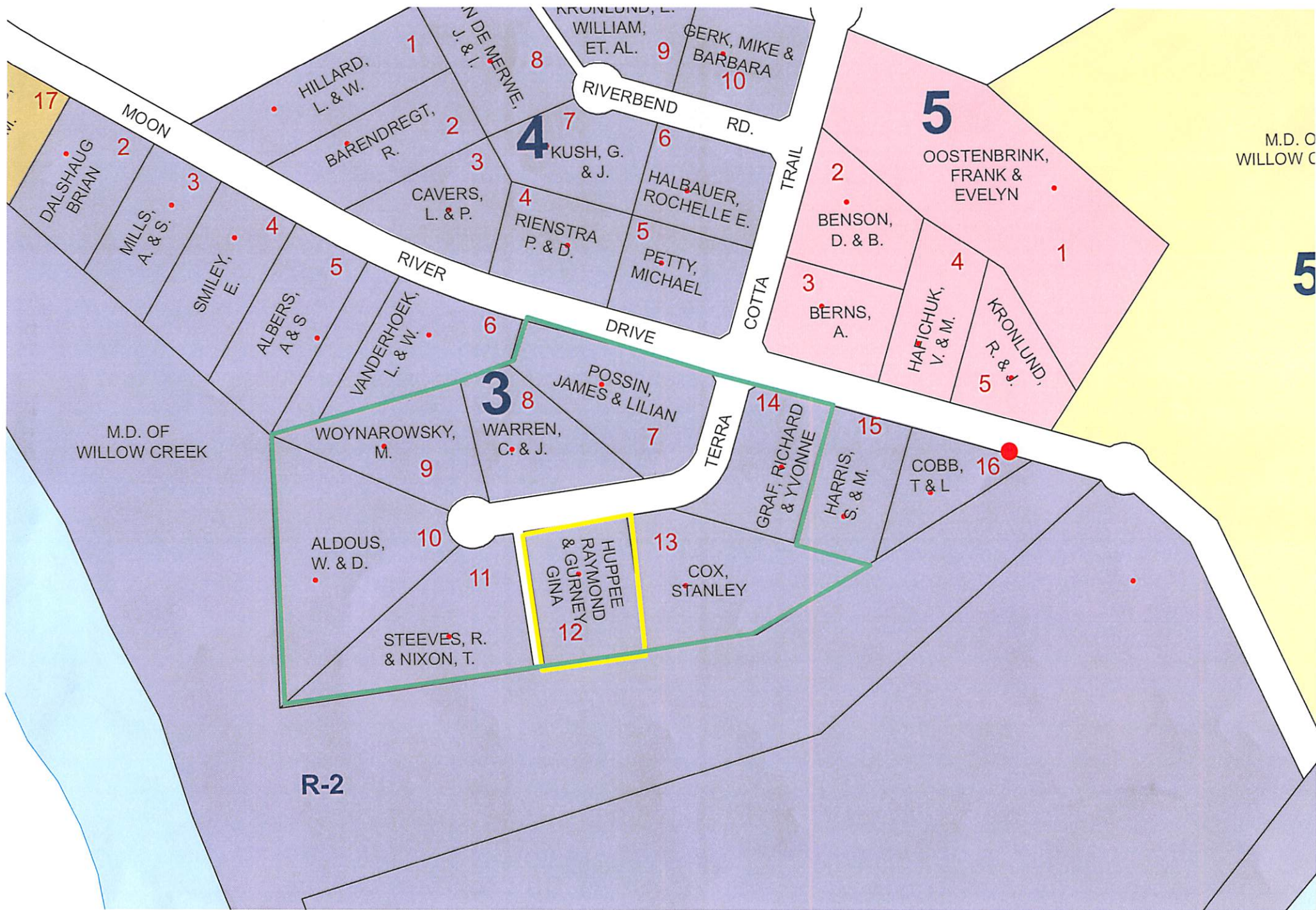
DATE:

MAR. 30/2016

SIGNE



Registered Landowner(s)

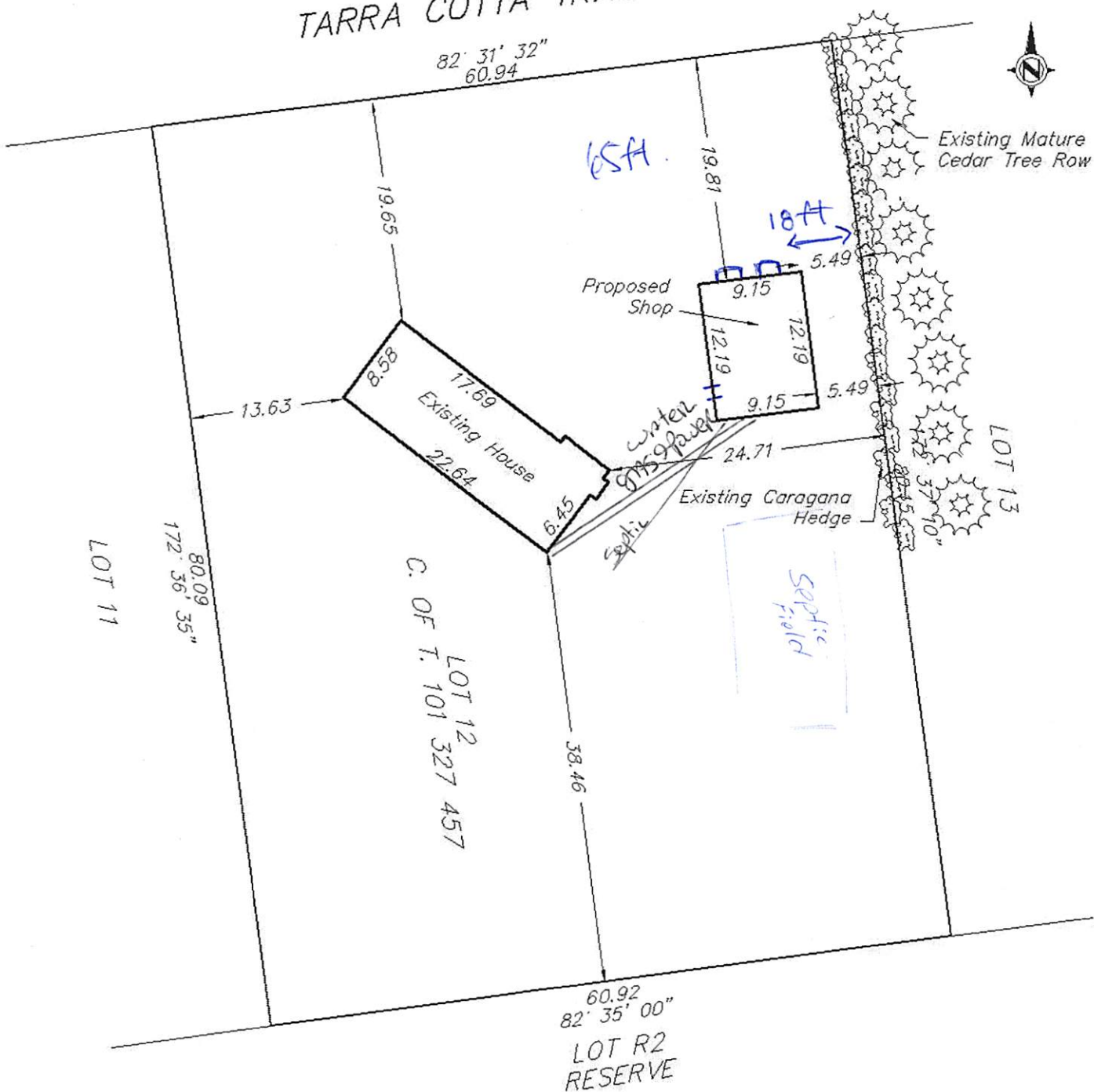


R-2

M.D. OF
WILLOW C

5

TARRA COTTA TRAIL



Area of Lot	4883 SQ.M.
Area of House	198.5 SQ.M.
Area of shop	111.4 SQ.M.
Area of Coverage	6 %

The elevation of the shop has been designed so that it will be in conformance with the existing lot grading

This plan is subject to the approval of the local approving authority and the agent responsible for the architectural control guidelines.

All dimensions and services shown must be confirmed by contractor prior to excavation.

All distances shown are in metres and decimals thereof.

Scale 1 : 500

Plot Plan

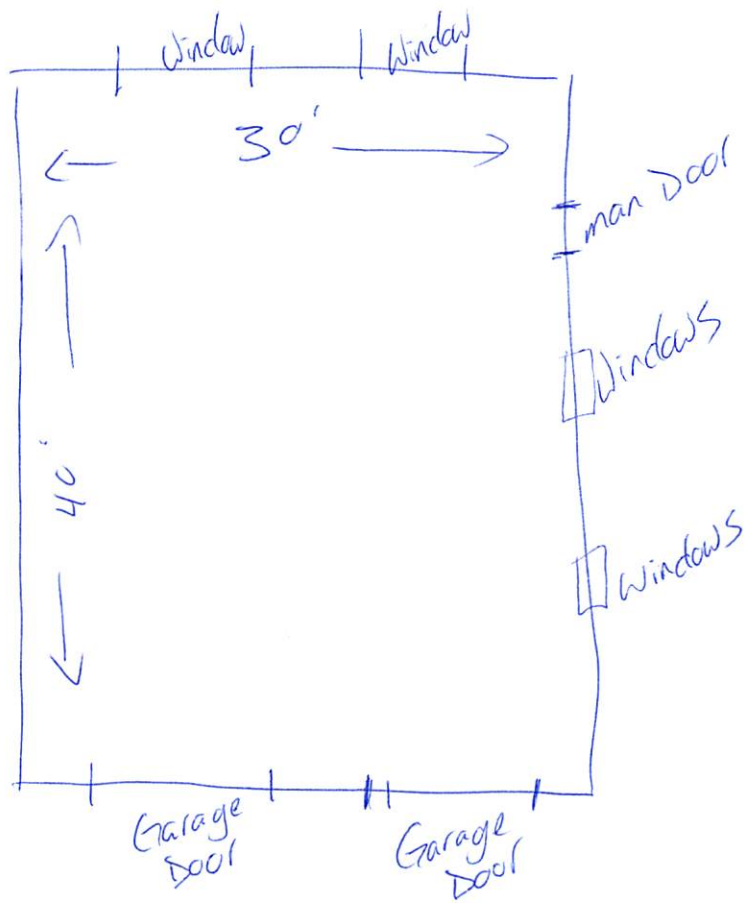
21/03/2016

Client
Gina Gurney

Legal Description
LOT 12
C. of T. 101327457

Municipal Address
404 Terra Cotta Trail
Moon River Estates
M.D. of Willow Creek

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