

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. 050-17

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: Marvin Vandenhoeck

TYPE OF DEVELOPMENT:

Operate as a Home Occupation – Major, Counselling and Animal Assisted Therapy.

LEGAL DESCRIPTION OF SITE: Lt 3, Blk 1, Plan 0911113 (Ptn. NE 15-08-25-W4M

PLACE OF MEETING: Municipal Administration Building, Claresholm

TYPE OF MEETING: Regular Municipal Planning Commission

DATE OF MEETING: 10:20 a.m. on Thursday June 22, 2017

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.

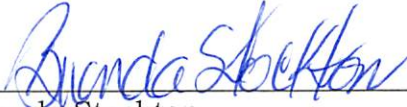
Any person affected by the said proposal has the right to present a written brief prior to the hearing and/or to be present and be heard at the meeting. Any information submitted will become available to the public and may also be shared with the applicant and appropriate government/other agencies and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

June 16, 2017 (10 consecutive days from the date of this notice)

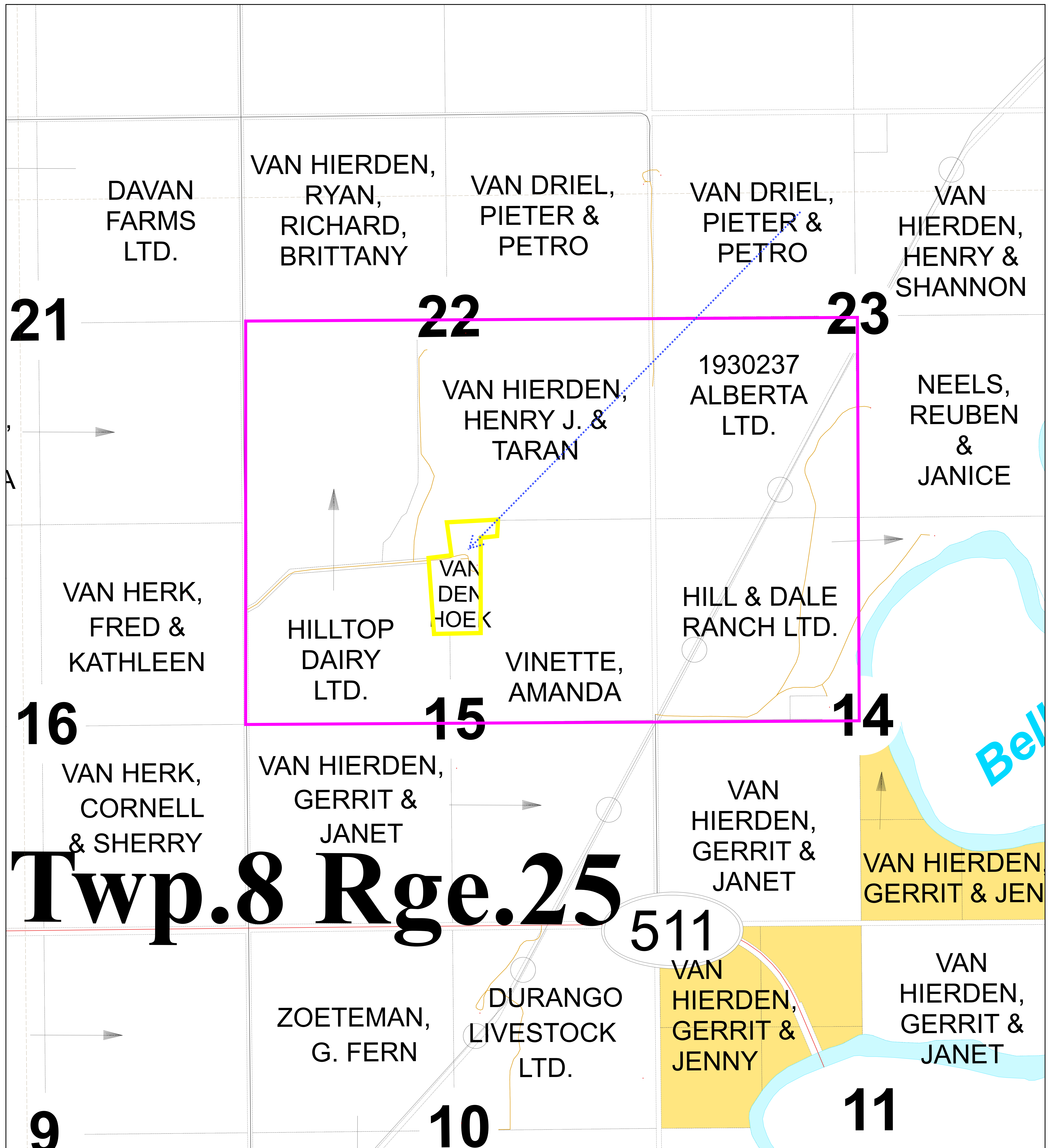
DATE: June 2, 2017

SIGNED:


Brenda Stockton
Development Officer
MD of Willow Creek No. 26



Development Permit No 050-17
Location: NE 15-08-25-W4M
Lot 3 Block 1 Plan 0911113



Applicant: Marvin Vandenhoeck

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APPLICATION FOR A HOME OCCUPATION

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 L

APPLICANT: Marvin Vandenhoeck

ADDRESS: _____

Telephone: _____

Fax: _____

Bus/Cell: _____

REGISTERED OWNER: Marvin Vandenhoeck

Telephone: _____

LEGAL DESCRIPTION: Lot(s) 3 Block 1 Plan 091113

OR: Quarter NE Section 15 Township 08 Range 25 W 4 M

EXISTING USE: Acres

PROPOSED USE: Counselling & Animal Assisted Therapy

Hours of Operation: From 8:00am To 5:00pm

Noise Generated:

1 Yes

1 ☒ No

Off-Street Parking Available:

1 ☒ Yes

1 No

No. of spaces _____

Storage of Goods on Property:

1 Yes

1 ☒ No

Anticipated Increase in Vehicular Traffic:

1 ☒ Yes

1 No

Odors or Noxious Effluents:

1 Yes

1 ☒ No

Additional Vehicles Required:

1 Yes

1 ☒ No

APPLICANT'S SUBMISSION: Please describe your proposal in detail and state your reasons for applying for this home occupation (There is more space on the reverse side of the page, but attach a separate sheet if necessary).

Counselling and Animal Assisted Therapy Services

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: May 30, 2017

SIGNED: _____

Applicant(s)

IMPORTANT: See Over

ADDITIONAL INFORMATION: The purpose of this application is to provide counselling and animal assisted therapy to clients. We would use existing facilities, and animals to provide this service. We anticipate seeing up to 5 clients per day.

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: May 30, 2007

SIGNED: _____

Registered Landowner(s)



Summary of proposed activities for Blue Rein Ranch Counselling and Animal Assisted Therapy:

- Initial counselling sessions will take place at my office in Lethbridge, AB. Clients who would like to receive additional therapy using horses will come to the ranch south of Fort Macleod.
- All animal assisted therapy activities will take place outdoors in our riding arena.
- This is a part time business. I work most mornings as a teacher and do private practice counselling on the side. I am a certified counsellor with the Canadian Counselling and Psychotherapy Association.
- Most of the sessions will be with individuals who have come to counselling because of depression, anxiety, trauma, etc.
- Sessions will generally be 1½ to 2 hours long.

Marvin Vandenhoeek

