

**The Municipal District of Willow Creek No. 26**  
Box 550, Claresholm, AB T0L 0T0 Phone (403) 625-3351 Fax (403) 625-3886

**NOTICE OF DECISION**

**Form C**

**Application No. 155-25**

**NAME OF APPLICANT:** Ryan and Kylee Ashley

**In the matter of** Lot 2; Block 2; Plan 2412263 (Ptn of NE 27-09-26-W4M)

**The development as specified in Application No. 155-25 for the following use:**

Removal and replacement of the current modular primary residence and constructing a 1744 sq. ft. main floor home with 971 sq. ft. attached garage, 212 sq. ft. veranda, 224 sq. ft. covered deck and 1483 sq. ft. basement,

**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 December 2, 2025.
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 Rural General land use district, Schedule 4 Land Suitability and Servicing Requirements, Schedule 5 Standards of Development, and Schedule 6 Use Specific Development Standards.
4. There shall be no development within 20ft. (6.10m) of adjacent 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** December 5, 2025

**DEVELOPMENT PERMIT issued on the** 5th **day of** December **2025**

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:** December 5, 2025 **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.**

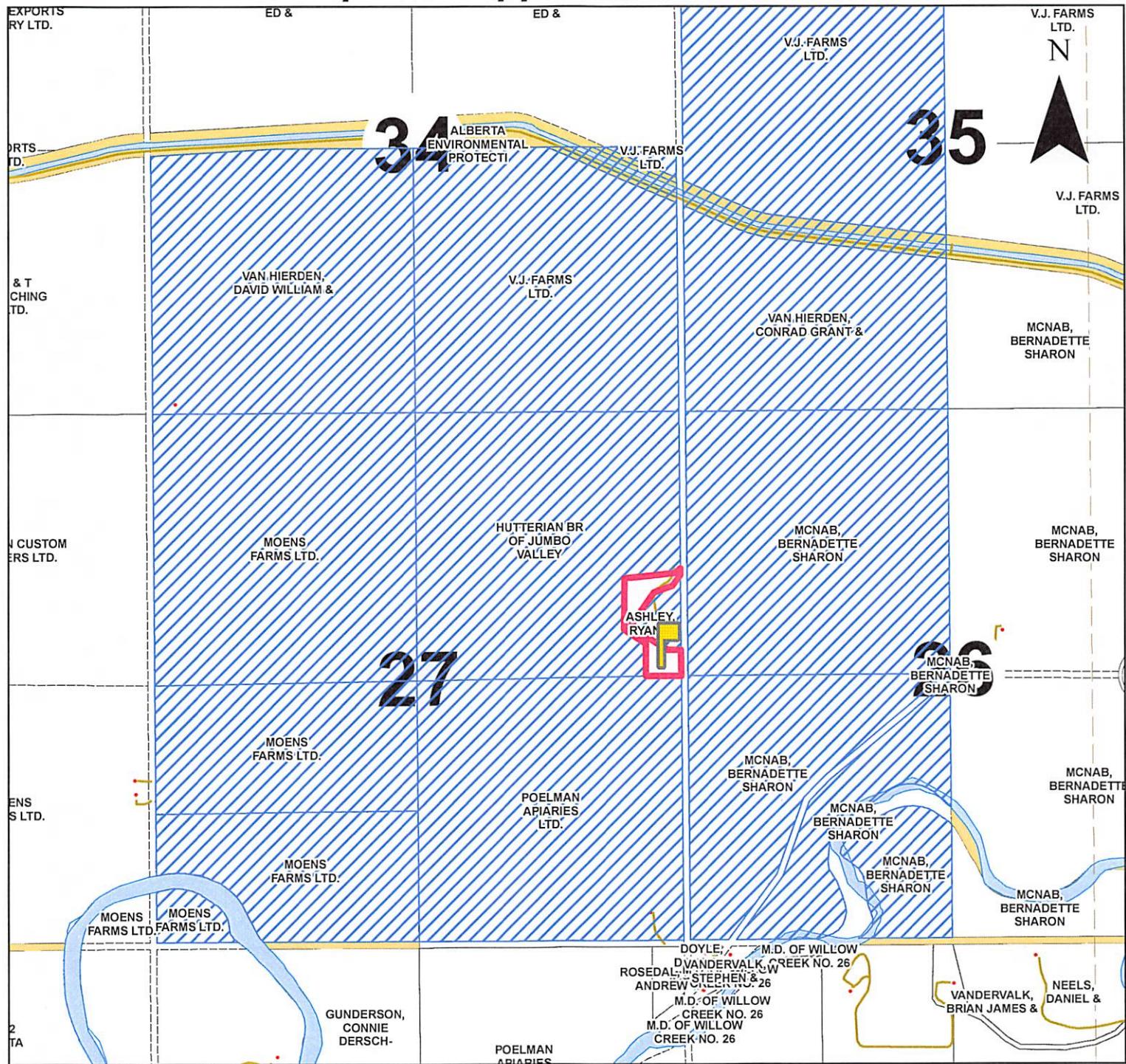
**NOTE:** The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief 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. 155-25



Development Application Permit No. 155-25  
 Applicant: Ryan and Kylee Ashley

Description:  
 Replace primary residence

Legal description:  
 Lot 2; Block 2; Plan 2412263  
 Ptn of NW 27-09-26-W4M

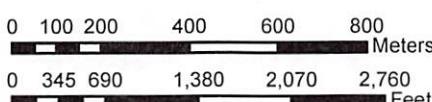
Sheena Johnson  
 Development Officer

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.

### Legend

- Land Owner
- Adjacent Land Owners
- Proposed Development Location

N.T.S - For Information Only



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