

DEVELOPMENT PERMIT

Form B

Application No. 139-25

This development permit is hereby issued to:

NAME: Trevor Scheller

ADDRESS: Box 2635, Claresholm, AB T0L 0T0

In respect of development consisting of:

Accessory building: construct a 20' x 32' pole shed for dry storage and sheltering horses.

Municipal Address: 263017 Township Road 130

On land located at: Portion of NE 33-12-26-W4M

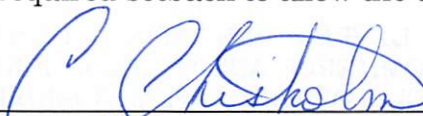
and as described on Development Permit Application No. 139-25

and plans submitted by the applicant.

This permit refers only to development outlined in Development Permit Application No. 139-25, **dated** October 1, 2025

And is subject to the conditions contained in the Notice of Decision:

1. 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.
2. The applicant/landowner shall comply with Municipal Land Use Bylaw No. 2025, but not limited to, Schedule 2 Rural General land use district.
3. There shall be no development within 20ft. (6.10m) of adjacent property lines and 75ft. (22.86m) the right of way of any developed or undeveloped roadway, 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: October 17, 2025 **SIGNED:** 

Cindy Chisholm
Development Officer
The Municipal District of Willow Creek

THIS IS NOT A BUILDING PERMIT

IMPORTANT:

This development permit is subject to the following conditions:

- a) This permit indicates only the development to which it relates is authorized in accordance with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the land Use Bylaw or any other bylaw, laws, orders and/or regulations affecting such development.
- b) Contact Utility Safety Partners at 1-800-242-3447 prior to excavation to locate buried utilities.
- c) This permit, issued in accordance with the notice of decision, is **valid for 12 months** from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
- d) If this development permit is issued for construction of a building, the exterior finish of the building, including painting, shall be completed within **12 months** from the date of issue of this development permit unless otherwise authorized in the conditions of a development permit.
- e) The Development Officer may, in accordance with section 645 of the *Municipal Government Act*, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
- f) Construction undertaken in accordance with this development may be regulated by the **provincial building requirements** and the **Alberta Safety Codes**. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approvals and inspections as may be required by **Alberta Labour**.
- g) Contact Utility Safety Partners at 1-800-242-3447 prior to excavation to locate buried utilities.
- h) The applicant/landowner to whom a development permit has been issued shall notify the development officer upon completion of the development.
- i) The issuance of this development permit is subject to the condition it does not become effective until 21 days after the date of the issuance of the notice of decision. Should this decision be appealed within 21 days after the notice of decision has been issued, the permit shall not become effective until the appeal shall have been determined, and the permit upheld thereby. SHOULD DEVELOPMENT BE COMMENCED WITHIN THE 21-DAY TIME FRAME AND AN APPEAL BE LAUNCHED AGAINST THIS PROPOSAL AND SUBSEQUENTLY BE UPHOLD BY THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD, ANY COSTS INCURRED SHALL BE AT THE SOLE EXPENSE OF THE DEVELOPER.
- j) IF THE DEVELOPMENT APPLICATION HAS BEEN APPEALED, THE APPLICANT SHALL NOT COMMENCE ANY DEVELOPMENT UNTIL THE DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD HAS BEEN OFFICIALLY RENDERED IN WRITING AND AUTHORIZES THE PROPOSED DEVELOPMENT.

NOTICE OF DECISION

Form C

Application No. 139-25

NAME OF APPLICANT: Trevor Scheller

In the matter of Ptn. of NE 33-12-26-W4M

The development as specified in Application No. 139-25 **for the following use:**

Accessory building: construct a 20' x 32' pole shed for dry storage and sheltering horses,

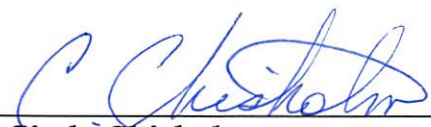
has been APPROVED, subject to the following conditions:

1. 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.
2. The applicant/landowner shall comply with Municipal Land Use Bylaw No. 2025, but not limited to, Schedule 2 Rural General land use district.
3. There shall be no development within 20ft. (6.10m) of adjacent property lines and 75ft. (22.86m) the right of way of any developed or undeveloped roadway, 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 October 17, 2025

DEVELOPMENT PERMIT issued on the 17th **day of** October **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: October 17, 2025 **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.**

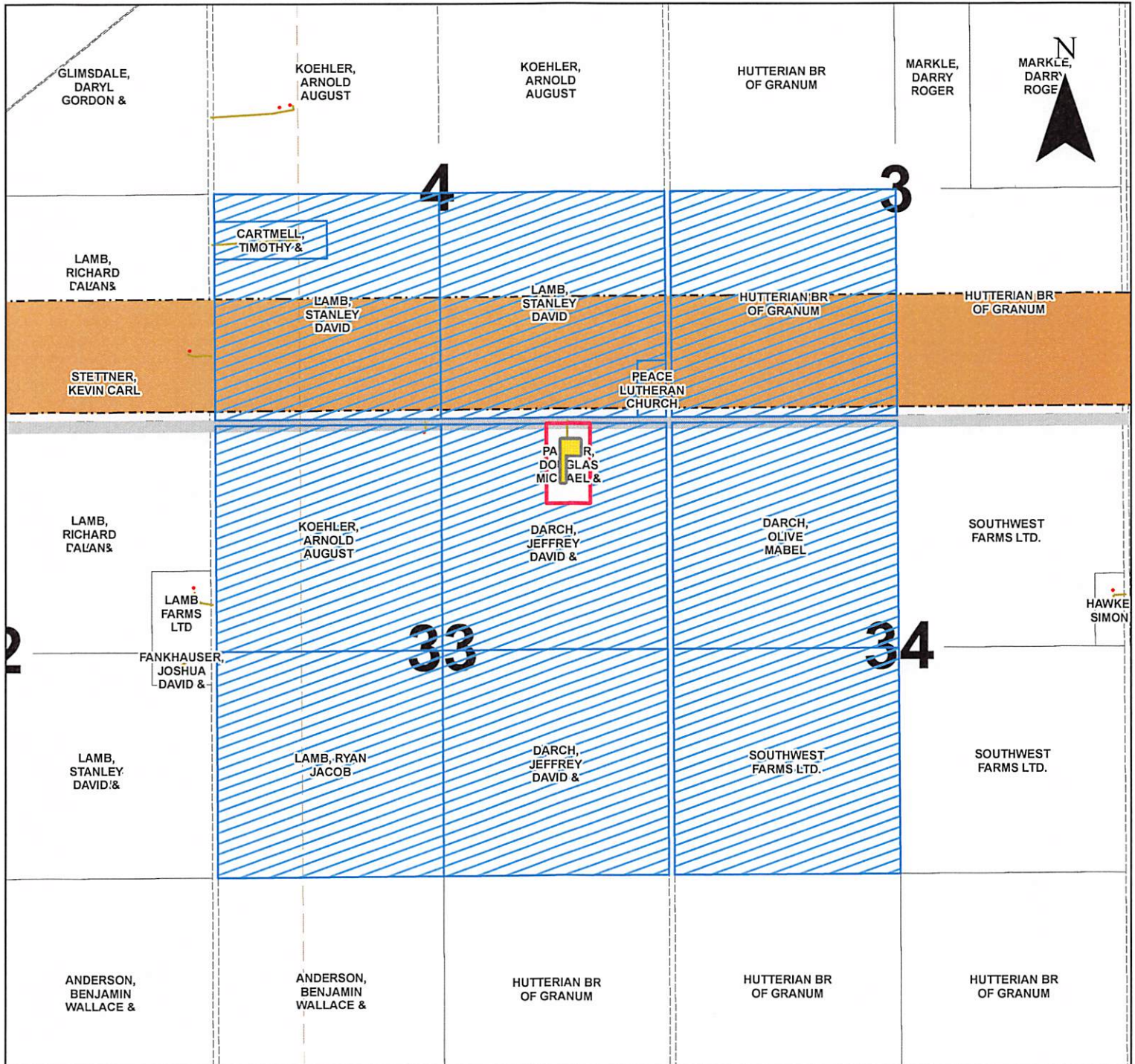
NOTE: The Land Use Bylaw provides that any person claiming to be affected by a decision of the Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal, stating the reasons, to the Subdivision and Development Appeal Board, c/o Chief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

DEVELOPMENT NOTIFICATION MAP

Development Permit No. 139-25



Development Permit No. 139-25
Trevor Scheller

Accessory building: Construction of a 20' x 32' pole shed for dry storage & sheltering horses

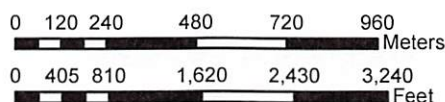
PTN of NE 33-12-26-W4M

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

RECEIVED

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26 LOT 02 2025
273129 Sec Highway 520 West, Box 550, Claresholm, AB T0L 0T0
Phone (403) 625-3351 Fax (403) 625-3886 www.mdwillowcreek.com

FOR OFFICE USE ONLY

RL# 2781-000

Accessory BLDG Permitted

Application No. 139-25

Fees Submitted: \$ 100.00

Site Inspection: _____

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.

Form A

APPLICANT: Trevor Scheller Telephone: 403-804-7496
ADDRESS: Box 2635 Claresholm, Ab T0L 0T0 Email: scheller@telus.net
MUNICIPAL ADDRESS: NE-33-12-26W4M 263017 Township Bus/Cell: _____
REGISTERED OWNER: Trevor Scheller Road 130 Telephone: 403-804-7496

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

OR: PTN Quarter NE Section 33 Township 12 Range 26 W 4 M

EXISTING USE: No building in this spot

PROPOSED USE: Dry storage and to get horses out of the weather in the winter if needed

PARTICULARS OF PROPOSED DEVELOPMENT: Building a 20x32 dry storage/pole shed.

It will not be insulated, will eventually have power and water. Just mainly for dry storage with a dirt floor. Site has all four corners marked with orange spray paint.

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 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 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 the registered owner(s) of the land described above is aware of this application.

DATE: 01-Oct-2025

SIGNED:  Applicant

IMPORTANT: See Over

ADDITIONAL INFORMATION:

We are planning to put 12 - 6x6 treated posts 4ft in the ground and use 2x6's for the walls.

We will also tin the roof

Friendly dog on site
Horses in pasture also well behaved

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 any development by the applicant within 21 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 the plans and drawings should be on scale appropriate to the development, as follows:

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: 01-Oct-2025

LANDOWNER(S): Trevor Scheller
(Print)

LANDOWNER(S):
(Print)

SIGNED:



Registered Landowner(s)

Douglas Palmer

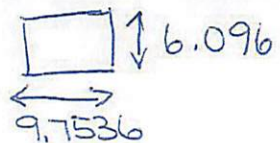
Douglas Palmer

Lynette Palmer

Lynette Palmer

Trevor Scheller

Trevor Scheller



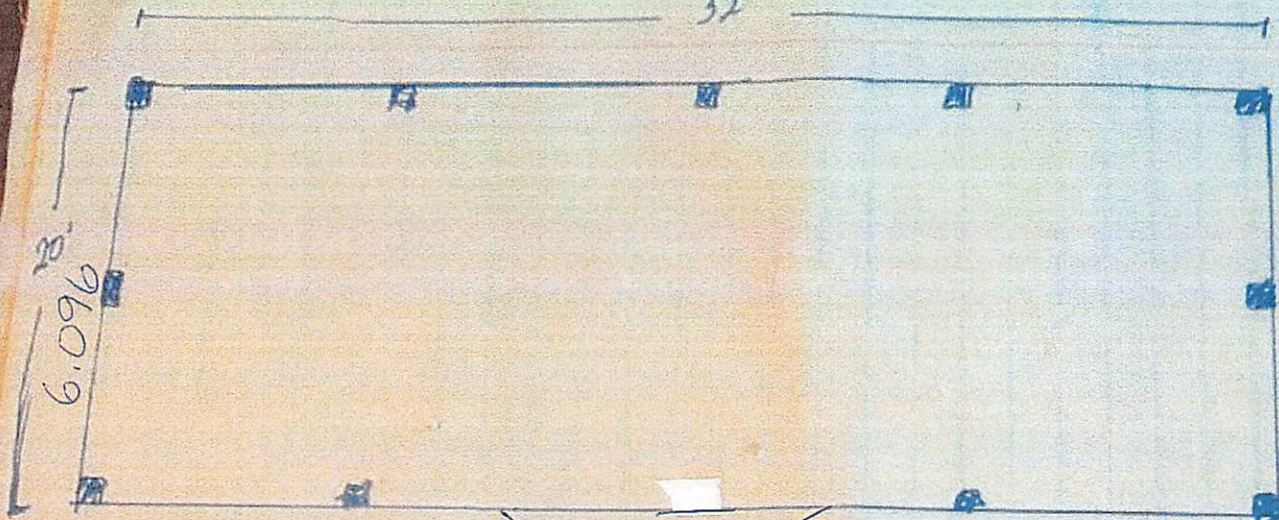
12.192 From property line
EAST

RECEIVED

OCT 14 2025

9.7536

32'



16 - 8" Wind Board

16 - 21" metal roof sheets
275 - 2x6 x 10'

5 - 6"x6" x 12'

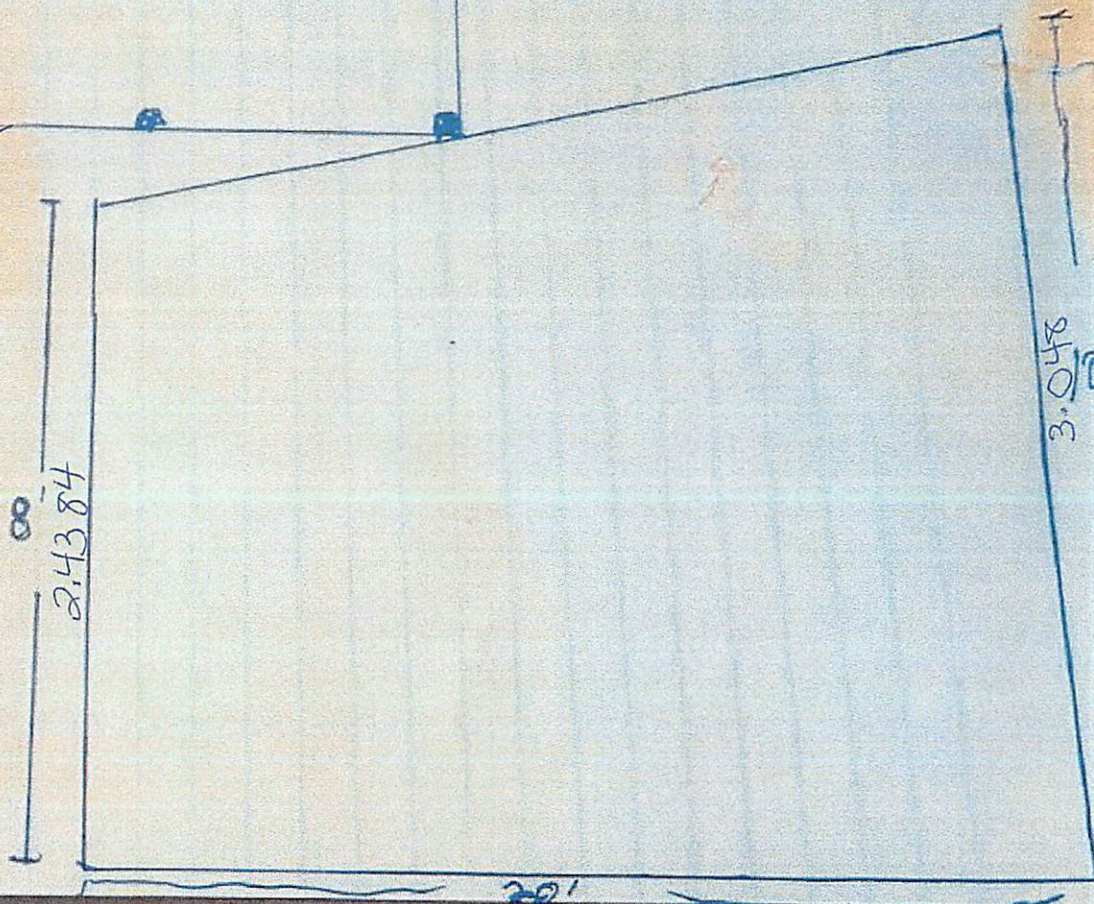
7 - 6"x6" x 14'

36 - 2"x6" x 16'

24 - 2x6 x 20

RECEIVED

OCT 14 2025



Also See site plan rec'd Oct 14/2025



2780.000

4,26;12:33;NE

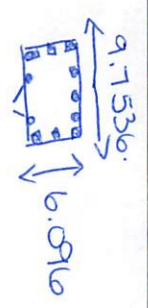
2781.000

4,26;12:33;NE

2780.000

4,26;12:33;NE

X Trevor Scheller
Trevor Scheller
Oct 01, 2025



9.1536
↓
6.0916
← 13.7116 from property line

← Road
13.7116 from
East property line



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 818 463 4;26;12;33;NE 221 160 486

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 26 TOWNSHIP 12
SECTION 33
THE WEST 512 FEET OF THE EASTERLY 1,406 FEET
OF THE NORTHERLY 936 FEET OF
THE NORTH EAST QUARTER
CONTAINING 4.45 HECTARES (11 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

REFERENCE NUMBER: 171 143 624

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
221 160 486	04/08/2022	TRANSFER OF LAND	\$430,000	\$430,000

OWNERS

DOUGLAS MICHAEL PALMER

AND

LYNETTE CHRISTINE PALMER

AND

TREVOR JOHN SCHELLER

ALL OF:

PO BOX 2635

CLARESHOLM

ALBERTA T0L 0T0

ALL AS JOINT TENANTS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

221 160 486

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

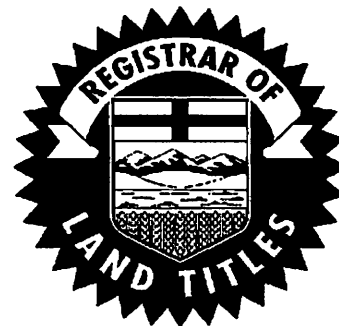
221 160 487 04/08/2022 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
MORTGAGE SERVICE CENTRE
2465 ARGENTIA RD 8TH FLR
MISSISSAUGA
ONTARIO L5N0B4
ORIGINAL PRINCIPAL AMOUNT: \$424,840

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 1 DAY OF
OCTOBER, 2025 AT 01:46 P.M.

ORDER NUMBER: 55143608

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

M.D. of Willow Creek No. 26
Box 550
Claresholm, Alberta T0L 0T0

Telephone: (403) 625-3351 FAX: (403) 625-3886
e-mail: receivables@mdwillowcreek.com

RECEIPT

SCHELLER, STACY

Date: 2025-10-02
Receipt No: 319743
Page: 1

Receipt Type	Account	Description	Amount
General	DEVAP	DEV. APPL. FEE - PERMITTED	\$100.00

Cheque #:

Interac: \$100.00

Sub-Total	\$100.00
Tax	\$0.00
Rounding	\$0.00
Total	\$100.00



Municipal District of Willow Creek

Office of the Administrator

www.mdwillowcreek.com
273129 SEC HWY 520
Claresholm Industrial Area
Box 550, Claresholm Alberta T0L 0T0

Office: (403) 625-3351
Fax: (403) 625-3886
Shop: (403) 625-3030
Toll Free: 888-337-3351

October 14, 2025

E-MAILED
10/14/25

2781.000

Trevor Scheller
Box 2635
Claresholm, AB
T0L 0T0
scheller@telus.net

Re: Development Permit Application No. 139-25
Portion of NE 33-12-26 W4M (11.0 acres)
Roll No. 2781.000

This is your confirmation that Development Permit application No. 139-25 was submitted to the Municipal District of Willow Creek No. 26 Development Office and received on October 2nd, 2025.

Development Permit application No. 139-25, an application to construct a 20ft. x 32ft. pole shed for dry storage/barn, is considered a permitted use under Schedule 2 Rural General land use district in the Municipal Land Use Bylaw No.2025.

This letter serves as the formal **Notice of Completeness** for **Development Permit Application No. 139-25**. This means, as of the date on this letter, the application has now been deemed complete for processing, and the Municipality has 40 days to make a decision on the application.

You will be contacted to let you know what day/time a site inspection will take place.

If you have any questions, you may contact Sheena at (403) 625-3351 ext. 235 or by email chisholm@mdwillowcreek.com

Thank you

EMAIL ONLY

Cindy Chisholm
Director of Planning & Development /
Development Officer