



Municipal District of Willow Creek No. 26

Office of the Administrator

www.mdwillowcreek.com

273129 Secondary Hwy 520

Claresholm Industrial Airport

Box 550, Claresholm Alberta T0L 0T0

Office: (403) 625-3351

Fax: (403) 625-3886

Shop: (403) 625-3030

Toll Free: 888-337-3351

December 12, 2025

Town of Claresholm
PO Box 1000
Claresholm, Ab
T0L 0T0

Dear Abe Tinney,

At the December 10, 2025 Council Meeting, the Municipal District of Willow Creek No. 26, passed a resolution to send a letter to The Town of Claresholm regarding the Castle Area Structure Plan. We provide the following comments:

1. The addition of a title map including cadastral data (e.g right-of-way's etc.) early in the document would provide helpful context.
2. The provision of green space appears to have been allocated in relation to existing linear right-of-way corridors. The location of the westerly corridor and associated green space node abuts the MD boundary and is an awkward triangle that (south of 51st Ave extension) may not be usable and should be reviewed.
3. The MD requests identification of a gateway corridor at the westerly limit of Highway 520 in the Land Use Concept, supported by a policy statement to highlight the need for aesthetic/visual consideration at the transition area between Town and MD, and in accordance with IDP Policy 12.8.
4. The MD has recently removed the Grouped Country Residential District from its Land Use Bylaw. While the MD does not object to the allocation of country residential in the ASP, it cautions against the over-allocation of this land use in an urban municipality.
5. The MD supports the establishment of neighborhood commercial along Highway 520 as depicted in the Land Use Concept and the supporting policies that preclude highway commercial type uses. It is suggested that clarification be provided in Policy 6.5.10 by adding the word "internal" before "street-oriented" to confirm that the principal orientation of buildings is to the local street and not the highway.

6. The MD appreciates the recognition of shared Town/MD infrastructure goals in Policy 8.2.4.
7. It is noted that the IDP requires an update in response to the recently approved annexation. The MD would like to initiate the IDP update with the Town in 2026.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derrick Krizsan', with a stylized flourish at the end.

Derrick Krizsan C.L.G.M.
Chief Administrative Officer
Municipal District of Willow Creek #26
Phone: 403.625.3351 Ext 224