

**Agenda**  
**Municipal District of Pincher Creek No. 9**  
**Subdivision Authority**  
**June 7, 2016**  
**6:00 pm**

**1. Adoption of Agenda**

**2. Minutes**

- a) Minutes of April 5, 2016

**3. In Camera**

**4. Unfinished Business**

- a) Subdivision Application No. 2016-0-040  
Lee and Tracey Evenson  
Plan 9410018, Lot 4; NE ¼ and S ½ 19-4-29 W4M

**5. Subdivision Applications**

- a) Subdivision Application No. 2016-0-055  
Lorraine Unruh c/o Keelan Unruh  
NW 35-5-30 W4M
  
- b) Subdivision Application No. 2016-0-065  
Randy and Virginia Donahue  
NW 14-9-2 W5M

**6. New Business**

**7. Next Regular Meeting**     July 5, 2016; 6:00 pm

**8. Adjournment**

**Meeting Minutes of the Subdivision Authority  
Tuesday, April 5, 2016; 6:00 pm  
M.D. of Pincher Creek No. 9 Council Chambers**

**IN ATTENDANCE**

Members: Reeve Brian Hammond, Deputy Reeve Terry Yagos, Councillors Fred Schoening, Quentin Stevick and Garry Marchuk

Staff: Chief Administrative Officer Wendy Kay, Director of Development and Community Services Roland Milligan, Planning Advisor Gavin Scott, and Executive Assistant Tara Cryderman

**COMMENCEMENT**

Reeve Brian Hammond called the meeting to order, the time being 6:00 pm.

**1. ADOPTION OF AGENDA**

Councillor Terry Yagos 16/023

Moved that the Subdivision Authority Agenda for April 5, 2016, be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Councillor Fred Schoening 16/024

Moved that the March 1, 2016 Subdivision Authority Minutes, be approved as presented.

Carried

**3. IN CAMERA**

Councillor Garry Marchuk 16/025

Moved that the Subdivision Authority and staff move In-Camera, the time being 6:01 pm.

Carried

Councillor Terry Yagos 16/026

Moved that the Subdivision Authority and staff move out of In-Camera, the time being 6:28 pm.

Carried

**MINUTES**  
**SUBDIVISION AUTHORITY**  
**Municipal District of Pincher Creek No. 9**  
**April 5, 2016**

**4. UNFINISHED BUSINESS**

Nil

**5. SUBDIVISION APPLICATION**

- a) Subdivision Application No. 2016-0-040  
Lee and Tracey Evenson  
Plan 9410018, Lot 4; NE ½ and S ½ 19-4-29 W4M

Councillor Garry Marchuk

16/027

Moved that decision on the Country Residential subdivision of Plan 9410018, Lot 4, within the NE ¼ and S ½ 19-4-29 W4M (Certificate of Title No. 941 134 880), to create a 16.10 acre (6.5 ha) parcel from a title of 229.93 acres (93.05 ha) for country residential use, be postponed pending the submission of a completed Application for Subdivision Form.

Councillor Garry Marchuk requested a recorded vote.

Councillor Garry Marchuk – In Favour  
Councillor Quentin Stevick – In Favour  
Councillor Terry Yagos – Opposed  
Councillor Fred Schoening – In Favour  
Reeve Brian Hammond – Opposed  
Carried

**6. NEW BUSINESS**

Nil

- 7. NEXT MEETING** – Tuesday, May 3, 2016; 6:00 pm.

**8. ADJOURNMENT**

Councillor Fred Schoening

16/028

Moved that the meeting adjourn, the time being 6:29 pm.

Carried

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Brian Hammond, Chair  
Subdivision Authority

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Wendy Kay, Secretary  
Subdivision Authority



OLDMAN RIVER REGIONAL SERVICES COMMISSION

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## DRAFT RESOLUTION

Our File: 2016-0-040

March 23, 2016

Wendy Kay  
Chief Administrative Officer  
M.D. of Pincher Creek No. 9  
P.O. Box 279  
Pincher Creek AB T0K 1W0

Dear Ms. Kay:

**RE: Plan 9410018, Lot 4 within NE1/4 & S1/2 19-4-29-W4M / M.D. of Pincher Creek No. 9**

With regard to the subdivision application noted above, please find attached a draft resolution for your Municipality's decision.

The Subdivision & Development Authority should note that comments have not been received from the Livingstone School Division, TELUS, AltaLink, AltaGas, AB Health Services, AB Agriculture, AB Environment & Parks – K. Murphy, AER, Plains Midstream Canada, Solex Energy Corp and Shell Canada.

After the Subdivision Approval Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.

A handwritten signature in black ink that reads "G. Scott". The signature is written in a cursive, flowing style.

Gavin Scott  
Planner

GS/jm  
Attachment

# RESOLUTION

2016-0-040

**M.D. of Pincher Creek No. 9 Country Residential** subdivision of Plan 9410018, Lot 4 within NE1/4 & S1/2 19-4-29-W4M

THAT the Country Residential subdivision of Plan 9410018, Lot 4 within NE1/4 & S1/2 19-4-29-W4M (Certificate of Title No. 941 134 880), to create a 16.10 acre (6.50 ha) parcel from a title of 229.93 acres (93.05 ha) for country residential use; BE APPROVED subject to the following:

## CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.

## REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. The proposed subdivision with waiver complies with both the Municipal Development Plan and Land Use Bylaw.
4. That a waiver of the maximum lot size of 10 acres within the Agriculture – A district of the M.D. of Pincher Creek Land Use Bylaw, pursuant to Municipal Government Act section 654(2) was deemed appropriate and granted.
5. The proposed subdivision with waiver complies with the M.D. of Pincher Creek subdivision policy R.11.

## INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Sustainable Resource Development, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) MD of Pincher Creek No. 9, L.J. Reedyk – Director of Operations:  
“I have no issues with the proposed subdivision.”
- (e) Pincher Creek Emergency Services, David Cox – Chief:  
“I have no issues with this development.”

- (f) FortisAlberta has reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

- (g) Alberta Transportation, John Thomas – Development/Planning Technologist:

"Reference your file to create a parcel for country residential/farmstead use at the above noted location.

The proposal is to create a single parcel of land from an unsubdivided parcel of land of which was created by consolidation of a portion of the SE of 19 with the SW of 19, to accommodate an existing residence and related improvements. As such, for all intents and purposes this application is in accordance with the spirit and intent of Section 14(b) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002 ("the regulation").

Notwithstanding the foregoing, resultant of the fact that the remnant land does have direct access to Highway 6 this application is subject to the requirements of Section 15(2) of the regulation.

Alberta Transportation's primary objective is to allow subdivision and development of adjacent properties in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway network.

To that end, the proposal is in accordance with said Section 14(b) and the parcel to be created will be well removed from the highway with indirect access solely by way of the local road system. Moreover, the remnant land will remain to be an agricultural tract with no additional highway frontages being created and by virtue of the department's current access management guidelines use of the existing direct highway access for limited agricultural use is an acceptable access management strategy. Given this, strictly from Alberta Transportation's point of view, we do not anticipate that creation of the country residential/farmstead parcel as proposed would have any appreciable impact on the highway.

Therefore, in this instance the department grants a waiver of Section 15(2) of the regulation.

Even though the waiver of Section 15(2) has been granted, the applicant is advised that no additional access to the highway will be allowed as a result of this application and that the existing direct access could remain on a temporary basis for limited agricultural use only.

The applicant would also be advised that any development within the highway right-of-way or within 300 metres beyond the limit of the highway or within 800 metres from the center point of the intersection of the highway and another highway would require the benefit of a permit from our department. This requirement is outlined in the Highways Development and Protection Act and the corresponding Highways Development and Protection Regulation, being Alberta Regulation 326/2009.

The subject property is within the noted control lines and as such any development would require the benefit of the said permit. To ensure that any future highway expansion plans are not unduly compromised minimum setbacks would be identified and invoked as a condition of approval such that an adequate buffer would be maintained alongside the highway and any other highway related issues could be appropriately addressed. The applicant could contact the department through the undersigned, at Lethbridge 403/381-5426, in this regard.

Alberta Transportation accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof. Noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the subdivision/development design.

Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 5(5)(d) of the regulation, Alberta Transportation agrees to waive the referral distance for this particular subdivision application. As far as Alberta Transportation is concerned an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application.”

\_\_\_\_\_

CHAIRMAN

\_\_\_\_\_

DATE

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** March 9, 2016

**Date of Receipt:** March 4, 2016

**TO: Landowner:** Lee L Evenson & Tracey P Evenson

**Agent or Surveyor:** David J. Amantea, A.L.S.

**Referral Agencies:** M.D. of Pincher Creek No. 9, Fred Schoening, Livingstone School Division, TELUS, FortisAlberta, AltaLink, AltaGas, AB Health Services, AB Agriculture, AB Transportation, AB Environment & Parks - K. Murphy, AER, Plains Midstream Canada, Solex Energy Corp, Shell Canada

**Adjacent Landowners:** Lee and Tracey Evenson, Dianne Gregory, Chester Bonertz, Canadian Pacific Railway, Norman and Tamara McNeil, Jacob Beemsterboer, Glen and Barbara Dunbar, Jacob Beemsterboer, Drywood Ranch Ltd., Barbara Turpin, Iris Winkelaar (Executrix for Elsie Gold)

**Planning Advisor:** Gavin Scott

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email, fax or mail no later than **March 29, 2016**. (Please quote our File No. 2016-0-040 in any correspondence with this office).

**File No.:** 2016-0-040

**Legal Description:** Plan 9410018, Lot 4 within NE1/4 & S1/2 19-4-29-W4M

**Municipality:** M.D. of Pincher Creek No. 9

**Land Designation:** Agriculture - A  
(Zoning)

**Existing Use:** Agricultural

**Proposed Use:** Country Residential

**# of Lots Created:** 1

**Certificate of Title:** 941 134 880

**Meeting Date:** April 5, 2016

*Note that meeting dates are subject to change. It is advisable to contact the M.D. of Pincher Creek No. 9 three (3) days prior to the meeting for times and to confirm that this application is on the agenda.*



**Planner's Preliminary Comments:**

The purpose of this application is to create a 16.10 acre (6.50 ha) parcel from a title of 229.93 acres (93.05 ha) for country residential use.

The proposal is to accommodate the subdivision of an existing farmyard, which presently contains a dwelling and an out-building. Access to the lot is presently granted from an existing approach to the west, off of a developed municipal road allowance. The existing residence is serviced by a septic system and on-site domestic well.

This proposal complies with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan and Land Use Bylaw. The Subdivision Authority is hereby requested to consider the following when rendering a decision on this application:

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyors sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies or the municipality shall be established prior to finalization of the application.
6. That any conditions of Alberta Transportation shall be established prior to finalization of the application.
7. That a waiver of the Land Use Bylaw 10 acre maximum parcel size requirement be granted by the Subdivision Approval Authority of the MD of Pincher Creek.
8. That the proposed parcel be reduced in size to accommodate existing buildings, structures and improvements.

**RESERVE:**

- Municipal Reserve is not applicable pursuant to Section 663(a) of the MGA, as it is the first parcel from the quarter section.

**Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority at a public meeting.**



**APPLICATION FOR SUBDIVISION  
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY		
Zoning (as classified under the Land Use Bylaw):		
Fee Submitted:	File No: 2016-0-040	
APPLICATION SUBMISSION		
Date of Receipt:	Date Deemed Complete:	Accepted By:

**1. CONTACT INFORMATION**

Name of Registered Owner of Land to be Subdivided: LEE & TRACEY EVENSON  
 Mailing Address: BOX 1056 PINCHER CREEK AB Postal Code: TOK 1W0  
 Telephone: 403-627-2671 Cell: 403 627 6607 Fax: 403-627-4577  
 Email: tevenson@hotmail.ca  
 Name of Agent (Person Authorized to act on behalf of Registered Owner): David J. Amantea, ALS  
 Mailing Address: brown okamura & associates ltd. BOX 655 LETHBRIDGE AB Postal Code: T1J 3Z4  
 Telephone: 403-329-4688 ex. 29 Cell: \_\_\_\_\_ Fax: 403-320-9144  
 Email: d.amantea@bokamura.com

**2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED**

a. All/part of the SW ¼ Section 19 Township 4 Range 29 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)  
 b. Being all/part of: Lot/Unit 4 Block \_\_\_\_\_ Plan 941 0018  
 c. Total area of existing parcel of land (to be subdivided) is: 6.50 hectares \_\_\_\_\_ acres  
 d. Total number of lots to be created: 1 Size of Lot(s): \_\_\_\_\_  
 e. Rural Address (if applicable): 4305 Range Rd 30-0  
 f. Certificate of Title No.(s): 941 134 880

**3. LOCATION OF LAND TO BE SUBDIVIDED**

a. The land is located in the municipality of M.D. OF PICHER CREEK  
 b. Is the land situated immediately adjacent to the municipal boundary? Yes  No   
 If "yes", the adjoining municipality is \_\_\_\_\_  
 c. Is the land situated within 0.8 kilometres (½ mile) of the right-of-way of a highway? Yes  No   
 If "yes" the highway is No. 6  
 d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes  No   
 If "yes", state its name \_\_\_\_\_  
 e. Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Yes  No

**4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**

Describe:

a. Existing use of the land FARM YARD  
 b. Proposed use of the land AGRICULTURE

**5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED**

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) FLAT
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)  
GRASS
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) MIXED
- d. Is this a vacant parcel (void of any buildings or structures)? Yes  No   
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.  
\_\_\_\_\_
- e. Is there a Confined Feeding Operation on the land or within 1.6 kilometres (1 mile) of the land being subdivided? Yes  No
- f. Are there any active oil or gas wells or pipelines on the land? Yes  No
- g. Are there any abandoned oil or gas wells or pipelines on the land? Yes  No

**6. WATER SERVICES**

Describe:

- a. Existing source of potable water WELL
- b. Proposed source of potable water WELL

**7. SEWER SERVICES**

Describe:

- a. Existing sewage disposal: Type SEPTIC Year Installed 2015
- b. Proposed sewage disposal: Type SEPTIC

**8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF**

I DAVID J. AMANTEA, ALS (BOA File: 16-13152) hereby certify that

- I am the registered owner       I am authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

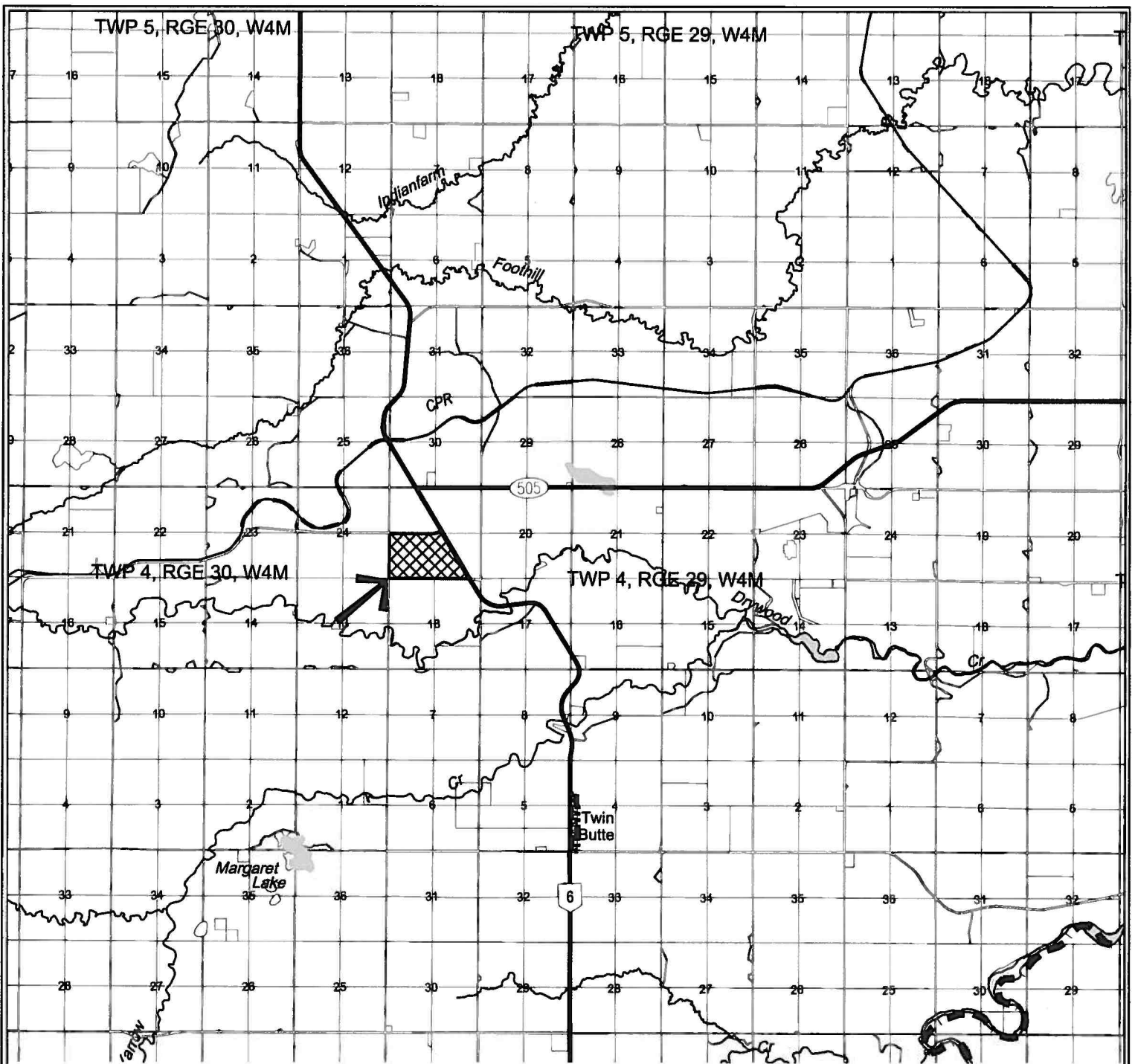
Signed:  Date: March 3, 2016

**9. RIGHT OF ENTRY**

I \_\_\_\_\_ hereby authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.

This right is granted pursuant to Section 653(2) of the Municipal Government Act.

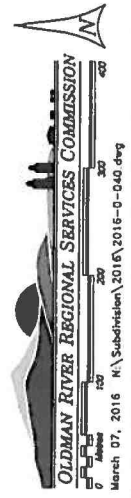
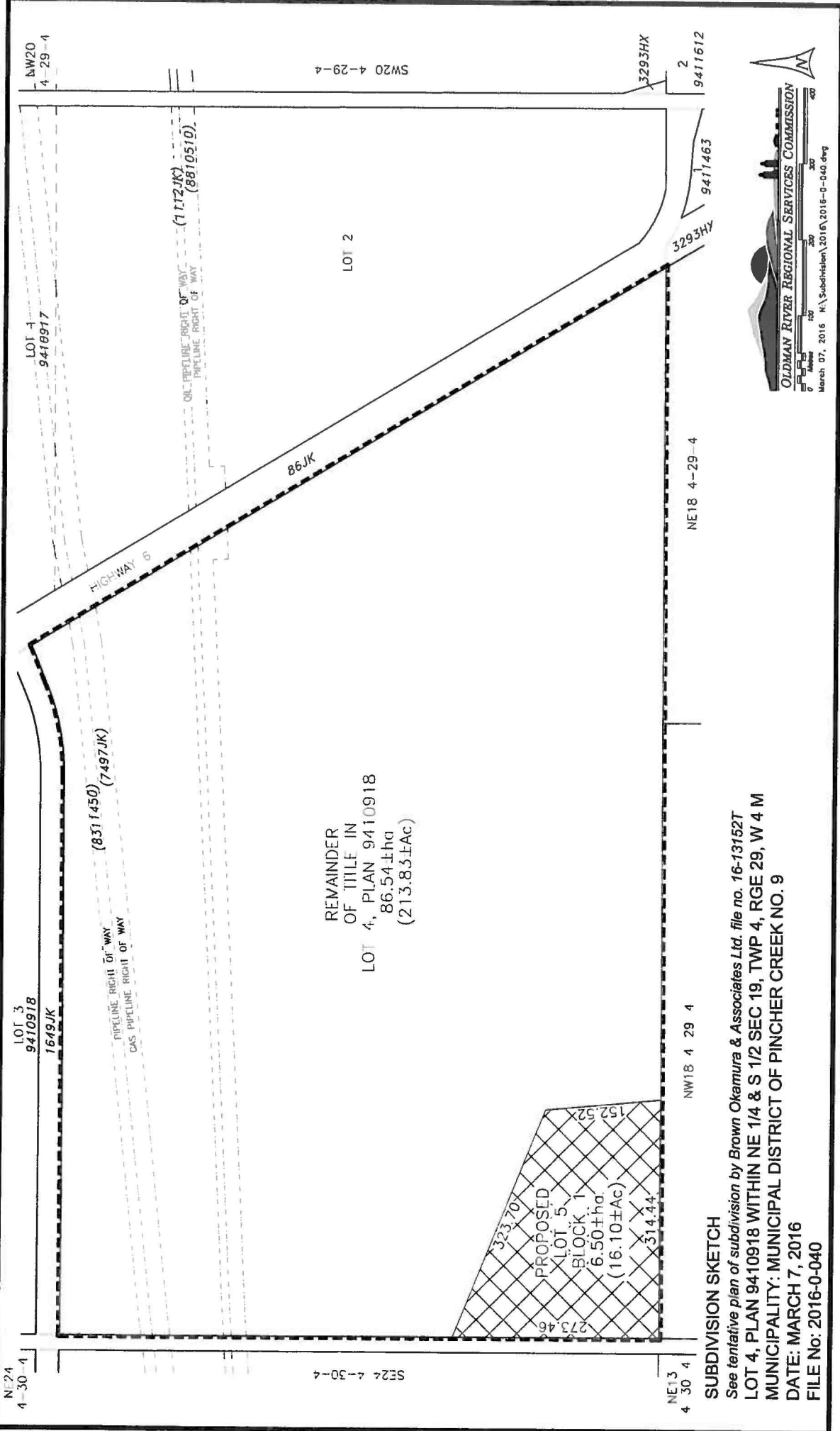
  
Signature of Registered Owner



**SUBDIVISION LOCATION SKETCH**  
**LOT 4, PLAN 9410918 WITHIN**  
**NE & S 1/2 SEC 19, TWP 4, RGE 29, W 4 M**  
**MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9**  
**DATE: MARCH 7, 2016**  
**FILE No: 2016-0-040**

MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 2105 98B AVENUE NORTH, LETHBRIDGE, AB T1V 2E5  
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS





**SUBDIVISION SKETCH**  
 See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 16-13152T  
 LOT 4, PLAN 9410918 WITHIN NE 1/4 & S 1/2 SEC 19, TWP 4, RGE 29, W 4 M  
 MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9  
 DATE: MARCH 7, 2016  
 FILE No: 2016-0-040

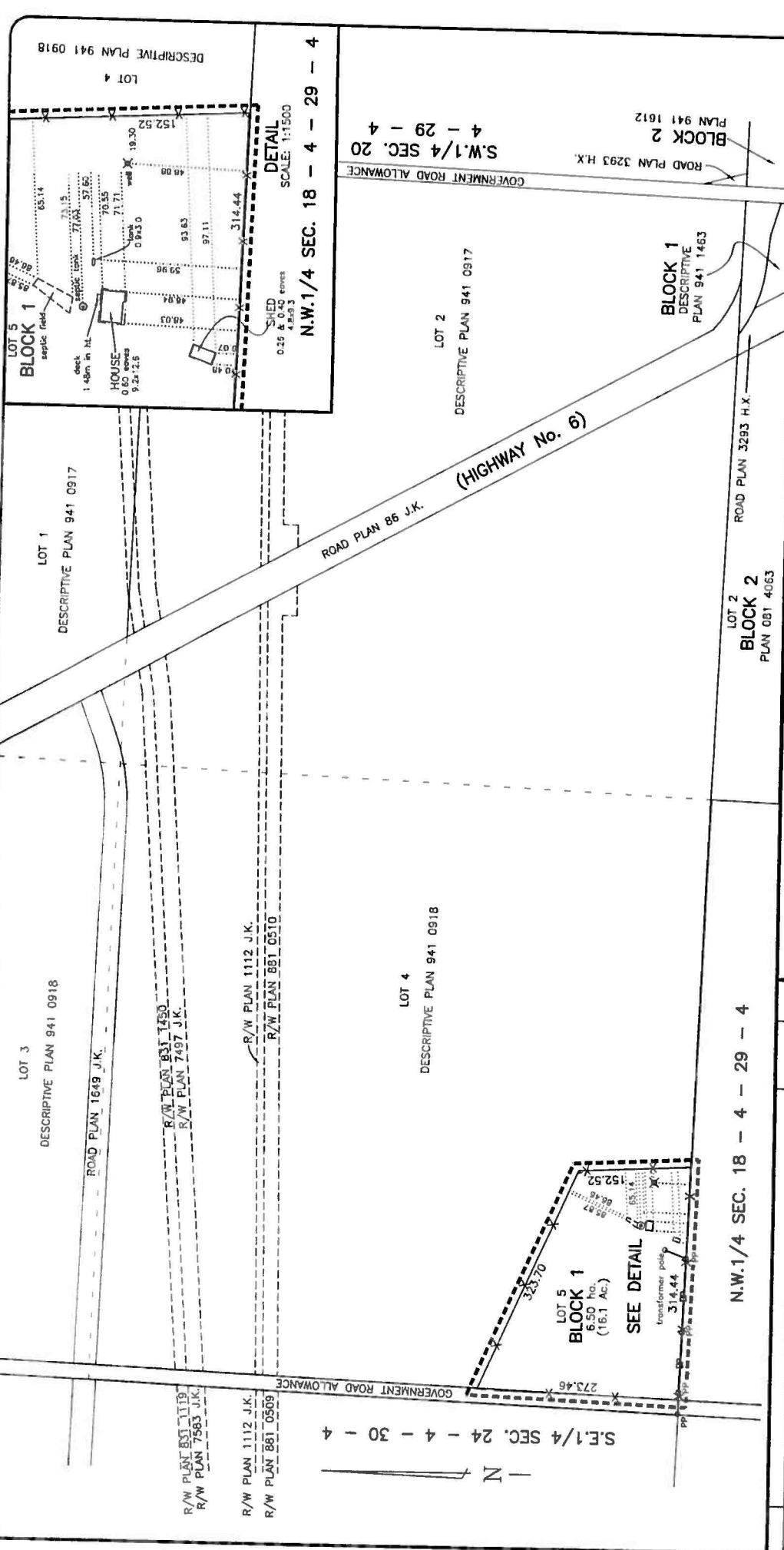


**SUBDIVISION SKETCH**

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 16-13152T  
 LOT 4, PLAN 9410918 WITHIN NE 1/4 & S 1/2 SEC 19, TWP 4, RGE 29, W 4 M  
 MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9  
 DATE: MARCH 7, 2016  
 FILE No: 2016-0-040

AERIAL PHOTO DATE: 2012





**LEE EVENSON**  
 TENTATIVE PLAN SHOWING SUBDIVISION  
 of part of  
 LOT 4; DESCRIPTIVE PLAN 941 0918  
 (4-305 RGE RD 30-0)  
 all within  
 S.W.1/4 SEC. 19; TWP. 4; RGE. 29; W.4 M.  
 MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

**bee**  
**brown okamura & associates ltd.**  
 Professional Surveyors  
 514 Stafford Drive, Lethbridge, Alberta

**APPROVED**  
*D. J. Amantea*  
 D. J. Amantea, A.L.S.

DRAWN CJB DATE MARCH 1/16  
 CHECKED DUA JOB 16-13152  
 SCALE DRAWING 16-13152T  
 1:5000

LOT 2  
**BLOCK 2**  
PLAN 081 4063

LOT 2  
**BLOCK 2**  
PLAN 081 4063

**N.W.1/4 SEC. 18 - 4 - 29 - 4**

NO.	REVISION	DATE	BY

Improvements shown were surveyed on February 25th, 2016

**NOTE:** Portion to be approved is outlined thus ----- and contains approximately 6.50 ha. Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey.



## DRAFT RESOLUTION

Our File: 2016-0-055

May 30, 2016

Wendy Kay  
Chief Administrative Officer  
M.D. of Pincher Creek No. 9  
P.O. Box 279  
Pincher Creek AB T0K 1W0

Dear Ms. Kay:

**RE: NW1/4 35-5-30-W4M / M.D. of Pincher Creek No. 9**

With regard to the subdivision application noted above, please find attached a draft resolution for your Municipality's decision.

The Subdivision Authority should note that comments have not been received from the Livingstone School Division, TELUS, AltaLink, Alta Gas, AB Health Services, AB Agriculture, AB Environment & Parks – K. Murphy and AER.

After the Subdivision Approval Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.

A handwritten signature in black ink that reads "G. Scott". The signature is written in a cursive, flowing style.

Gavin Scott  
Planner

GS/so  
Attachment



# RESOLUTION

2016-0-055

**M.D. of Pincher Creek No. 9 Country Residential** subdivision of NW1/4 35-5-30-W4M

THAT the Country Residential subdivision of NW1/4 35-5-30-W4M (Certificate of Title No. 151 048 267), to create a 10.00 acre (4.04 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use; BE APPROVED subject to the following:

## CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the septic system and water well be installed and the locations be determined by surveyor sketch prior to finalization of any proposed lot line to ensure the required setbacks are met.

## REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. The proposed subdivision with waiver complies with the M.D. of Pincher Creek subdivision policy R.11.
4. That a waiver of Policy R11, pursuant to Municipal Development Plan Policy A.1 and A.2 was deemed appropriate and granted.

## INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Pincher Creek Emergency Services, David Cox – Chief:  
“I have no issues with this development.”
- (e) FortisAlberta has reviewed the plan and determined that no easement is required by FortisAlberta.  
FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

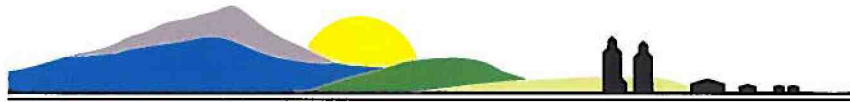
(f) Alta Gas Utilities has no objection to the proposed subdivision.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE

3105 - 16<sup>th</sup> Avenue North  
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344  
Toll-Free: 1-844-279-8760  
Fax: (403) 327-6847  
E-mail: subdivision@orrsc.com  
Website: www.orrsc.com



**OLDMAN RIVER REGIONAL SERVICES COMMISSION**

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## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** May 6, 2016

**Date of Receipt:** May 3, 2016

**TO: Landowner:** Lorraine Unruh c/o Keelan Unruh

**Agent or Surveyor:** Thomas C. Penner, A.L.S.

**Referral Agencies:** M.D. of Pincher Creek No. 9, Fred Schoening, Livingstone School Division, TELUS, FortisAlberta, AltaLink, AltaGas, AB Health Services, AB Agriculture, AB Environment & Parks - K. Murphy and AER

**Adjacent Landowners:** Lorraine Unruh, Alexandra Steinke, Claudia & Warren Steinke, Reners Farms Ltd., Gerald & Shelly Snaith, Kevin Steinke, Susan Steinke-Prins, Dean Steinke, Curtis Steinke, Kent Bonertz & Wendy McClelland, Edwin & Betty Whipple, Robert Bonertz, Wendi McCarthy, Warren & Carole Cooley

**Planning Advisor:** Gavin Scott

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email, fax or mail no later than **May 25, 2016**. (Please quote our File No. **2016-0-055** in any correspondence with this office).

**File No:** 2016-0-055

**Legal Description:** NW1/4 35-5-30-W4M

**Municipality:** M.D. of Pincher Creek No. 9

**Land Designation:** Agriculture - A  
(Zoning)

**Existing Use:** Agricultural

**Proposed Use:** Country Residential

**# of Lots Created:** 1

**Certificate of Title:** 151 048 267

**Proposal:** To create a 10.00 acre (4.04 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use.

**Planner's Preliminary Comments:**

The purpose of this application is to create a 10.00 acre (4.04 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use.

The proposal is to accommodate the subdivision of an existing residence, which presently under construction. Access to the lot is presently granted from an existing approach to the west, off of a developed municipal road allowance. The residence is proposed to be serviced by a septic system and on-site domestic well.

Subdivision policy R.11 states:

*11. A subdivision application which proposes to subdivide an existing residence (or a farmstead containing a residence) from an unsubdivided quarter section shall not be approved unless the proposed residential lot is as small as possible between 3 acres and 10 acres in size, but large enough to contain related buildings, structures and improvements.*

The applicant has indicated that he is requesting acreage beyond that required for the house, so that he can build a barn and shop, dig a dugout, and keep some farm/hay land with the home site. As a young farmer starting out, the extra acreage would provide the ability to grow into a larger operation.

This proposal complies with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan and Land Use Bylaw. The Subdivision Authority is hereby requested to consider the following when rendering a decision on this application:

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyors sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies or the municipality shall be established prior to finalization of the application.
6. That a waiver of the subdivision policy R.11 requirement be granted by the Subdivision Authority of the MD of Pincher Creek or that the proposed parcel be reduced in size sufficient to accommodate existing buildings, structures and improvements.
7. That the septic system and water well be installed and the locations be determined by surveyor sketch prior to finalization of any proposed lot line to ensure the required setbacks are met.

**RESERVE:**

- Municipal Reserve is not applicable pursuant to Section 663(a) of the MGA, as it is the first parcel from the quarter section.

**If you wish to make a presentation at the subdivision authority meeting, please notify the M.D. of Pincher Creek No. 9 Municipal Administrator as soon as possible.**

Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority at a public meeting.



**APPLICATION FOR SUBDIVISION  
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY		
Zoning (as classified under the Land Use Bylaw):		
Fee Submitted: 6925.00	File No: 2016-0-055	
APPLICATION SUBMISSION		
Date of Receipt:	Date Deemed Complete: May 3, 2016	Accepted By: <i>[Signature]</i>

**1. CONTACT INFORMATION**

Name of Registered Owner of Land to be Subdivided: LORRAINE UNRUH c/o KEELAN UNRUH  
 Mailing Address: BOX 2603, PINCHER CREEK AB Postal Code: T0K 1W0  
 Telephone: 403-627-8844 Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Name of Agent (Person Authorized to act on behalf of Registered Owner): Thomas C. Penner, ALS  
 Mailing Address: brown okamura & associates ltd. BOX 655 LETHBRIDGE AB Postal Code: T1J 3Z4  
 Telephone: 403-329-4688 Cell: \_\_\_\_\_ Fax: 403-320-9144  
 Email: thomas@bokamura.com

**2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED**

a. All (part) of the NW ¼ Section 35 Township 5 Range 30 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)  
 b. Being all/part of: Lot/Unit \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
 c. Total area of existing parcel of land (to be subdivided) is: 64.2 hectares 158.61 acres  
 d. Total number of lots to be created: 1 Size of Lot(s): 4.04 ha (10.0 ac)  
 e. Rural Address (if applicable): \_\_\_\_\_  
 f. Certificate of Title No.(s): 151 048 267

**3. LOCATION OF LAND TO BE SUBDIVIDED**

a. The land is located in the municipality of MD of Pincher Creek  
 b. Is the land situated immediately adjacent to the municipal boundary? Yes  No   
 If "yes", the adjoining municipality is \_\_\_\_\_  
 c. Is the land situated within 0.8 kilometres (½ mile) of the right-of-way of a highway? Yes  No   
 If "yes" the highway is No. \_\_\_\_\_  
 d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes  No   
 If "yes", state its name \_\_\_\_\_  
 e. Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? unknown Yes  No

**4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**

Describe:  
 a. Existing use of the land agriculture  
 b. Proposed use of the land rural residential (house under construction)

**5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED**

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) flat
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)  
grass / crop
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) unknown
- d. Is this a vacant parcel (void of any buildings or structures)? Yes  No   
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.  
house (under construction)
- e. Is there a Confined Feeding Operation on the land or within 1.6 kilometres (1 mile) of the land being subdivided? Yes  No
- f. Are there any active oil or gas wells or pipelines on the land? Yes  No
- g. Are there any abandoned oil or gas wells or pipelines on the land? Yes  No

**6. WATER SERVICES**

Describe:

- a. Existing source of potable water none
- b. Proposed source of potable water cistern and/or well

**7. SEWER SERVICES**

Describe:

- a. Existing sewage disposal: Type none Year Installed \_\_\_\_\_
- b. Proposed sewage disposal: Type septic tank and field

**8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF**

I THOMAS C. PENNER, ALS (BOA File: 16-13154) hereby certify that

- I am the registered owner       I am authorized to act on behalf of the register owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

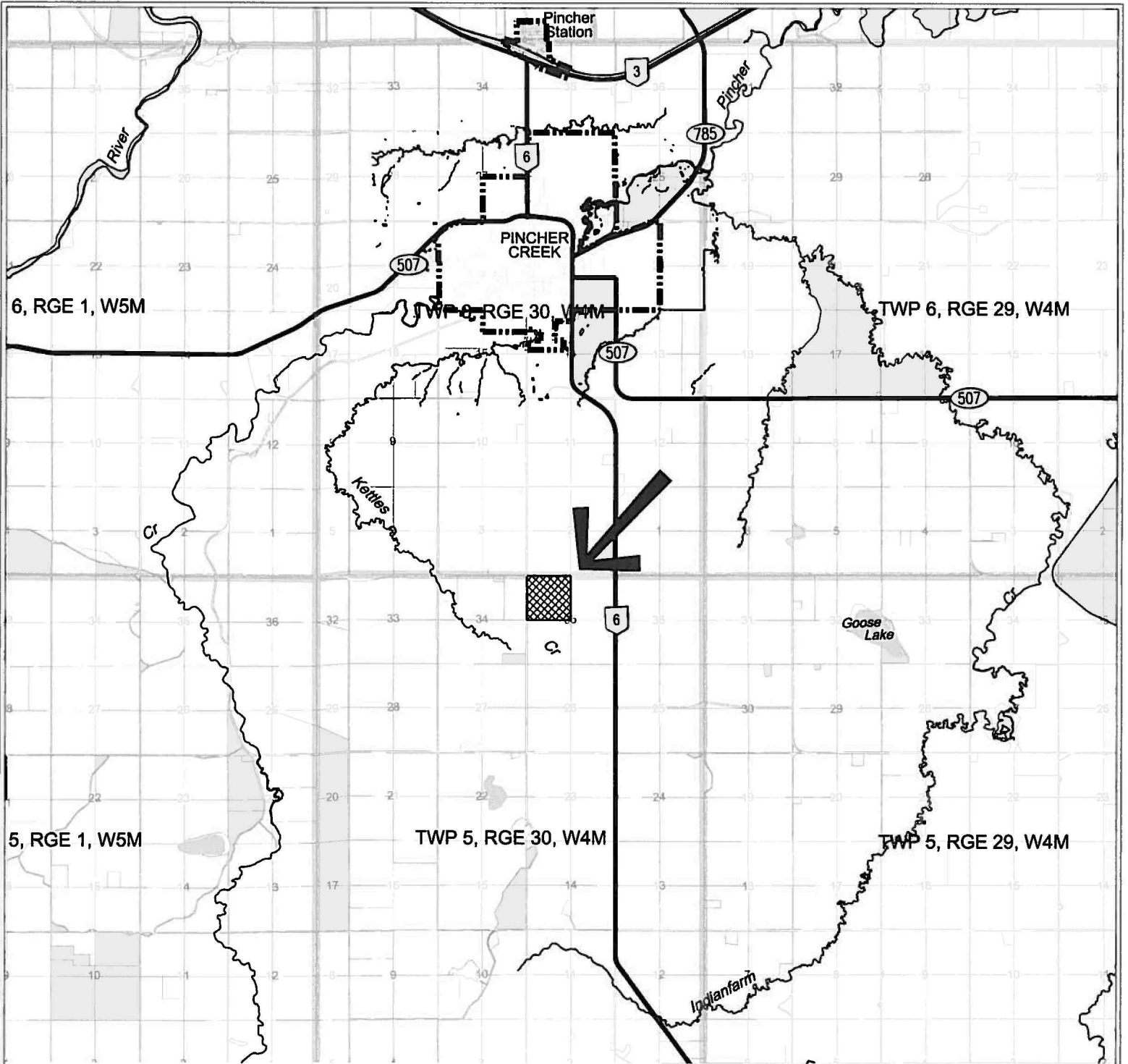
Signed:  Date: Apr 7/16

**9. RIGHT OF ENTRY**

I Lorraine Unruh hereby authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.

This right is granted pursuant to Section 653(2) of the Municipal Government Act.

  
Signature of Registered Owner



**SUBDIVISION LOCATION SKETCH**  
**NW 1/4 SEC 35, TWP 5, RGE 30, W 4 M**  
**MUNICIPALITY: M. D. OF PINCHER CREEK NO. 9**  
**DATE: MAY 3, 2016**  
**FILE No: 2016-0-055**

MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3700 50th AVENUE NORTH, LETHBRIDGE, AB T1K 1S6  
 \*NOT RESPONSIBLE FOR ERRORS OR OMISSIONS\*



May 03, 2016 N:\Subdivision\2016\2016-0-055.dwg

SE3  
6-30-4

SW2 6-30-4

SE2  
6-30-4

8810767

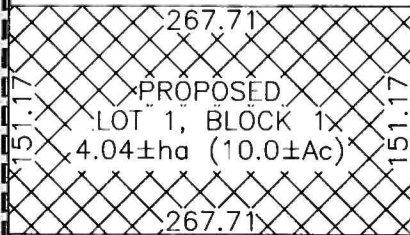
1211602

NE34 5-30-4

8810767

NE35 5-30-4

REMAINDER OF TITLE IN  
NW35 5-30-4  
60.14±ha (148.61±Ac)



SE34  
5-30-4

SW35 5-30-4

SE35  
5-30-4

### SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 16-13154T.

NW 1/4 SEC 35, TWP 5, RGE 30, W 4 M

MUNICIPALITY: M. D. OF PINCHER CREEK NO. 9

DATE: MAY 3, 2016

FILE No: 2016-0-055



0 Metres 100 200 300 400

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## SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 16-13154T.

NW 1/4 SEC 35, TWP 5, RGE 30, W 4 M

MUNICIPALITY: M. D. OF PINCHER CREEK NO. 9

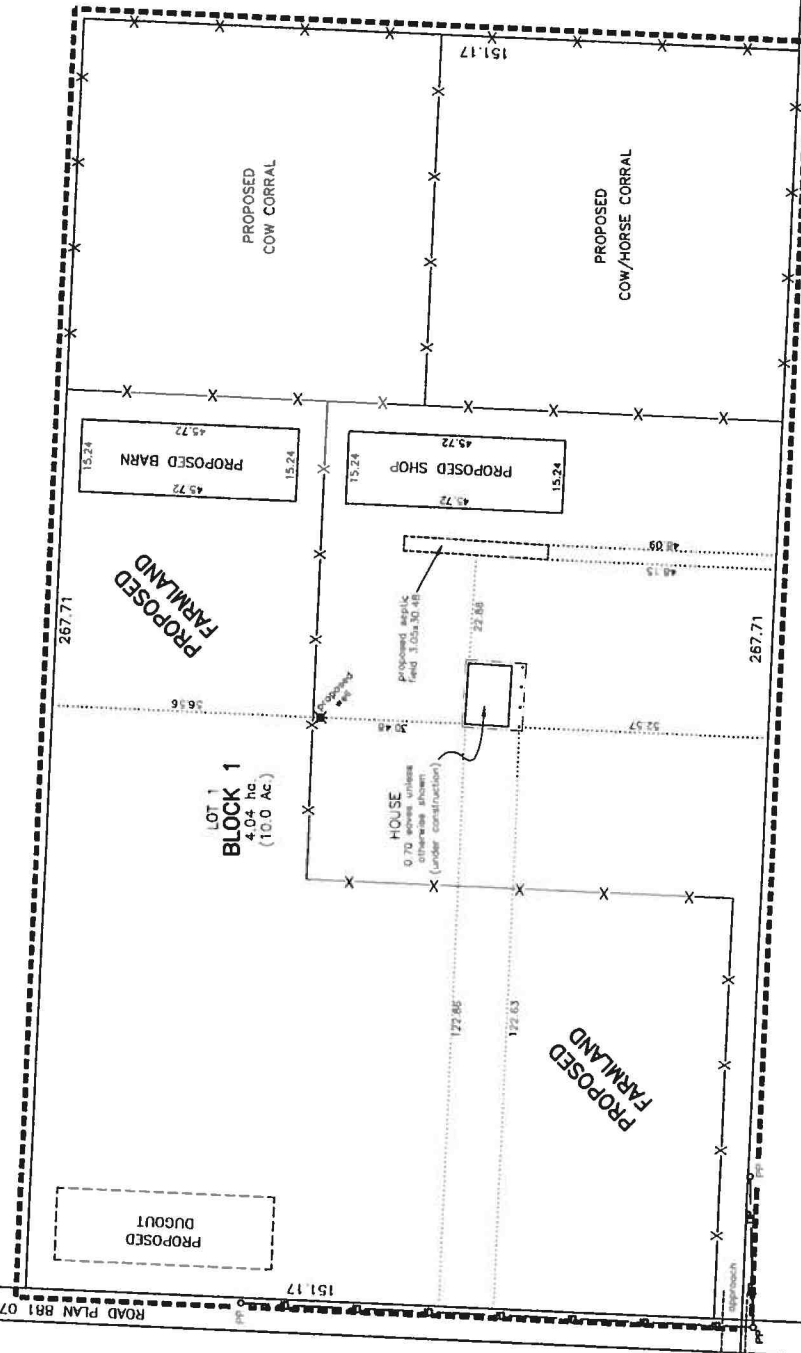
DATE: MAY 3, 2016

FILE No: 2016-0-055





N.W.1/4 SEC. 35 - 5 - 30 - 4



S.W.1/4 SEC. 35 - 5 - 30 - 4

N.E.1/4 SEC. 34 - 5 - 30 - 4

**boa** brown okamura & associates ltd.  
Professional Surveyors  
514 Stollard Drive, Lethbridge, Alberta

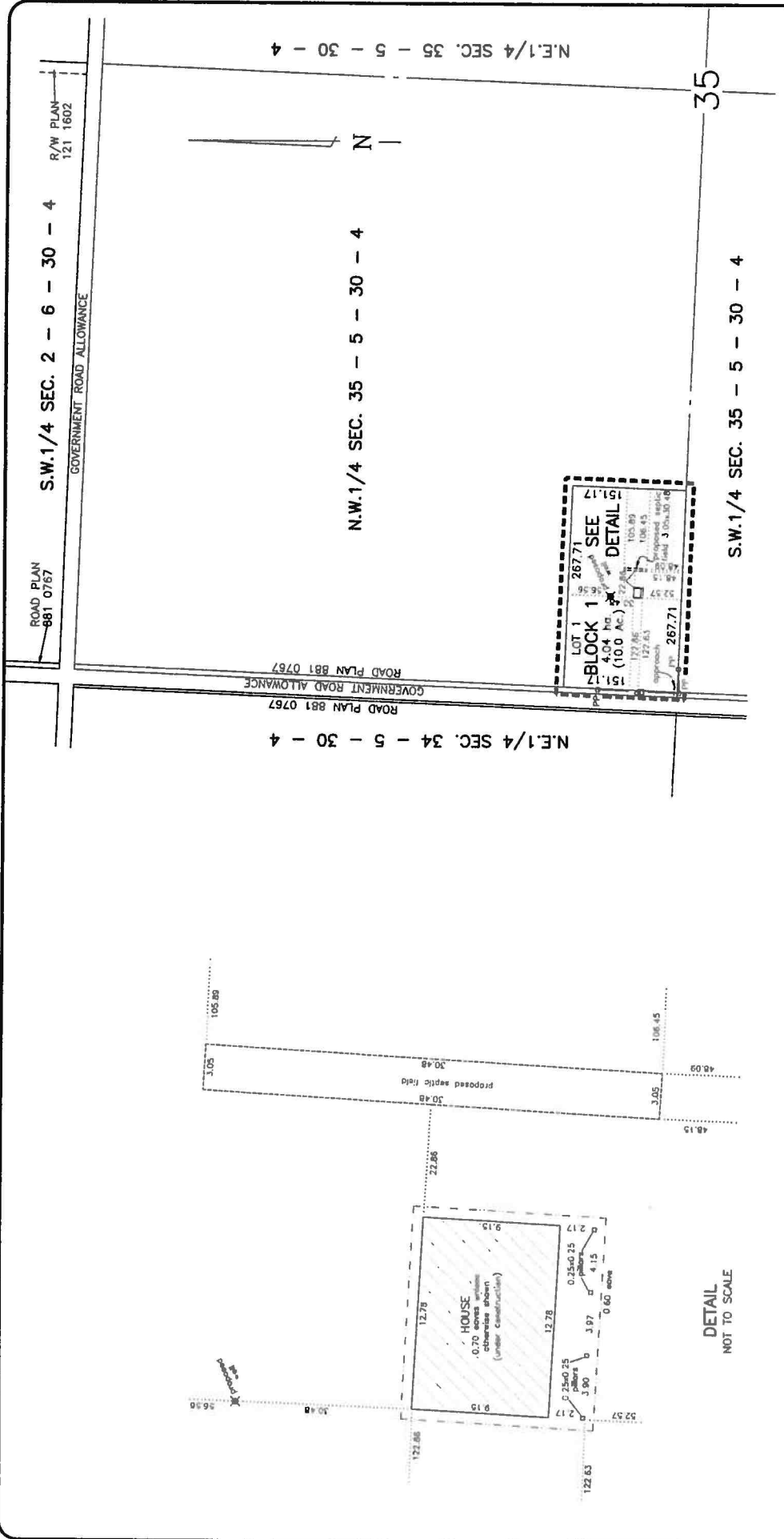
APPROVED	DATE	MAY 2nd, 2016
	CJOB	16-13154
	CHECKED	TCP
	SCALE	DRAWING
		16-13154T-3

T. C. Penner, A.L.S. 1:1000

**KEELAN UNRUH**  
SKETCH PLAN SHOWING PROPOSED IMPROVEMENTS  
WITHIN PROPOSED SUBDIVISION  
of part of  
N.W.1/4 SEC. 35; TWP. 5; RGE. 30; W.4 M.  
MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

NO.	REVISION	DATE	BY
	Improvements shown were surveyed on February 26th, 2016		

NOTE : Portion to be approved is outlined thus and contains approximately 4.04 ha. Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey.



**boa** brown okamura & associates ltd.  
 Professional Surveyors  
 514 Stafford Drive, Lethbridge, Alberta

APPROVED

DRAWN	CJB	DATE	MARCH 16/16
CHECKED	TCP	JOB	16-13154
SCALE		DRAWING	16-13154T

T. C. Penner, A.L.S. 1:5000

**KEELAN UNRUH**

TENTATIVE PLAN SHOWING SUBDIVISION  
 of part of  
 N.W.1/4 SEC. 35; TWP. 5; RGE. 30; W.4 M.  
 MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

NO.	REVISION	DATE	BY
1	added proposed well & septic field locations	Apr.5/16	CJB

Improvements shown were surveyed on February 26th, 2016

NOTE : Portion to be approved is outlined thus  
 and contains approximately 4.04 ha.  
 Distances are in metres and decimal parts thereof.  
 Distances and areas are approximate and are  
 subject to change upon final survey.



## DRAFT RESOLUTION

Our File: 2016-0-065

May 30, 2016

Wendy Kay  
Chief Administrative Officer  
M.D. of Pincher Creek No. 9  
P.O. Box 279  
Pincher Creek AB T0K 1W0

Dear Ms. Kay:

**RE: NW1/4 14-09-02-W5M / M.D. of Pincher Creek No. 9**

With regard to the subdivision application noted above, please find attached a draft resolution for your Municipality's decision.

The Subdivision Authority should note that comments have not been received from the Palliser School Division, TELUS, AltaLink, ATCO Gas, ATCO Pipelines, AB Health Services, AB Agriculture, AB Environment & Parks – K. Murphy, AER, and Baytex Energy.

After the Subdivision Approval Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.

Gavin Scott  
Planner

GS/so  
Attachment

# RESOLUTION

2016-0-065

**M.D. of Pincher Creek No. 9 Country Residential** subdivision of NW1/4 14-09-02-W5M

THAT the Country Residential subdivision of NW1/4 14-09-02-W5M (Certificate of Title No. 001 037 885), to to create a 9.9 acre (4.0 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use; BE APPROVED subject to the following:

## CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the proposed parcel be reduced in size to contain only the acreage west of Todd Creek sufficient to accommodate existing buildings, structures and improvements.

## REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy R.11.

## INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Pincher Creek Emergency Services, David Cox – Chief:  
“I have no issues with this development. I don’t see a road plan on the submission and would ask that the road be adequate for the weight of a tandem truck with some type of turn around.”
- (e) Chief Mountain Gas Co-op, Delbert G. Beazer – Chief Executive Officer:  
“We have no objections to the proposed subdivisions, as long as our Utility-Right-Way remains on title. Also, that any relocating of lines requested by the owner because of this subdivision will be at the owners cost. All contracts for gas service will be supplied as needed and at owners cost. If this subdivision splits a gas contract that serves two homes a new contract will have to be purchased by the owner.”

(f) Alberta Health Services, Wade Goin – Executive Officer:

“This subdivision application regards dividing a large parcel into 2.

Based on a review of this file and a site visit to the property this department has no objection to this subdivision provided:

- All pertinent bylaws, regulations and standards are complied with.
- A nuisance according to the Public Health Act is not created.

Should you have any questions regarding this report, please do not hesitate to contact me at 403-562-5030.”

(g) Alberta Transportation, Leah Olsen – Development/Planning Technologist:

“Reference your file to create a country residential/farmstead parcel at the above noted location.

The proposal is to create a single parcel of land from an unsubdivided quarter section to accommodate an existing residence and related improvements. As such, this application is in accordance with Section 14(b) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002 (“the regulation”).

Notwithstanding the foregoing, resultant of the fact that the remnant land does have direct access to Highway 22 this application is subject to the requirements of Section 15(2) of the regulation.

The department’s primary objective is to allow subdivision and development of adjacent properties in a manner that will not compromise the integrity and associated safe operational use or future expansion of the provincial highway system.

To that end, the proposal is in accordance with said Section 14(b) and the parcel to be created is well removed from the highway. Moreover, the remnant land will remain to be an agricultural tract with no additional highway frontages being created and by virtue of the department’s current access management guidelines use of the existing direct highway access for limited agricultural use is an acceptable access management strategy. Given this, strictly from Alberta Transportation’s point of view, we do not anticipate that creation of the country residential/farmstead parcel as proposed would have any appreciable impact on the highway

Therefore, pursuant to Section 16 of the regulation, in this instance the department grants a waiver of said Section 15(2).

Even though the waiver of Section 15(2) has been granted, the applicant is advised that no additional direct access to the highway will be allowed as a result of this application and that the existing direct access could remain on a temporary basis for limited agricultural use only.

Section 16 of the regulation only states that the requirements of Sections 14 and 15 may be varied. Although the waiver of this section has been granted for this application, it has been granted under site specific circumstance (in accordance with Section 14(b), indirect access by the local road system and the remnant lands will remain to be an agricultural tract) and it should not be construed that this variance would set precedent or be granted as a matter of course.

The applicant would also be advised that any development within the right-of-way or within 300 metres beyond the limit of the highway or within 800 metres from the centre point of the intersection of the highway and another highway would require the benefit of a permit from our department. This requirement is outlined in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009.

The subject property is within the noted control lines and as such any development would require the benefit of a permit from our department. To ensure that any future highway expansion plans are not unduly compromised, minimum setbacks would be identified and invoked as condition of approval such that an adequate buffer would be maintained alongside the highway and any other highway related issues could be appropriately addressed. The applicant could contact the department through the undersigned, at Lethbridge 403/381-5426, in this regard.

The department accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof. Noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the subdivision/development design.

Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 5(5)(d) of the regulation, Alberta Transportation (AT) agrees to waive the referral distance for this particular subdivision application. As far as AT is concerned an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application."

- (h) TELUS Communications Inc. has **no objections** to the current land owner proceeding with this application.

It is the land owner's responsibility to ensure they contact Alberta One-Call to ensure no facilities will be disrupted. If at any time TELUS facilities are disrupted, it will be at the sole cost of the land owner.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE



**OLDMAN RIVER REGIONAL SERVICES COMMISSION**

3105 - 16<sup>th</sup> Avenue North  
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344  
Toll-Free: 1-844-279-8760  
Fax: (403) 327-6847  
E-mail: [subdivision@orrsc.com](mailto:subdivision@orrsc.com)  
Website: [www.orrsc.com](http://www.orrsc.com)

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** May 9, 2016

**Date of Receipt:** May 3, 2016

**TO: Landowner:** Randy Clifford Donahue, Virginia Colleen Donahue

**Agent or Surveyor:** David J. Amantea, A.L.S.

**Referral Agencies:** M.D. of Pincher Creek No. 9, Fred Shoening, Livingstone School Division, TELUS, FortisAlberta, AltaLink, Chief Mountain Gas Co-op, AB Health Services, AB Agriculture, AB Transportation, AB Environment & Parks - K. Murphy, Historical Resources Administrator and AER

**Adjacent Landowners:** Hubert Lynch-Staunton, Antelope Butte Ranch

**Planning Advisor:** Gavin Scott

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email, fax or mail no later than **May 30, 2016**. (Please quote our File No. 2016-0-065 in any correspondence with this office).

**File No:** 2016-0-065

**Legal Description:** NW1/4 14-09-02-W5M

**Municipality:** M.D. of Pincher Creek No. 9

**Land Designation:** Agriculture - A  
(Zoning)

**Existing Use:** Agricultural

**Proposed Use:** Country Residential

**# of Lots Created:** 1

**Certificate of Title:** 001 037 885

**Proposal:** To to create a 9.9 acre (4.0 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use.



### **Planner's Preliminary Comments:**

The purpose of this application is to create a 9.9 acre (4.0 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use.

The proposal is to accommodate the subdivision of an existing farmyard, which presently contains a dwelling and a number of out-buildings. The proposed subdivision depicts Block 1 Lot 1 as a subdivision in 2 parts straddling Todd Creek. There is 1.32 acres on the east side of the Creek.

Access to the lot is presently granted from an existing approach to the west, off of a developed municipal road allowance. The applicant is proposing to move his driveway from the current location to the panhandle part of the subdivision. The existing residence is serviced by a septic system and on-site domestic well.

This proposal complies with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan and Land Use Bylaw. The Subdivision Authority is hereby requested to consider the following when rendering a decision on this application:

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyors sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies or the municipality shall be established prior to finalization of the application.
6. That any conditions of Alberta Transportation shall be established prior to finalization of the application.
7. That the proposed parcel be reduced in size sufficient to accommodate existing buildings, structures and improvements.
8. That, any conditions of Alberta Culture and Tourism, Historic Resources, shall be met prior to finalization.

### **RESERVE:**

- Municipal Reserve is not applicable pursuant to Section 663(a) of the MGA, as it is the first parcel from the quarter section.

**If you wish to make a presentation at the subdivision authority meeting, please notify the M.D. of Pincher Creek No. 9 Municipal Administrator as soon as possible.**

**Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority at a public meeting.**



**APPLICATION FOR SUBDIVISION  
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY		
Zoning (as classified under the Land Use Bylaw):		
Fee Submitted: <u>\$925</u>	File No: <u>2016-0-065</u>	
APPLICATION SUBMISSION		
Date of Receipt:	Date Deemed Complete: <u>May 3, 2016</u>	Accepted By:

**1. CONTACT INFORMATION**

Name of Registered Owner of Land to be Subdivided: RANDY & VIRGINIA DONAHUE  
 Mailing Address: BOX 153, LUNDBRECK Postal Code: T0K 1H0  
 Telephone: 403-328-2431 Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: randy@sierrawestcabins.com

Name of Agent (Person Authorized to act on behalf of Registered Owner): David J. Amantea, ALS  
 Mailing Address: brown okamura & associates ltd. BOX 655 LETHBRIDGE AB Postal Code: T1J 3Z4  
 Telephone: 403-329-4688 ex. 29 Cell: \_\_\_\_\_ Fax: 403-320-9144  
 Email: d.amantea@bokamura.com

**2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED**

a. All/part of the NW ¼ Section 14 Township 9 Range 2 West of 5 Meridian (e.g. SE¼ 36-1-36-W4M)  
 b. Being all/part of: Lot/Unit \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
 c. Total area of existing parcel of land (to be subdivided) is: 4.00 hectares 9.88 acres  
 d. Total number of lots to be created: 1 Size of Lot(s): \_\_\_\_\_  
 e. Rural Address (if applicable): UNKNOWN?  
 f. Certificate of Title No.(s): 001 037 885

**3. LOCATION OF LAND TO BE SUBDIVIDED**

a. The land is located in the municipality of PINCHER CREEK MD

b. Is the land situated immediately adjacent to the municipal boundary? Yes  No   
 If "yes", the adjoining municipality is \_\_\_\_\_

c. Is the land situated within 0.8 kilometres (½ mile) of the right-of-way of a highway? Yes  No   
 If "yes" the highway is No. 22

d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes  No   
 If "yes", state its name TODD CREEK

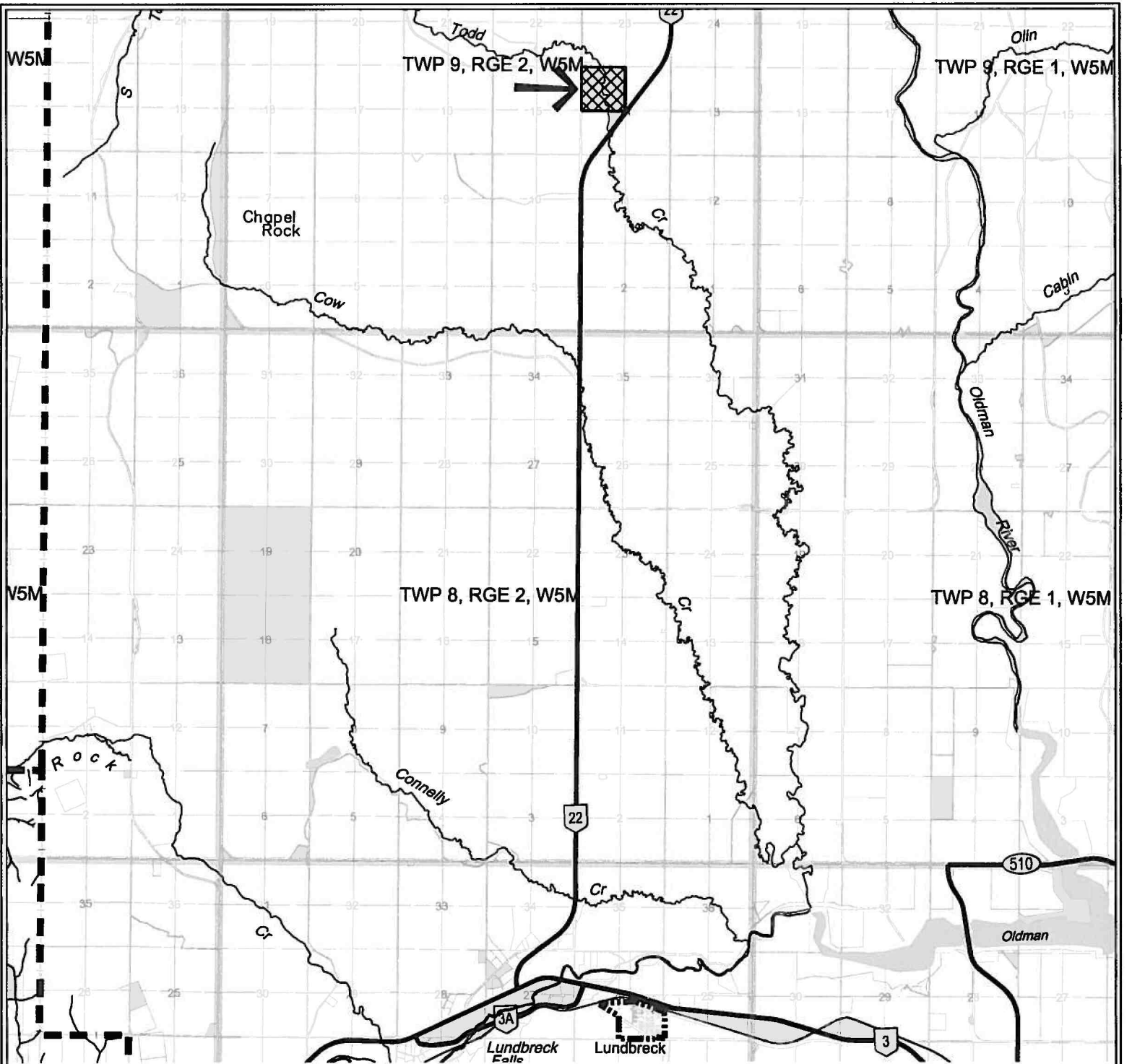
e. Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Yes  No

**4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**

Describe:

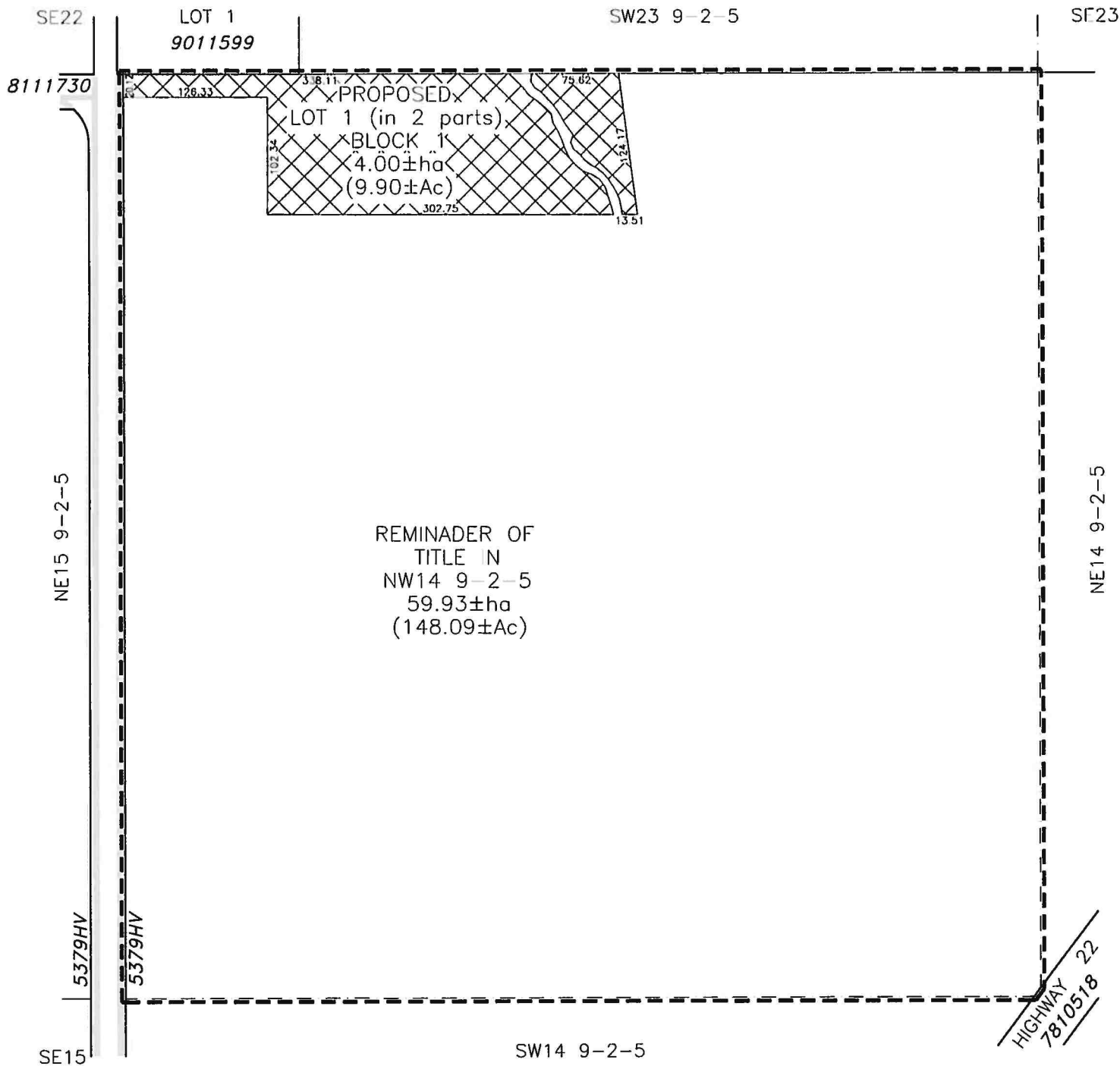
a. Existing use of the land FARM YARD

b. Proposed use of the land NO CHANGE



**SUBDIVISION LOCATION SKETCH**  
**NW 1/4 SEC 14, TWP 9, RGE 2, W 5 M**  
**MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9**  
**DATE: MAY 3, 2016**  
**FILE No: 2016-0-065**

MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 THIS AGENCY ACCEPTS RESPONSIBILITY AS TO THE  
 ACCURACY OF THE INFORMATION AND IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



## SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 16-13193T

NW 1/4 SEC 14, TWP 9, RGE 2, W 5 M

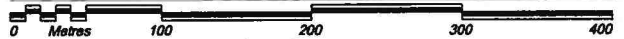
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: MAY 3, 2016

FILE No: 2016-0-065

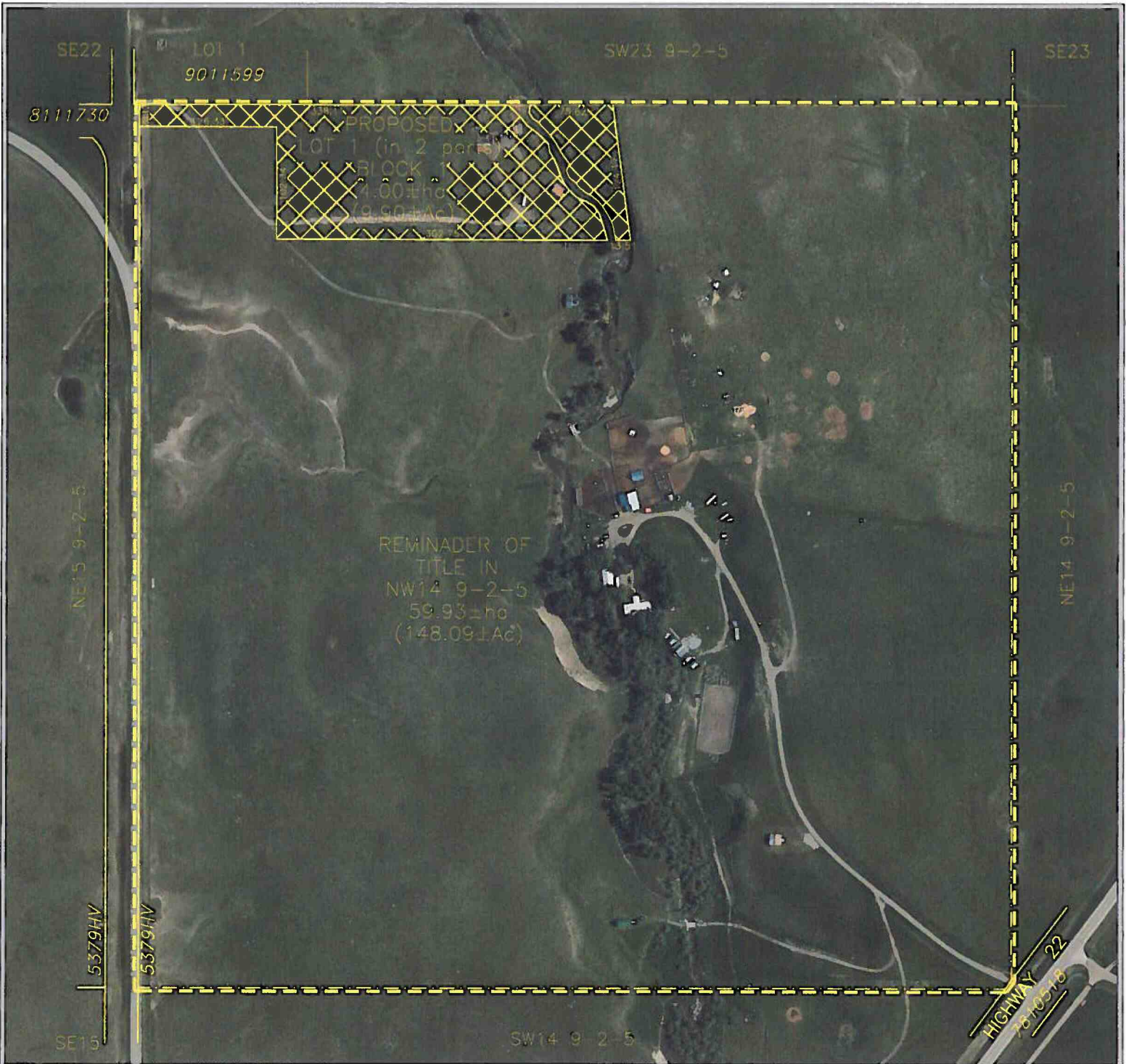


OLDMAN RIVER REGIONAL SERVICES COMMISSION



May 04, 2016 N:\Subdivision\2016\2016-0-065.dwg





## SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 16-13193T

NW 1/4 SEC 14, TWP 9, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: MAY 3, 2016

FILE No: 2016-0-065



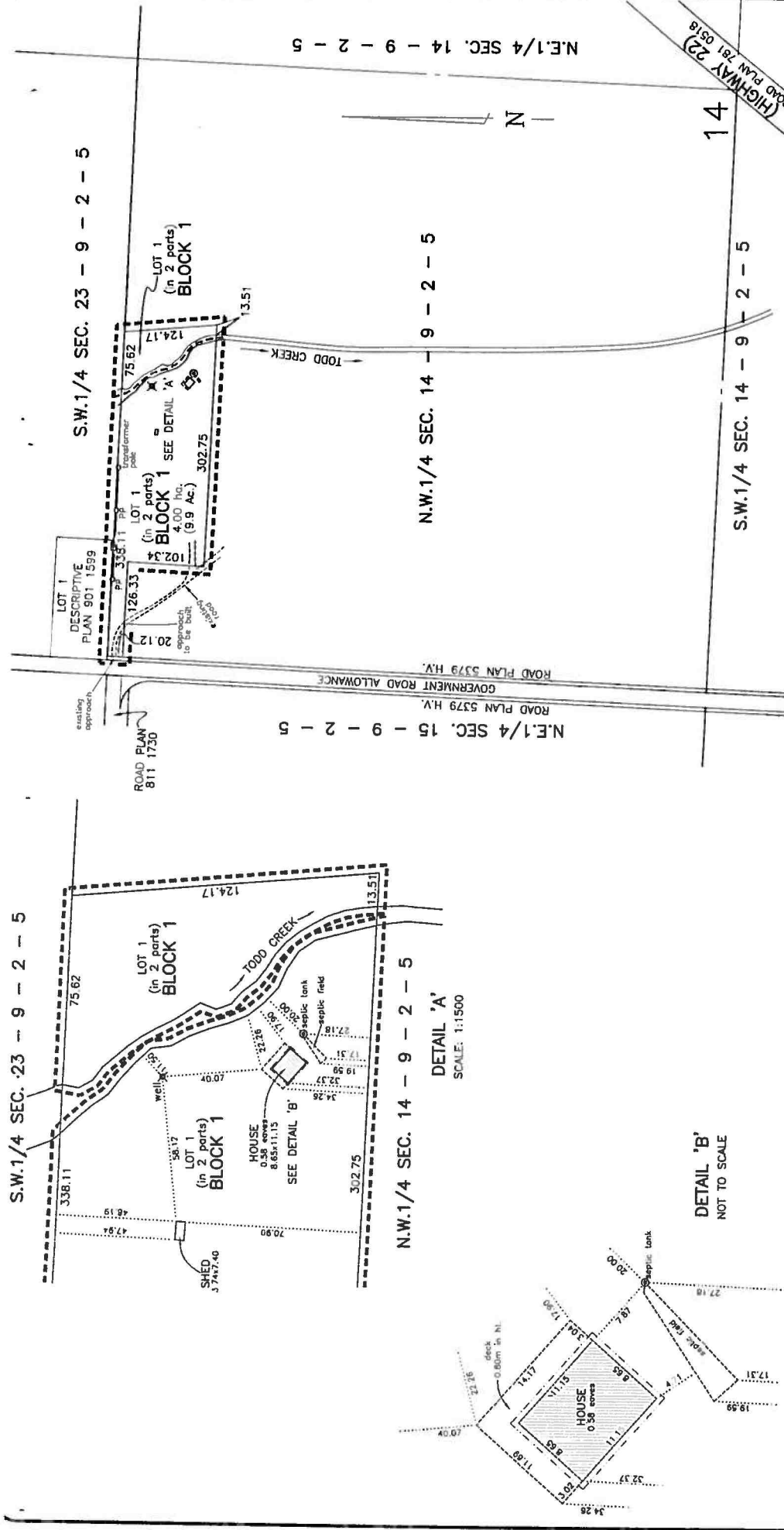
OLDMAN RIVER REGIONAL SERVICES COMMISSION



May 04, 2016 N:\Subdivision\2016\2016-0-065.dwg



AERIAL PHOTO DATE: 2015



N.E.1/4 SEC. 15 - 9 - 2 - 5  
 ROAD PLAN 5379 H.V.  
 ROAD PLAN 5379 H.V.  
 S.W.1/4 SEC. 14 - 9 - 2 - 5

S.W.1/4 SEC. 23 - 9 - 2 - 5  
 ROAD PLAN 811 1730  
 ROAD PLAN 5379 H.V.  
 N.W.1/4 SEC. 14 - 9 - 2 - 5

**DETAIL 'A'**  
 SCALE: 1:1500

**DETAIL 'B'**  
 NOT TO SCALE

**RANDY & VIRGINIA DONAHUE**

TENTATIVE PLAN SHOWING SUBDIVISION  
of part of  
N.W.1/4 SEC. 14; TWP. 9; RGE. 2; W.5 M.  
MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

NO.	REVISION	DATE	BY

Improvements shown were surveyed on March 29th, 2016

NOTE : Portion to be approved is outlined thus \_\_\_\_\_ and contains approximately 4.00 ha. Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey.

**boa**

brown okamura & associates ltd.  
Professional Surveyors  
514 Stirling Drive, Lethbridge, Alberta

DRAWN CJB	DATE APRIL 21/16	
CHECKED DJA	JOB 16-13193	
SCALE	DRAWING	

D. J. Amantea, A.L.S.      1:5000      16-13193T

LOT 1  
 DESCRIPTIVE PLAN 901 1599  
 ROAD PLAN 811 1730

LOT 1  
 (in 2 parts)  
 BLOCK 1  
 4.00 Ha.  
 (9.9 Ac.)

LOT 1  
 (in 2 parts)  
 BLOCK 1  
 SEE DETAIL 'A'

LOT 1  
 (in 2 parts)  
 BLOCK 1  
 SEE DETAIL 'B'

HOUSE  
 0.35 acres  
 8.65x11.15

SHED  
 3.74x7.40

HOUSE  
 0.35 acres  
 11.1 x 8.85

APPROVED

APPROVED

(HIGHWAY 22)  
 ROAD PLAN 781 0518