

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
September 3, 2019
6:00 pm

- 1. Adoption of Agenda**
- 2. Adoption of Minutes**
 - a. Minutes of June 4, 2019
- 3. Closed Meeting Session**
- 4. Unfinished Business**
- 5. Subdivision Application**
 - a. Subdivision Application No. 2019-0-112
Leonard McGlynn
SE1/4 28-5-28 W4M
- 6. New Business**
- 7. Next Regular Meeting October 1, 2019; 6:00 pm**
- 8. Adjournment**

**Meeting Minutes of the Subdivision Authority
Tuesday, June 4, 2019 6:00 pm
MD of Pincher Creek No. 9 Administration Building**

IN ATTENDANCE

Members: Reeve Brian Hammond, Councillors Quentin Stevick, Rick Lemire, Bev Everts and Terry Yagos

Staff: Director of Development and Community Services Roland Milligan, Planning Advisor Gavin Scott, Assistant Planner Hailey Winder, Accounting Clerk Joyce Mackenzie-Grieve

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor Quentin Stevick 19/024

Moved that the Subdivision Authority Agenda for June 4, 2019, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Quentin Stevick 19/025

Moved that the May 7, 2019, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Bev Everts 19/026

Moved that the Subdivision Authority close the meeting to the public, under the authority of the *Municipal Government Act* Section 197(2.1), the time being 6:01 p.m..

Carried

Councillor Rick Lemire 19/027

Moved that the Subdivision Authority open the meeting to the public, the time being 6:30 pm.

Carried

4. UNFINISHED BUSINESS

Nil

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5. SUBDIVISION APPLICATIONS

- a. Subdivision Application No. 2019-0-069
Leslie L Sinnott
NE1/4 20-7-1 W5M

Councillor Terry Yagos

19/028

Moved that the Agricultural subdivision of NE1/4 20-7-1 W5M (Certificate of Title No. 941053439 +1), to create one 18.25 acre (7.38 ha) parcel from a title of 139.68 acres (56.53 ha) for agricultural use; **BE APPROVED** subject to the following:

RESERVE:

The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 18.25 acres at the market value of \$2,500 per acre with the actual acreage and amount to be paid to the MD of Pincher Creek be determined at the final stage, for Municipal Reserve Purposes.

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 complies with the M.D. of Pincher Creek subdivision policy R.15.

INFORMATIVE:

The payment of the applicable 10% Municipal Reserve on the 18.25 acres must be satisfied using Municipal District of Pincher Creek Policy 422. The MD assessor has provided a land value for the 18.25 acre (7.38 ha) being subdivided at \$2,500 per acre. Using the formula from Policy 422, the amount owing to satisfy the Municipal Reserve is approximately \$4,563.50 with the actual amount to be determined at the

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finalization stage for Municipal Reserve purposes.

- (a) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (b) 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.)
- (c) Pincher Creek Emergency Services – David Cox, Chief: “I have no issues with this development”

TELUS Communications Inc. has no objection to the above circulation.

- (d) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

Fortis Alberta 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 or by calling (403) 514-4783 for any questions.

- (e) ATCO Gas has no objection to the proposed as it does not fall within our franchise are.
- (f) AltaGas Utilities Inc. has no objection to the proposed subdivision described in the file mentioned above as it is outside of our franchise area.
- (g) Alberta Health Services - Wade Goin, Executive Officer/Public Health Inspector:
"In response to your May 1, 2019 request for comment on the above noted subdivision we have reviewed the information and wish to provide the following comments:
 - Alberta Health Services does not object to this subdivision provided all other pertinent bylaws, regulations and standards are complied with.

If you require any further information, please call me at 403-562-5030".

- U) Alberta Transportation- Leah Olsen, Development Planning

Technologist: "Reference your file to create a parcel for agricultural use at the above noted location.

By virtue of Section 14(a) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017 ("the regulation"), the parcel to be created will be less than the 16 hectares size requirement to qualify as an agricultural parcel.

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Given that determination, the proposal is contrary to Section 14 and subject to the requirements of Section 15(2) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017 ("the regulation").

Alberta Transportation's primary objective is to allow subdivision and development of 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, this is a logical separation of the subject property due to the severance by the Highway 3 right-of-way (Road Plan 5467JK) of which the proposal is to continue using the remnant land for agricultural purposes. Moreover currently and as proposed the parcel to be created and remnant land will gain indirect access to the provincial highway system solely by way of the local road system. As such, strictly from Alberta Transportation's point of view, we do not anticipate that the creation of the agricultural parcel as proposed would have any appreciable impact on the highway.

Therefore, pursuant to Section 16 of the regulation, in this instance Alberta Transportation grants a waiver of said Sections 14 and 15(2).

Notwithstanding the fact that the waiver of Section 15(2) has been granted, the applicant is advised that no direct access to the highway will be allowed as a result of this application.

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

Notwithstanding the foregoing, the applicant would 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 center point of the intersection of the highway and another highway would require the benefit of a permit from Alberta Transportation. 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 Alberta Transportation. 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.

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

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the signed easement agreement being submitted to the Subdivision Authority.

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. That the municipality in having taken into account the Provincial document *Stepping Back from the Water*, the comments from Alberta Environment and Parks, and the *Environmental Reference Manual for the Review of Subdivisions in Alberta* has determined that a buffer from the natural water body's banks by the mechanism of environmental reserve easement provides the best means of environmental protection for the water course known as Todd Creek.

INFORMATIVE:

- (a) The payment of the applicable 10% Municipal Reserve on the 25.10 acres must be satisfied using Municipal District of Pincher Creek Policy 422. The MD assessor has provided a land value for the 25.10 acre (10.16 ha) being subdivided at \$3,000 per acre. Using the formula from Policy 422, the amount owing to satisfy Municipal Reserve is approximately \$7,530 with the actual amount less the acreage for environmental reserve to be determined at the finalization stage for Municipal Reserve purposes.
- (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) TELUS Communications Inc. has no objection to the above circulation.
- (e) Chief Mountain Gas Co-op Ltd. - Delbert G. Beazer, Chief Executive Officer:
"Please note, 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

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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.

Being that the application is in a remote area, natural gas service may be unavailable. Developer should discuss gas needs and plans for implementation before lots are sold. We would rather deal with the developer than individual lot owners for capital expense and planning.

As a condition of subdivision, we request that a Service Agreement be signed by the Applicant prior to subdivision finalization."

- (f) Alberta Environment & Parks - Michael Taje, Public Land Management Specialist:

"The property is adjacent to the Todd Creek, any development near the creek should follow the Step Back from the Water Guidelines. Note that any development within the bed and shore will require a Public Land Act Permit, or Disposition, as the Bed and Shore is Public Land as per the Public Lands Act.

These Comments are only based on the Public Lands Act point of view."

- (g) Alberta Environment & Parks - Sid Parseyan, Senior Waterbody/Boundary Research Analyst:

"Thank you for your email and the submitted document. Please be advised that under Section 3 of the *Public Lands Act*, the Crown in right of Alberta owns the bed and shore of Todd Creek which flows through the SW ¼ Section 14-9-2-5.

Please do not hesitate to contact us if any additional clarification is required and/or you have any questions or comments on this matter."

- (h) Adjacent Landowner - Jessie Hurlburt:

"I have no comments regarding the proposed subdivision."

Councillor Bev Everts

19/029

Carried

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, July 2, 2019; 6:00 pm.

8. ADJOURNMENT



3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

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

DRAFT RESOLUTION

Our File: 2019-0-112

August 22, 2019

Troy MacCulloch
Chief Administrative Officer
Municipal District of Pincher Creek No. 9
Box 279
Pincher Creek Alberta T0K 1W0

Dear Mr. MacCulloch,

RE: SE1/4 28-5-28-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 Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, AB Health Services - Lethbridge, AB Environment & Parks - E. Evenson, AB Environment & Parks - K. Murphy, AB Environment Operations Infrastructure Branch (OIB), AB Water Boundaries, AB Agriculture 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.

Gavin Scott
Senior Planner

GS/jm
Attachment

RESOLUTION

2019-0-112

M.D. of Pincher Creek No. 9 Country Residential subdivision of SE1/4 28-5-28-W4M

THAT the Country Residential subdivision of SE1/4 28-5-28-W4M (Certificate of Title No. 191 138 928), to create a 9.8 acre (3.97ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use; BE APPROVED subject to the following:

RESERVE:

Pursuant to Sections 664 and 664.1 of the Municipal Government Act, that environment reserve be provided as a 10m environmental reserve easement along the banks of Foothill Creek within the proposed subdivision with the actual acreage to be dedicated being determined at the final stage, for Environmental Reserve purposes.

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. That the municipality in having taken into account the Provincial document Stepping Back from the Water, and the Environmental Reference Manual for the Review of Subdivisions in Alberta has determined that a buffer from the natural water body's banks by the mechanism of environmental reserve easement provides the best means of environmental protection for the water course known as Foothill Creek.
4. 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) TELUS Communications Inc. has no objections to the above noted circulation.

- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have 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 or by calling (403) 514-4783 for any questions.

- (f) Chief Mountain Gas Co-op Ltd. – Delbert G. Beazer, Chief Executive Officer:

“Please note, 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.

Being that the application is in a remote area, natural gas service may be unavailable. Developer should discuss gas needs and plans for implementation before lots are sold. We would rather deal with the developer than individual lot owners for capital expense and planning.

As a condition of subdivision, we request that a Service Agreement be signed by the Applicant prior to subdivision finalization.”

- (g) Alberta Health Services – Kristen Dykstra, Public Health Inspector/Executive Officer:

“In response to your July 31, 2019, subdivision of land application, we have reviewed the information provided. We wish to provide the following comments:

- We do not foresee any new public health problems being created as a result of the above noted subdivision provided that the applicant complies with all pertinent regulations, by-laws, and standards.
- Each parcel of residential land should have access to a legal source of drinking water as designated by the appropriate regulatory authority.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided.
- In the application, the applicant noted that the property is within 1 mile of a Confined Feeding Operation (CFO). It must be confirmed that the setback distance from the CFO meets the requirements set out in legislation.

If you require further clarification, please contact me at the Lethbridge Community Health Centre at 403-388-6690 Ext. 8.”

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: July 31, 2019

Date of Receipt:

July 24, 2019

Date of Completeness:

July 25, 2019

TO: Landowner: Leonard McGlynn

Agent or Surveyor: Zachary J. Prosper, A.L.S.,

Referral Agencies: M.D. of Pincher Creek No. 9, Bev Everts, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Chief Mountain Gas Co-op Ltd., AB Health Services - Lethbridge, AB Environment & Parks - E. Evenson, AB Environment & Parks - K. Murphy, AB Environment Operations Infrastructure Branch (OIB), AB Water Boundaries, AB Agriculture, AER

Adjacent Landowners: Gerald & Yvonne Terpstra, William F. Metzler, Dallis H. McGlynn, James & Linda Dyck

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. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **August 19, 2019**. (Please quote our File No. **2019-0-112** in any correspondence with this office).

File No.: 2019-0-112

Legal Description: SE1/4 28-5-28-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: 191 138 928

Meeting Date: September 3, 2019

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 9.8 acre (3.97ha) 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, garage, barn, and number of other out-buildings. Access to the lot is presently granted from an existing approach to the south, off of a developed municipal road allowance. The existing residence is serviced by a septic system and on-site domestic well.

Foothill Creek a tributary of the Waterton River traverses the east side of the proposed subdivision area and is subject to Alberta Environment's *Stepping Back from the Water* guidelines for development.

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.

RESERVE:

- Municipal Reserve is not applicable pursuant to Section 663(a) of the MGA, as it is the first parcel from the quarter section.
- An Environmental Reserve Easement may be implemented by way of agreement to ensure Foothill Creek is kept in a natural state in accordance with Municipal Government Act Section 664.

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.



FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Agriculture - A</u>	
Fee Submitted: <u>\$1025.00</u>	File No: <u>2019-0-112</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>July 24, 2019</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>July 25, 2019</u>	Accepted By: <u>[Signature]</u>

**APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY**

1. CONTACT INFORMATION

Name of Registered Owner and to be Subdivided: Leonard McGlynn
 Mailing Address: _____ Postal Code: _____
 Telephone: _____ Fax: _____
 Email: _____ Preferred Method of Correspondence: Email Mail

Name of Agent (Person Authorized to act on behalf of Registered Owner): _____
 Mailing Address: _____ Postal Code: _____
 Telephone: _____ Cell: _____ Fax: _____
 Email: _____ Preferred Method of Correspondence: Email Mail

Name of Surveyor: Zachary Prosper, ALS brown okamura & associates ltd.
 Mailing Address: Box 655 Lethbridge, AB Postal Code: T1J 3Z4
 Telephone: 403-329-4688 Ext.132 Cell: _____ Fax: _____
 Email: zach@okamura.com Preferred Method of Correspondence: Email Mail

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- a. All (part) of the SE ¼ Section 28 Township 5 Range 28 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: 64.7 hectares 160 acres
- d. Total number of lots to be created: 1 Size of Lot(s): 3.97 hectares (9.8 acres)
- e. Rural Address (if applicable): _____
- f. Certificate of Title No.(s): 191 138 928

3. LOCATION OF LAND TO BE SUBDIVIDED

- a. The land is located in the municipality of Municipal District of Pincher Creek No. 9
- 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 1.6 kilometres (1 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 Foothill Creek
- 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 Farmyard
- b. Proposed use of the land Same

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) mixed
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)
trees, grass, creek
- 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.
See tentative Plan
- 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 tank & field Year Installed Approx. 2004
- b. Proposed sewage disposal: Type septic tank & field

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I Leonard C McGlynn 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: Leonard C McGlynn Date: July 5, 2019

9. RIGHT OF ENTRY

I, Leonard C McGlynn do / do not (please check one) authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection and evaluation in connection with my application for subdivision. This right is granted pursuant to Section 653(2) of the Municipal Government Act.

Leonard C McGlynn
Signature of Registered Owner(s)



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 632 112 4;28;5;28;SE 191 138 928

LEGAL DESCRIPTION
MERIDIAN 4 RANGE 28 TOWNSHIP 5
SECTION 28
QUARTER SOUTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 011 312 002

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

OWNERS

LEONARD C MCGLYNN

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		

761 062 859 19/05/1976 UTILITY RIGHT OF WAY
GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD.
BOX 38
CARDSTON
ALBERTA T0K0K0
(DATA UPDATED BY: CHANGE OF NAME 021088514)

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 24 DAY OF JULY,
2019 AT 09:28 A.M.

ORDER NUMBER: 37681551

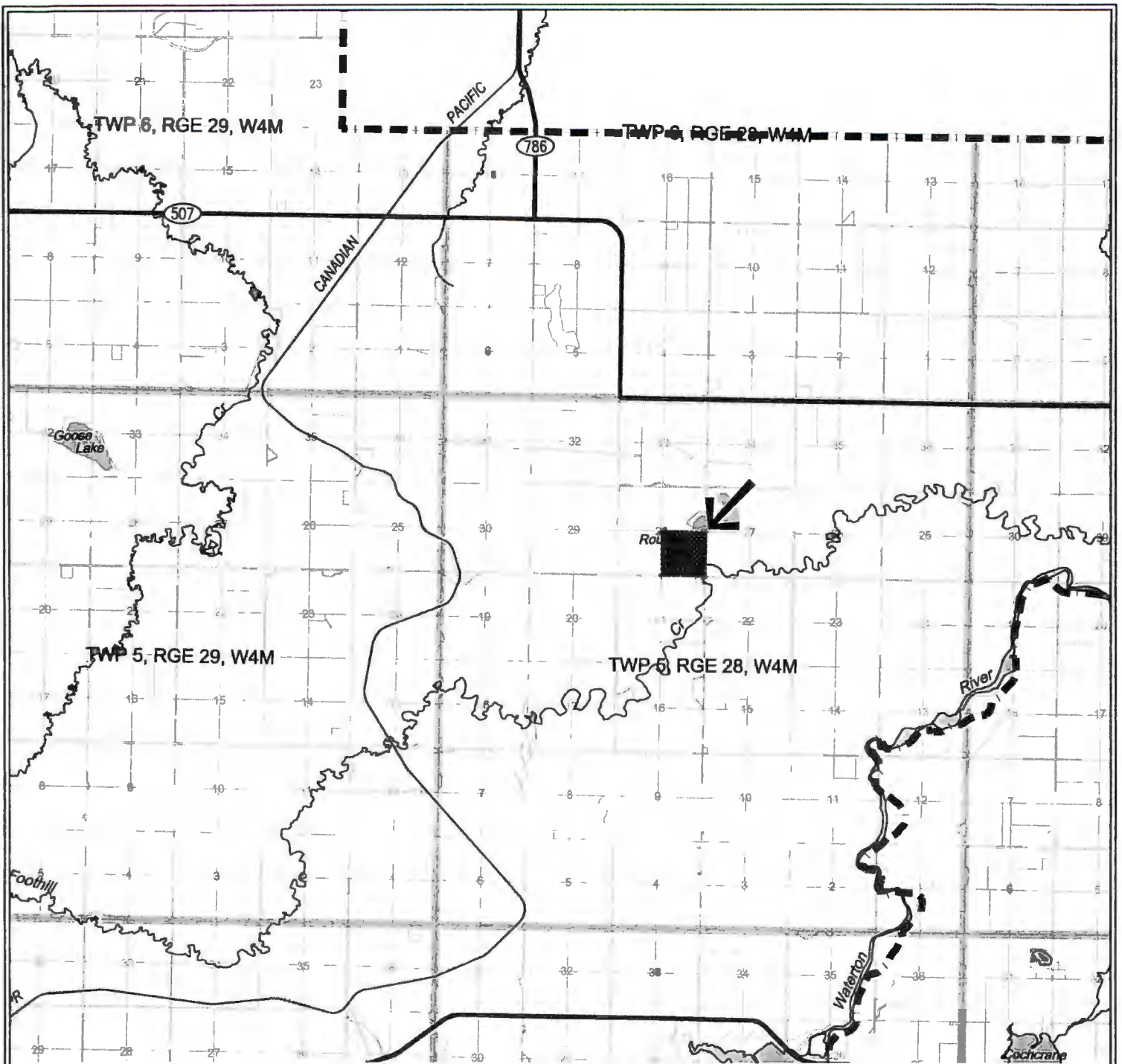
CUSTOMER FILE NUMBER:



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).



SUBDIVISION LOCATION SKETCH

SE 1/4 SEC 28, TWP 5, RGE 28, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK

DATE: JULY 25, 2019

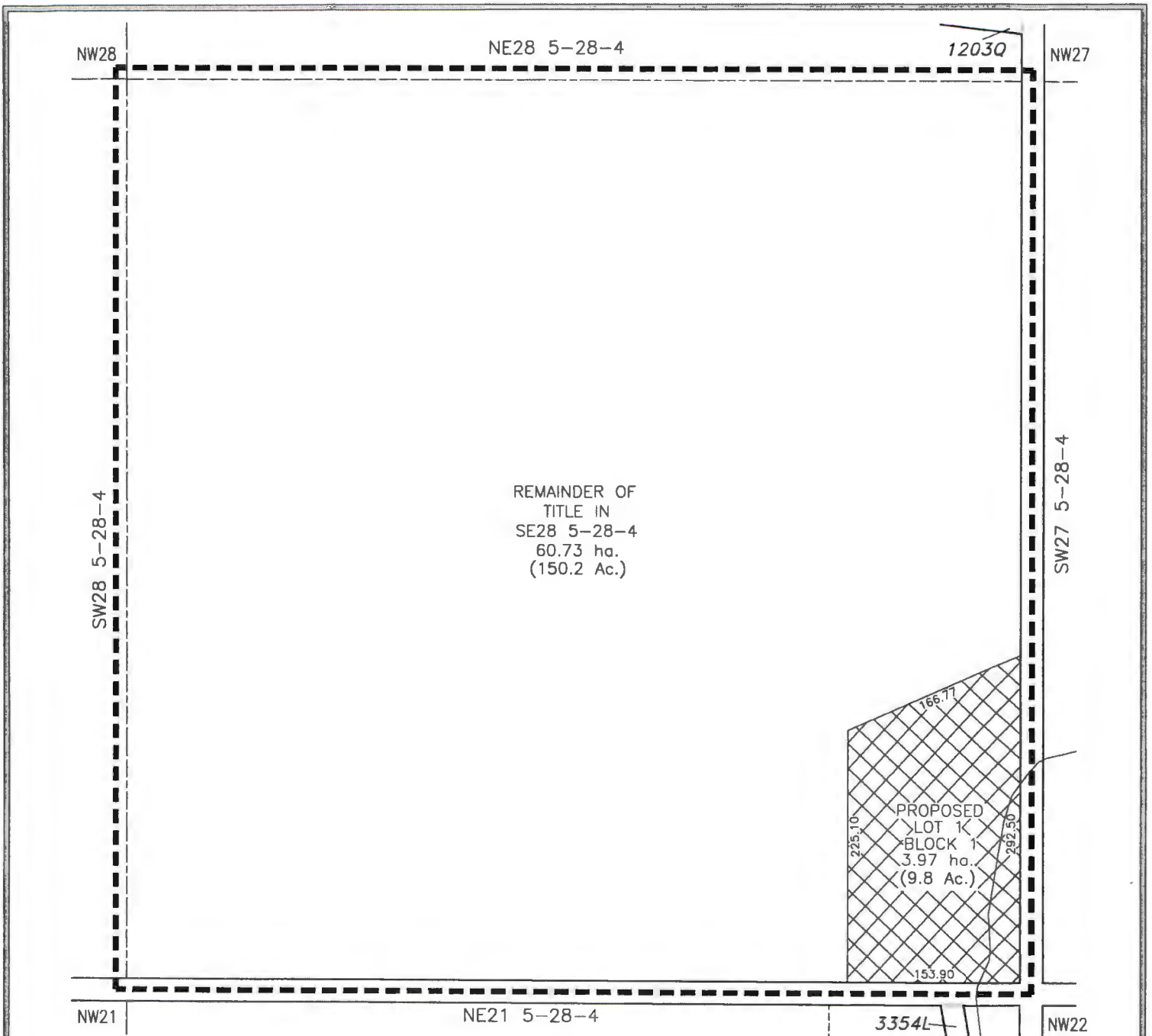
FILE No: 2019-0-112

MAP PREPARED BY
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3865 50th AVENUE NORTH, LEATHERHEAD, AB T9V 0E9
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



OLDMAN RIVER REGIONAL SERVICES COMMISSION

July 25, 2019 N:\Subdivision\2019\2019-0-112.dwg



SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 19-14596T

SE 1/4 SEC 28, TWP 5, RGE 28, W 4 M

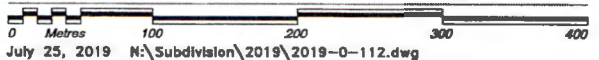
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK

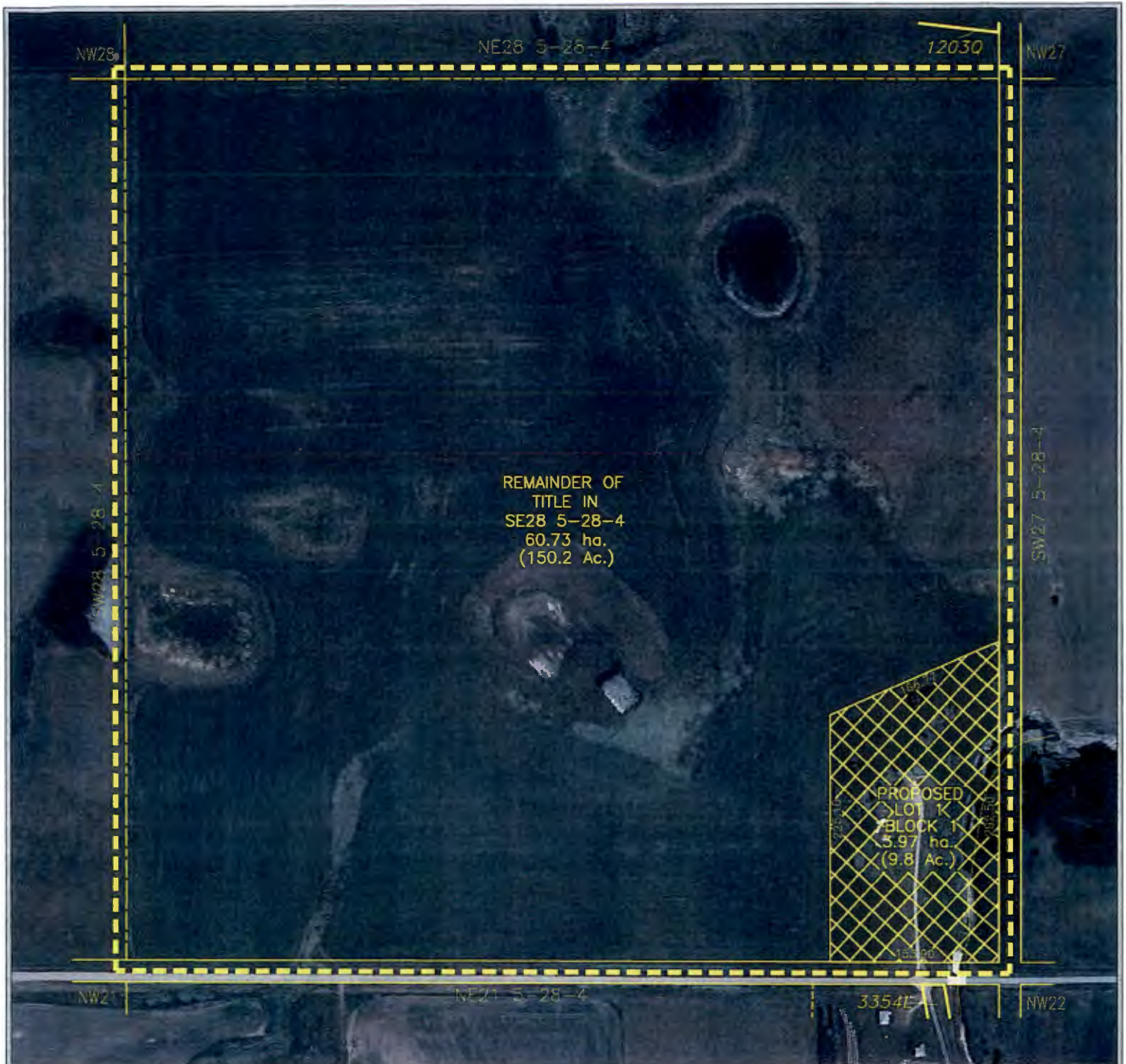
DATE: JULY 25, 2019

FILE No: 2019-0-112



OLDMAN RIVER REGIONAL SERVICES COMMISSION





SUBDIVISION SKETCH

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SE 1/4 SEC 28, TWP 5, RGE 28, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK

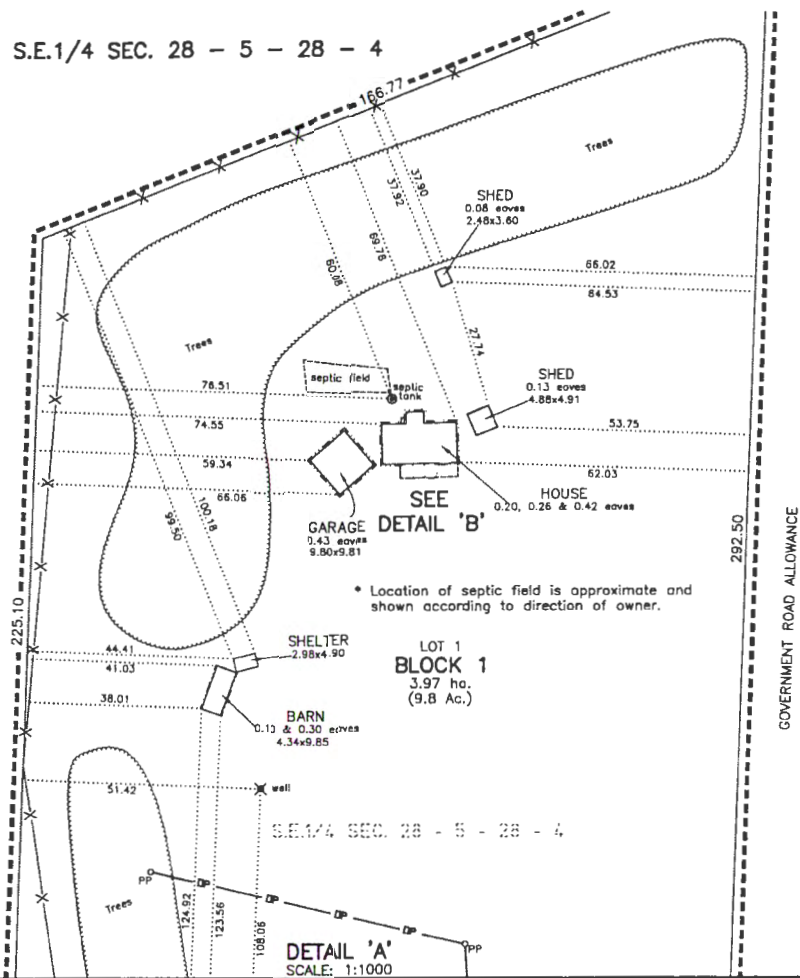
DATE: JULY 25, 2019

FILE No: 2019-0-112



AERIAL PHOTO DATE: 2015

S.E.1/4 SEC. 28 - 5 - 28 - 4

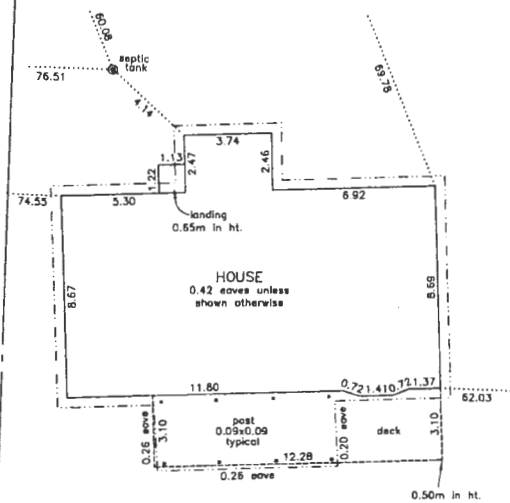


DETAIL 'A'
SCALE: 1:1000

N.E.1/4 SEC. 28 - 5 - 28 - 4

ROAD PLAN 1203 Q.

28



DETAIL 'B'
SCALE: 1:200

S.E.1/4 SEC. 28 - 5 - 28 - 4

LOT 1
BLOCK 1
3.97 ha.
(9.8 Ac.)

SEE
DETAIL 'A'

GOVERNMENT ROAD ALLOWANCE

N.E.1/4 SEC. 21 - 5 - 28 - 4

ROAD PLAN 3354 L.

LEONARD MCGLYNN

TENTATIVE DESCRIPTIVE PLAN SHOWING SUBDIVISION
of part of
S.E.1/4 SEC. 28; TWP. 5; RGE. 28; W.4 M.

MUNICIPAL DISTRICT OF PINCHER CREEK No. 9



brown okamura & associates ltd.
Professional Surveyors
2830 - 12th Avenue North, Lethbridge, Alberta

NO.	REVISION	DATE	BY

Improvements shown were surveyed on July 5th, 2019
NOTE : Portion to be approved is outlined thus -----
and contains approximately 3.97 ha.
Distances are in metres and decimal parts thereof.
Overhead line is shown thus ———— DP ———— DP ————
PP stands for utility pole.
Distances and areas are approximate and are
subject to change upon final survey.

APPROVED	DRAWN CJB	DATE JULY 23/19
	CHECKED ZJP	JOB 19-14596
Z. J. Prosper A.L.S.	SCALE 1:5000	DRAWING 19-14596T