

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
May 4, 2021
6:00 pm

1. Adoption of Agenda

2. Adoption of Minutes

- a. Minutes of April 6, 2021

3. Closed Meeting Session

4. Unfinished Business

- a. Subdivision Application No. 2021-0-036
Jeffrey James Marcel Dejax
Lot 1, Block 1, Plan 1013365 and a portion of the NW1/4 22-5-1 W5M
all within N1/2 22-5-1 W5M

5. Subdivision Application

- a. Subdivision Application No. 2021-0-051
Lady Hawk Ranch Ltd., Gloria Drummond
Block J, Plan 9211229 within NW1/4 31-7-1-W5M
Intervening road allowance and SW1/4 6-8-1-W5M

6. New Business

7. Next Regular Meeting June 1, 2021 6:00 pm

8. Adjournment

**Meeting Minutes of the Subdivision Authority
Tuesday, April 6, 2021; 6:00 pm
MD of Pincher Creek No. 9, via Virtual Meeting**

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, Financial Services and Planning Clerk Joyce Mackenzie-Grieve

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Absent: CAO Troy MacCulloch

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor Bev Everts 21/014

Moved that the Subdivision Authority Agenda for April 6, 2021, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Bev Everts 21/015

Moved that the February 2, 2021, Subdivision Authority Minutes, be approved as amended.

Carried

3. CLOSED MEETING SESSION

Councillor Rick Lemire 21/016

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 6:03 pm.

Carried

Councillor Terry Yagos 21/017

Moved that the Subdivision Authority open the meeting to the public, the time being 6:26 pm.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
April 6, 2021

Carried

4. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATIONS

- a.** Subdivision Application No2021-0-025
Kevin Boyd Lang and Rose Lang, Kevin B Lang and Rosemarie Linda Lang
S1/2 17-6-1-W5M

Councillor Quentin Stevick

21/018

Moved that the Country Residential subdivision of s1/2 17-6-1-W5M (Certificate of Title No. 191 223 782, 091 353 557), to create a 5.28 acre (2.14 ha) parcel from a title of 140.61 (56.9 ha) and a title of 59.94 acres (24.257 ha) for country residential use; BE APPROVED as amended, 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 0.536 acres at the market value of \$3,000 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.

Carried

- b. Subdivision Application No. 2021-0-036**
Jeffrey James Marcel Dejax
Lot 1, Block 1, Plan 1013365 and a portion of the NW1/4 22-5-1 W5M all
Within N1/2 22-5-1 W5M

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
April 6, 2021

Councillor Rick Lemire

20/019

Moved that the Country Residential subdivision of Lot 1, block 1, Plan 1013365 and a portion of the NW ¼ 22-5-1-W5M all within N1/2 22-5-1-W5M (Certificate of title No. 101 291 249, 121 251 804), to create a 22.83 acre (9.24 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) and an existing 8.65 acre (3.5 ha) lot, for country residential use; **BE DEFERRED**, pending confirmation of pre-development requirements being fulfilled.

Carried

c. Subdivision Application No. 2021-0-040

Lucas Jacob Semenoff & Brittney amber Semenoff
Parcel D, Plan 8710574 within NE1/4 30-7-29 W4M

Councillor Terry Yagos

20/020

Moved that the Country Residential subdivision of Parcel D, Plan 8710574 within NE1/4 30-7-29-W4M (Certificate of Title No. 121 131 481), to create a 4.75 acre (1.92 ha) parcel from a title of 88.36 acres (35.75 ha) for country residential 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 4.75 acres at the market value of \$3,000 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.
3. That the northwest corner of Parcel D (as indicated in the attached mapping by ORRSC) be registered as road concurrently with the Plan of Subdivision.
4. That the applicant is responsible, at their expense, for carrying out any requirements of the Provincial Historical Resources Administrator with respect to the Historical Resources Act prior to registration of the plan of subdivision.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
April 6, 2021

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, May 4, 2021; 6:00 pm.

8. ADJOURNMENT

Councillor Bev Everts

21/021

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

Carried

Brian Hammond, Chair
Subdivision Authority

Roland Milligan, Secretary
Subdivision Authority

DRAFT RESOLUTION

Our File: 2021-0-036

March 29, 2021

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

Dear Mr. MacCulloch,

RE: Lot 1, Block 1, Plan 1013365 and a portion of the NW1/4 22-5-1-W5M all within N1/2 22-5-1-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 Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, AB Environment & Parks - C. Wojtowicz, AB Environment Operations Infrastructure Branch (OIB), AB Environment & Parks - J. Wu, AB Water Boundaries 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

2021-0-036

M.D. of Pincher Creek No. 9 Country Residential subdivision of Lot 1, Block 1, Plan 1013365 and a portion of the NW1/4 22-5-1-W5M all within N1/2 22-5-1-W5M

THAT the Country Residential subdivision of Lot 1, Block 1, Plan 1013365 and a portion of the NW1/4 22-5-1-W5M all within N1/2 22-5-1-W5M (Certificate of Title No. 101 291 249, 121 251 804), to create a 22.83 acre (9.24 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) and an existing 8.65 acre (3.5 ha) lot, for country residential 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 14.18 acres within the NW22 5-1 W5M at the market value of \$3,100 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 and comply with 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 Certificate of Title 121251804 be consolidated with the subdivided 14.18 acres of the NW22 5-1 W5M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of 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 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.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy R.14 and R.21.

INFORMATIVE:

- (a) The payment of the applicable 10% Municipal Reserve on the 14.18 acres within the NW22 5-1 W5M must be satisfied using Municipal District of Pincher Creek Policy 422. The MD assessor has provided a land value for the 14.18 acre (5.74 ha) being subdivided at \$3,100 per acre. Using the formula from Policy 422, the amount owing to satisfy Municipal Reserve is approximately \$4,395.80 with the actual amount 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 objections.

(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) Apex Utilities Inc. has no objection to the proposed subdivision described in the file mentioned above.

Please notify Alberta 1st Call at 1-800-242-3447 to arrange for "field locating" should excavations be required within the described area.

We wish to advise that any relocation of existing facilities will be at the expense of the developer and payment of contributions required for new gas facilities will be the responsibility of the developer.

(g) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

"In response to your February 26, 2021, 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.
- A 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.

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

(h) Canada Post has no comment.

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: February 26, 2021

Date of Receipt: February 18, 2021


Date of Completeness: February 18, 2021

TO: Landowner: Jeffrey James Marcel Dejax

Agent or Surveyor: Dustin Burns - Quest Geomatics

Referral Agencies: M.D. of Pincher Creek No. 9, Bev Everts, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Altagas Utilities Inc., AB Health Services - South Zone, AB Environment & Parks - C. Wojtowicz, AB Environment Operations Infrastructure Branch (OIB), AB Environment & Parks - J. Wu, AB Water Boundaries, AER, Canada Post

Adjacent Landowners: 2039330 Alberta Ltd., A&L Robbins Ranching Ltd., Alvin & Lorraine Robbins, 1817323 Alberta Ltd., Edward Ollenberg, Lenore Robertson, Otto Gavin Bonertz

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 **March 17, 2021**. (Please quote our File No. 2021-0-036 in any correspondence with this office).

File No.: 2021-0-036

Legal Description: Lot 1, Block 1, Plan 1013365 and a portion of the NW1/4 22-5-1-W5M all within N1/2 22-5-1-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: 101 291 249, 121 251 804

Meeting Date: April 6, 2021

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 22.83 acre (9.24 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) and an existing 8.65 acre (3.5 ha) lot, for country residential use.

The proposal is to accommodate the subdivision of a dwelling (under development) and to consolidate an adjacent parcel that was previously subdivided (Lot 1 Block 1 Plan 1013365). Access to the lot is presently granted from an existing approach to the southeast, off of a developed municipal road allowance. The residence will be 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 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 or that the proposed parcel be reduced in size sufficient to accommodate existing buildings, structures and improvements.
7. That Certificate of Title 121251804 be consolidated with the subdivided 14.18 acres of the NW22 5-1 W5M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

RESERVE:

The payment of the applicable 10% Municipal Reserve on the 14.18 acres within the NW22 5-1 W5M with the actual amount to be determined at the final stage for Municipal Reserve purposes.

PROCESSING NOTES: No further comment pending a site inspection.

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: \$1040.00	File No: 2021-0-036
APPLICATION SUBMISSION	
Date of Receipt: February 18, 2021	Received By: <i>[Signature]</i>
Date Deemed Complete: Feb 18, 2021	Accepted By: <i>[Signature]</i>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: JEFF Dejax
 Mailing Address: [Redacted] City/Town: [Redacted]
 Postal: [Redacted] Telephone: [Redacted] Cell: [Redacted]
 Preferred Method of Correspondence: Email Mail

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

Name of Surveyor: DUSTIN BURNS - Quest Geomatics
 Mailing Address: 202, 602-11th Ave S.W. City/Town: Calgary
 Postal Code: T2R 1J8 Telephone: 403 984 9460 Cell: 403-988-9584
 Email: dustin.burns@questinc.ca Preferred Method of Correspondence: Email Mail

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- a. All/part of the NW ¼ Section 22 Township 5 Range 1 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: _____ hectares 147.82 acres
- d. Total number of lots to be created: 1 Size of Lot(s): _____
- e. Rural Address (if applicable): 1218 TWP Rd. 5-2A
- f. Certificate of Title No.(s): 101 291 249, 121 251 804

3. LOCATION OF LAND TO BE SUBDIVIDED

- a. The land is located in the municipality 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 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 _____
- e. Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Unknown Yes No

Pipeline w/ heater

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land Agricultural / Grazing
- b. Proposed use of the land Residential as well as grazing

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) rolling / mixed
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)
Mostly trees / brush, with some small meadows
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) clay with some loam
- 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

- a. Describe existing source of potable water NONE
- b. Describe proposed source of potable water drilled well

7. SEWER SERVICES

- a. Describe existing sewage disposal: Type NONE Year Installed
- b. Describe proposed sewage disposal: Type New septic system

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I Jeff Dejax 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: [Signature] Date: Feb 12/21

9. RIGHT OF ENTRY

I, Jeff Dejax 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.

[Signature]
Signature of Registered Owner(s)

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

3100, 308-4 AVE SW
CALGARY
ALBERTA T2P0H7

(DATA UPDATED BY: TRANSFER OF CAVEAT
201025964)

[REDACTED]

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 18 DAY OF
FEBRUARY, 2021 AT 09:59 A.M.

ORDER NUMBER: 41054374

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).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 468 116 5;1;5;22;NW 101 291 249

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 5
SECTION 22
QUARTER NORTH WEST
CONTAINING 160 ACRES MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
ROAD	1586JK		2.72	
DESCRIPTIVE	1013364	3.83	9.46	

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 267 041 +1

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

██████████ ██████████ ██████████ ██████████ ██████████ SEE INSTRUMENT

██████████
JEFFREY JAMES MARCEL DEJAX
OF P.O. BOX 2281
PINCHER CREEK
ALBERTA T0K 1W0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

3336CU 31/10/1922 EASEMENT
"SUBJECT TO, IN FAVOUR OF THE SE OF 27"

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
101 291 249

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

931 156 097	05/07/1993	UTILITY RIGHT OF WAY GRANTEE - CENTRA GAS ALBERTA INC.
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TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 16 DAY OF
FEBRUARY, 2021 AT 01:10 P.M.

ORDER NUMBER: 41039424

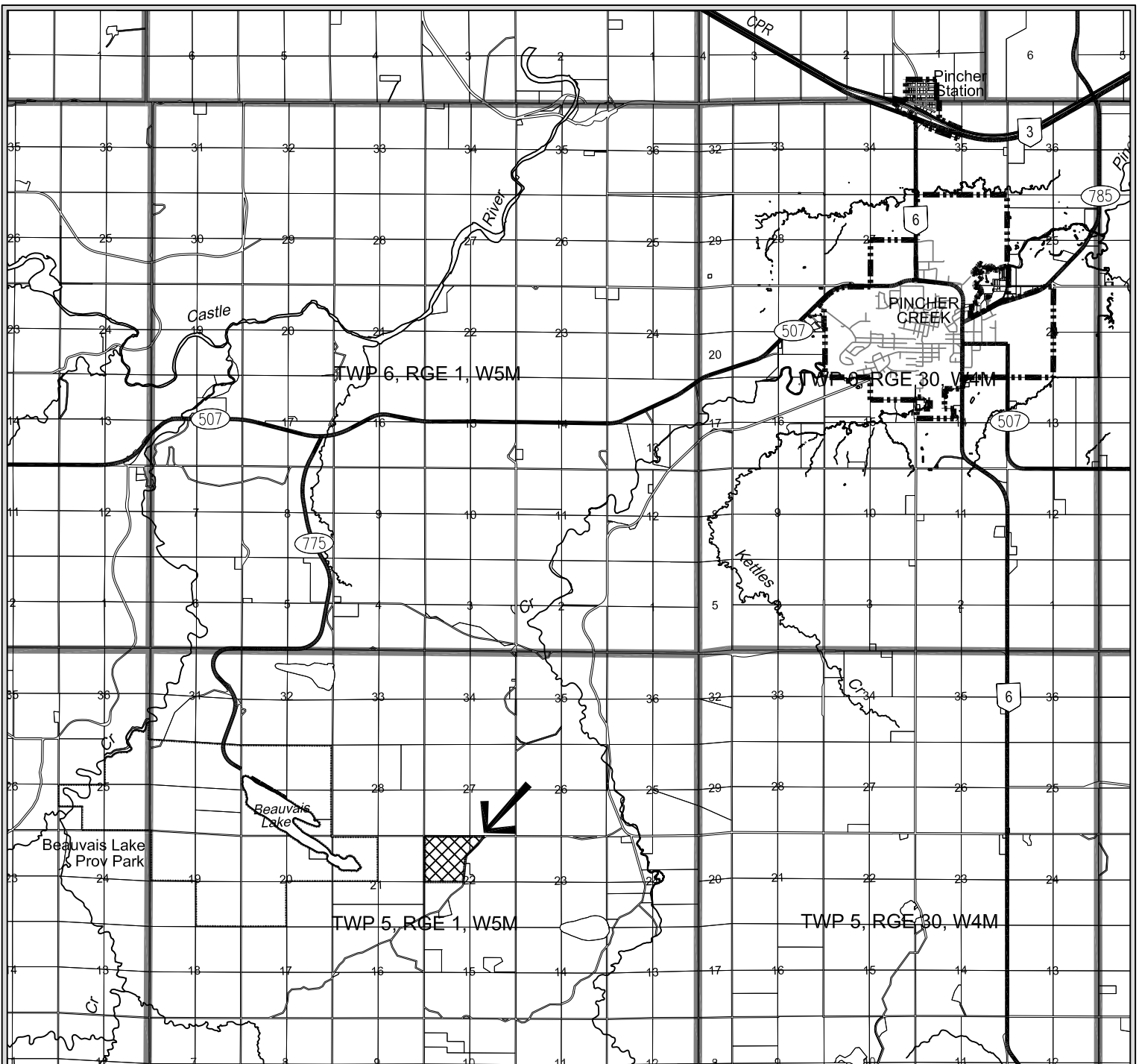
CUSTOMER FILE NUMBER:



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



SUBDIVISION LOCATION SKETCH
LOT 1, BLOCK 1, PLAN 1013365 &
NW 1/4 SEC 22, TWP 5, RGE 1, W 5 M
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DATE: FEBRUARY 19, 2021
FILE No: 2021-0-036

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3135 180 AVENUE NORTH, LETHBRIDGE AB T1H 5E9
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



OLDMAN RIVER REGIONAL SERVICES COMMISSION

February 19, 2021 N:\Subdivision\2021\2021-0-036.dwg

SE28

SW27 5-1-5

SE27 5-1-5

SW26

NE21 5-1-5

NW22 5-1-5
59.82±ha
(147.82±ac)

1₁
1013365
3.5±ha
(8.65±ac)

PIPELINE (R/W)
(8912012)

NW23 5-1-5

1₃
1313435

SE21

1₁
1410334

SW22

1₂
1313434

SE22 5-1-5

SW23

SUBDIVISION SKETCH - EXISTING

LOT 1, BLOCK 1, PLAN 1013365 & NW 1/4 SEC 22, TWP 5, RGE 1, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: FEBRUARY 19, 2021

FILE No: 2021-0-036



OLDMAN RIVER REGIONAL SERVICES COMMISSION



0 Metres 100 200 300 400



February 19, 2021 N:\Subdivision\2021\2021-0-036.dwg

SE28

SW27 5-1-5

SE27 5-1-5

SW26

NE21 5-1-5

REMAINDER OF
TITLE IN
NW22 5-1-5
54.08±ha
(133.64±ac)

PROPOSED
SUBDIVISION
9.24±ha
(22.83±ac)

ROADWAY
1586JK

PIPELINE (R/W)
(8912012)
(8911368)

1₃
1313435

NW23 5-1-5

SE21

1₁
1410334

1₂
1313434

SW22

SE22 5-1-5

SW23

SUBDIVISION SKETCH - PROPOSED

LOT 1, BLOCK 1, PLAN 1013365 & NW 1/4 SEC 22, TWP 5, RGE 1, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: FEBRUARY 19, 2021

FILE No: 2021-0-036





SUBDIVISION SKETCH - PROPOSED

LOT 1, BLOCK 1, PLAN 1013365 & NW 1/4 SEC 22, TWP 5, RGE 1, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: FEBRUARY 19, 2021

FILE No: 2021-0-036

AERIAL PHOTO DATE: 2015

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

February 22, 2021 N:\Subdivision\2021\2021-0-036.dwg



SuperForm

SuperForm

SuperForm

SuperForm

SuperForm

JCB

DEWALT
E1810 COMPRESSORS

United Rentals
1-800-451-7273

DRAFT RESOLUTION

Our File: 2021-0-051

April 23, 2021

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

Dear Mr. MacCulloch,

RE: Block J, Plan 9211229 within NW1/4 31-7-1-W5M, intervening road allowance and SW1/4 6-8-1-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 Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, AB Environment & Parks - T. Zembal, AB Environment & Parks - J. Wu, AB Environment & Parks - M. Armstrong, AB Environment Operations Infrastructure Branch (OIB), AB Water Boundaries 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

2021-0-051

M.D. of Pincher Creek No. 9 **Agricultural** subdivision of Block J, Plan 9211229 within NW1/4 31-7-1-W5M, intervening road allowance and SW1/4 6-8-1-W5M

THAT the Agricultural subdivision of Block J, Plan 9211229 within NW1/4 31-7-1-W5M, intervening road allowance and SW1/4 6-8-1-W5M (Certificate of Title No. 941 039 420, 081 270 741), to create a 73.23 acre (29.63 ha) parcel from a title of 149.8 acres (60.62 ha) for agricultural 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 and comply with 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 closed road and residual portion of Certificate of Title 941039420 be consolidated with the SW6 8-1 W5M (as shown on Brown Okamura & associates ltd tentative plan 20-14986TA) in a manner such that the resulting Certificate of Title could not be subdivided without the approval of 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. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy R.21.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(b) 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 objection.

- (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) ATCO Gas has no existing Utility Right of Way on the subject property, or the existing Utility Right of Way is not sufficient for subdivision servicing.

The landowner(s) is required to contact the ATCO Gas land agent listed below to execute a Utility Right of Way to the satisfaction of ATCO Gas.

Once the Utility Right of Way has been registered at the Alberta Land Titles Office we will notify the municipality of the same.

Land Agent: Ellen Struthers

Phone No.: (587) 581-6567

Existing URW needs to be updated and extended for subdivision.

- (g) ATCO Transmission high pressure pipelines has no objections. Questions or concerns can be forwarded to hp.circulations@atco.com.

- (h) Alberta Health Services – Wade Goin, Executive Officer/Public Health Inspector:

“In response to the 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.”

- (i) Historical Resources – Barry Newton, Land Use Planner:

“We have reviewed the captioned application and determined that as long as the intended use (agriculture) does not involve development, formal HRA approval is not required.”

- (j) Canada Post has no comment.

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: March 25, 2021
Date of Receipt: March 11, 2021
Date of Completeness: March 11, 2021

TO: Landowners: Lady Hawk Ranch Ltd., Gloria Drummond
Agent: Andy Kent
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, ATCO Gas, ATCO Pipelines, AB Health Services - South Zone, AB Environment & Parks - T. Zembal, AB Environment & Parks - J. Wu, AB Environment & Parks - M. Armstrong, AB Environment Operations Infrastructure Branch (OIB), AB Water Boundaries, Historical Resources Administrator, AER, Canada Post

Adjacent Landowners: B R 7 Ranch Ltd., Blair and Nancy Amundsen, Blair and Nancy Amundsen, Douglas Beer & Brenda Pierson, HMQ Minister of Environmental Protection, Howard Brown, Monique Beaumont, Norman Hilbert, Norman Hilbert, Russell & Claudette Thompson, W C Ranching Ltd.

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 **April 13, 2021**. (Please quote our File No. **2021-0-051** in any correspondence with this office).

File No.: 2021-0-051

Legal Description: Block J, Plan 9211229 within NW1/4 31-7-1-W5M, intervening road allowance and SW1/4 6-8-1-W5M

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

Land Designation: Agriculture - A
(Zoning)

Existing Use: Agricultural

Proposed Use: Agricultural

of Lots Created: 1

Certificate of Title: 941 039 420, 081 270 741

Meeting Date: May 4, 2021

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 73.23 acre (29.63 ha) parcel from a title of 149.8 acres (60.62 ha) for agricultural use.

The proposal is to accommodate the subdivision of cultivated farm land from the native grassland and consolidate the grassland with the adjacent quarter section to the north. As part of the consolidation requirements, the road allowance between SW6 and Block J Plan 9211229 was closed by Resolution No. 20/286. Access to the lot is presently granted from an existing approach to the west, off of a developed municipal road allowance. The existing residence in the SW6 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, Oldman River Reservoir Area Structure 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 the closed road and residual portion of Certificate of Title 941039420 be consolidated with the SW6 8-1 W5M (as shown on Brown Okamura & associates ltd tentative plan 20-14986TA) in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
7. That, any conditions of Alberta Culture and Tourism, Historic Resources, shall be met prior to finalization. That the applicant submit a copy of the Historical Resources Act approval prior to registration of the plan of subdivision.

RESERVE:

- Municipal Reserve is not applicable pursuant to Section 663(b) of the MGA, as the parcel is greater than 40 acres and is to be used for agricultural purposes.

PROCESSING NOTES: No further comment pending a site inspection.

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: \$1040.00	File No: 2021-0-051
APPLICATION SUBMISSION	
Date of Receipt: March 11, 2021	Received By: <i>[Signature]</i>
Date Deemed Complete: March 11, 2021	Accepted By: <i>[Signature]</i>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Lady hawk Ranch Ltd./ Gloria Drummond

Mailing Address: [Redacted] City/Town: [Redacted]

Postal Code: [Redacted] Telephone: [Redacted] Cell: _____

Email: [Redacted] Preferred Method of Correspondence: Email Mail

Name of Agent (Person Authorized to act on behalf of Registered Owner): Andy Kent

Mailing Address: _____ City/Town: _____

Postal Code: _____ Telephone: _____ Cell: _____

Email: [Redacted] Preferred Method of Correspondence: Email Mail

Name of Surveyor: Zachary J. Prosper, ALS brown okamura & associates ltd.

Mailing Address: 2830 - 12 Avenue North City/Town: Lethbridge

Postal Code: T1H 5J9 Telephone: 403-329-4688 ext. 132 Cell: _____

Email: zach@bokamura.com Preferred Method of Correspondence: Email Mail

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the SW ¼ Section 6 Township 8 Range 1 West of 5 Meridian (e.g. SE 36-1-36-W1M)

b. Being all/part of: Lot/Unit _____ Block J Plan 9211229

c. Total area of existing parcel of land (to be subdivided) is: 64.51 & 60.63 hectares 159.4 & 149.8 acres

d. Total number of lots to be created: 1 Size of Lot(s): 29.63 hectares (73.23 acres) and 96.70 hectares (238.95 acres)

e. Rural Address (if applicable): _____

f. Certificate of Title No.(s): 941 039 420, 081 270 741

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 Cow Creek and Todd 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 acresage on quarter section with native grass, cultivated farmland on Block J with native grass surrounding
- b. Proposed use of the land subdivide farmland out of Block J and consolidate remainder with the quarter section

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.) mixed vegetation throughout
- 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.
Block J is vacant, house and outbuildings on quarter section that remainder of Block J will be consolidated with
- e. Is there a Confined Loading 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

- a. Describe existing source of potable water well
- b. Describe proposed source of potable water same

7. SEWER SERVICES

- a. Describe existing sewage disposal: Type septic tank & toilet for house Year Installed _____
- b. Describe proposed sewage disposal: Type same

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

Zachary J. Prosper, ALS (boa file: 20-14986) 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: ZJP Date: March 9, 2021

9. RIGHT OF ENTRY

I, Gloria Drummond 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.

Gloria Drummond
Signature of Registered Owner(s)

Personnel information collected on this form is collected in accordance with Section 653 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the information being collected, contact the Oldman River Regional Services Commission FOIP Coordinator at 403-329-1344.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0022 867 345 9211229;J 941 039 420

LEGAL DESCRIPTION
PLAN 9211229
BLOCK J
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 60.62 HECTARES (149.8 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;7;31;NW
ATS REFERENCE: 5;1;7;31;NE
ATS REFERENCE: 5;1;7;31;SW

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 931 284 699

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION	
941 039 420	15/02/1994	TRANSFER OF LAND	[REDACTED]	[REDACTED]	

[REDACTED]
LADY HAWK RANCH LTD.
[REDACTED]
[REDACTED]
[REDACTED]

(DATA UPDATED BY: CHANGE OF NAME 941055892)
(DATA UPDATED BY: CHANGE OF ADDRESS 081435230)
(DATA UPDATED BY: CHANGE OF ADDRESS 201153128)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
791 167 077	09/10/1979	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "PORTION AS DESCRIBED" (DATA UPDATED BY: 941277830)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
941 039 420

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

821 122 663 13/07/1982 UTILITY RIGHT OF WAY
GRANTEE - FORTISALBERTA INC.
320 - 17 AVENUE S.W.
CALGARY
ALBERTA T2S2Y1
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001300211)
(DATA UPDATED BY: CHANGE OF NAME 051014303)

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 8 DAY OF MARCH,
2021 AT 11:10 A.M.

ORDER NUMBER: 41171029

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).



LAND TITLE CERTIFICATE

S
LINC 0010 708 931 SHORT LEGAL 5;1;8;6;SW TITLE NUMBER 081 270 741

LEGAL DESCRIPTION
MERIDIAN 5 RANGE 1 TOWNSHIP 8
SECTION 6
QUARTER SOUTH WEST
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: 891 109 263

Table with 5 columns: REGISTRATION, DATE (DMY), REGISTERED OWNER(S) DOCUMENT TYPE, VALUE, CONSIDERATION. Row 1: 081 270 741, 28/07/2008, TRANSFER OF LAND, [REDACTED], SEE INSTRUMENT

OWNERS

GLORIA DRUMMOND

[REDACTED]

ENCUMBRANCES, LIENS & INTERESTS

Table with 3 columns: REGISTRATION NUMBER, DATE (D/M/Y), PARTICULARS. Content is mostly redacted.

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 8 DAY OF MARCH,
2021 AT 11:10 A.M.

ORDER NUMBER: 41171029

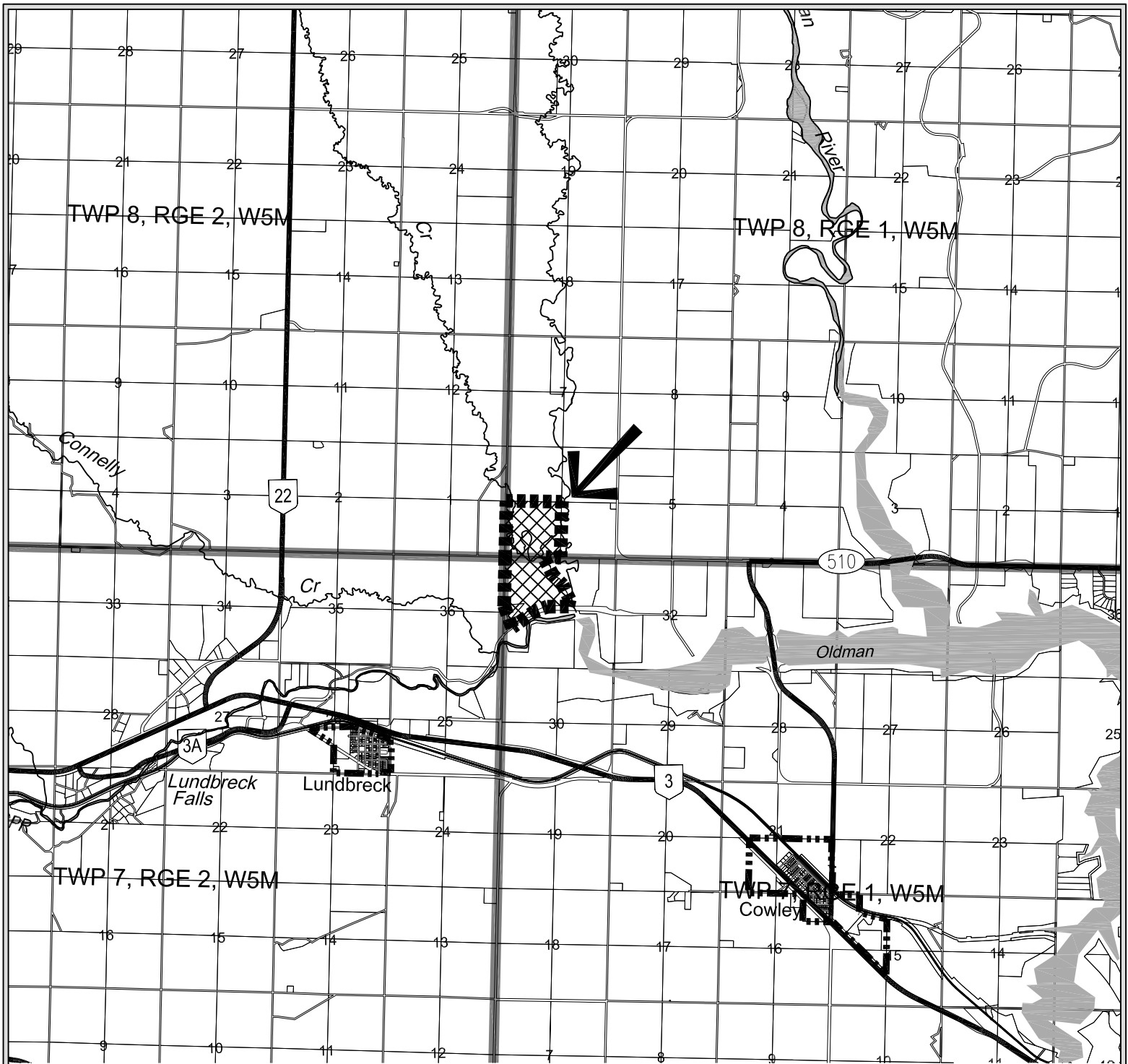
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



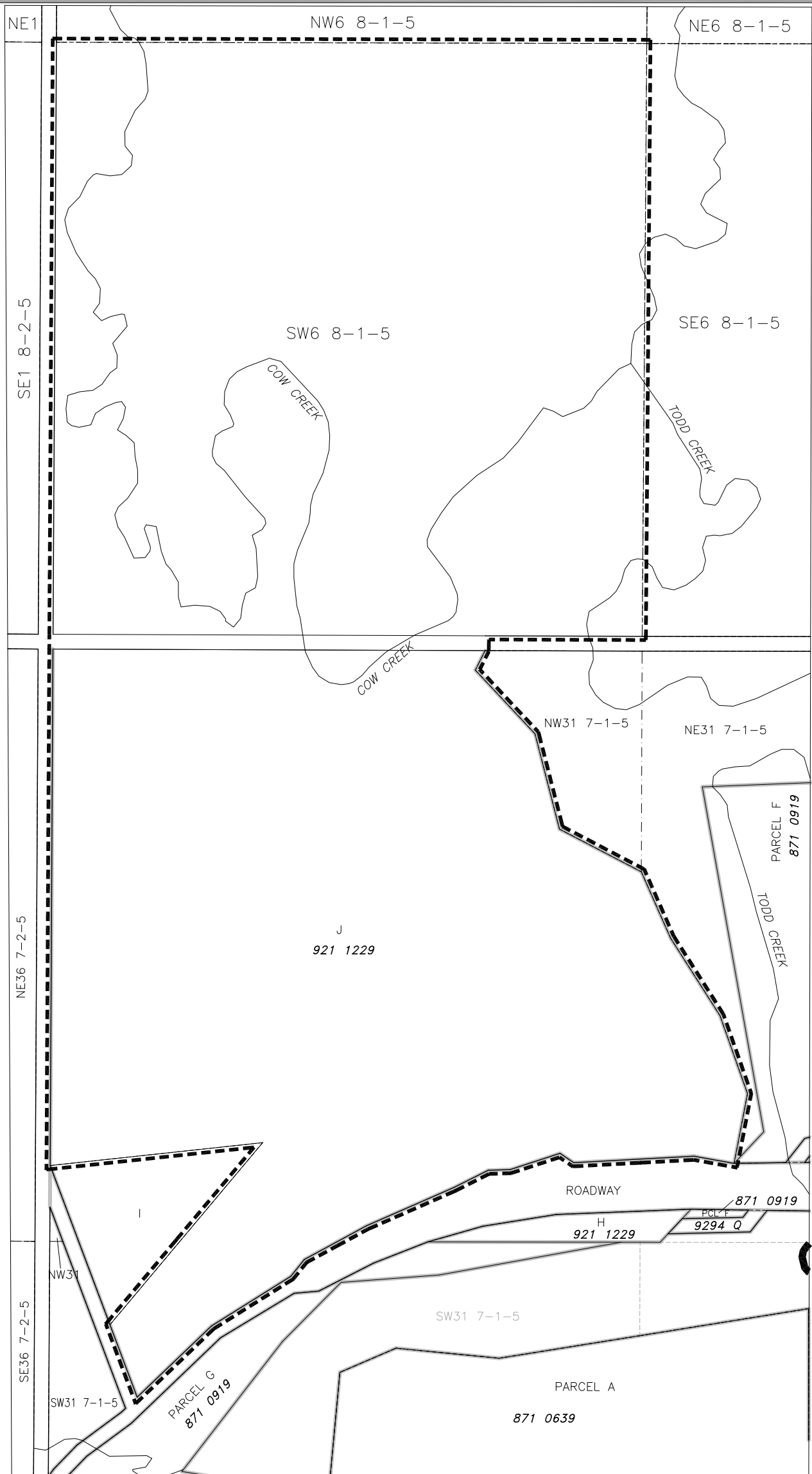
SUBDIVISION LOCATION SKETCH
BLOCK 'J', PLAN 9211229 WITHIN NW 1/4 SEC 31, TWP 7, RGE 1, W 5 M
AND ALL OF SW 1/4 SEC 6, TWP 8, RGE 1, W 5 M
MUNICIPALITY: M.D. PINCHER CREEK NO. 9
DATE: MARCH 16, 2021
FILE No: 2021-0-051

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3105 18th AVENUE NORTH, LETHBRIDGE, AB T1H 3E8
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



March 16, 2021 N:\Subdivision\2021\2021-0-051.dwg





SUBDIVISION SKETCH - EXISTING

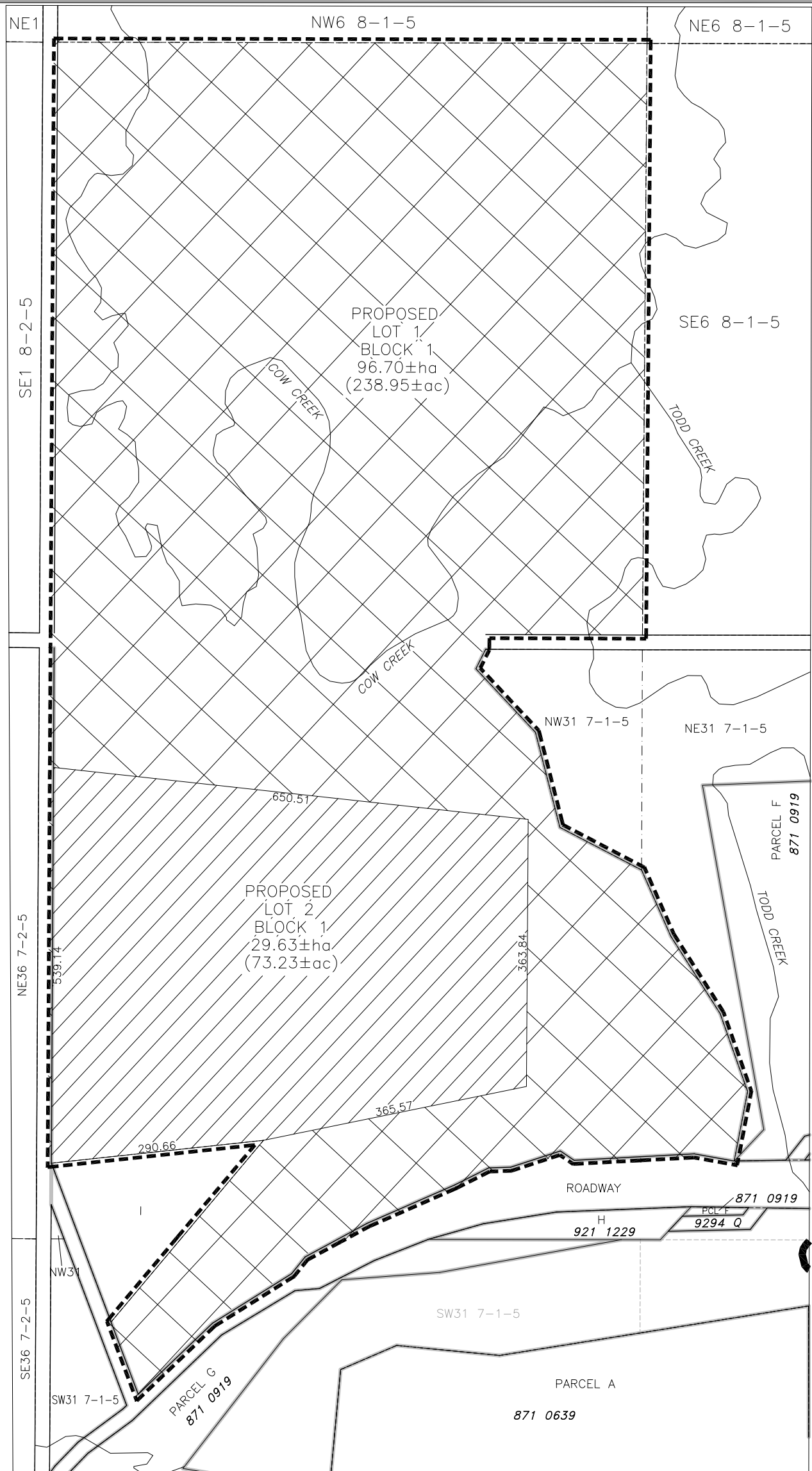
BLOCK 'J', PLAN 921 1229 WITHIN NW 1/4 SEC 31, TWP 7, RGE 1, W 5 M

AND ALL OF SW 1/4 SEC 6, TWP 8, RGE 1, W 5 M

MUNICIPALITY: M.D. PINCHER CREEK NO. 9

DATE: MARCH 16, 2021

FILE No: 2021-0-051



SUBDIVISION SKETCH - PROPOSED

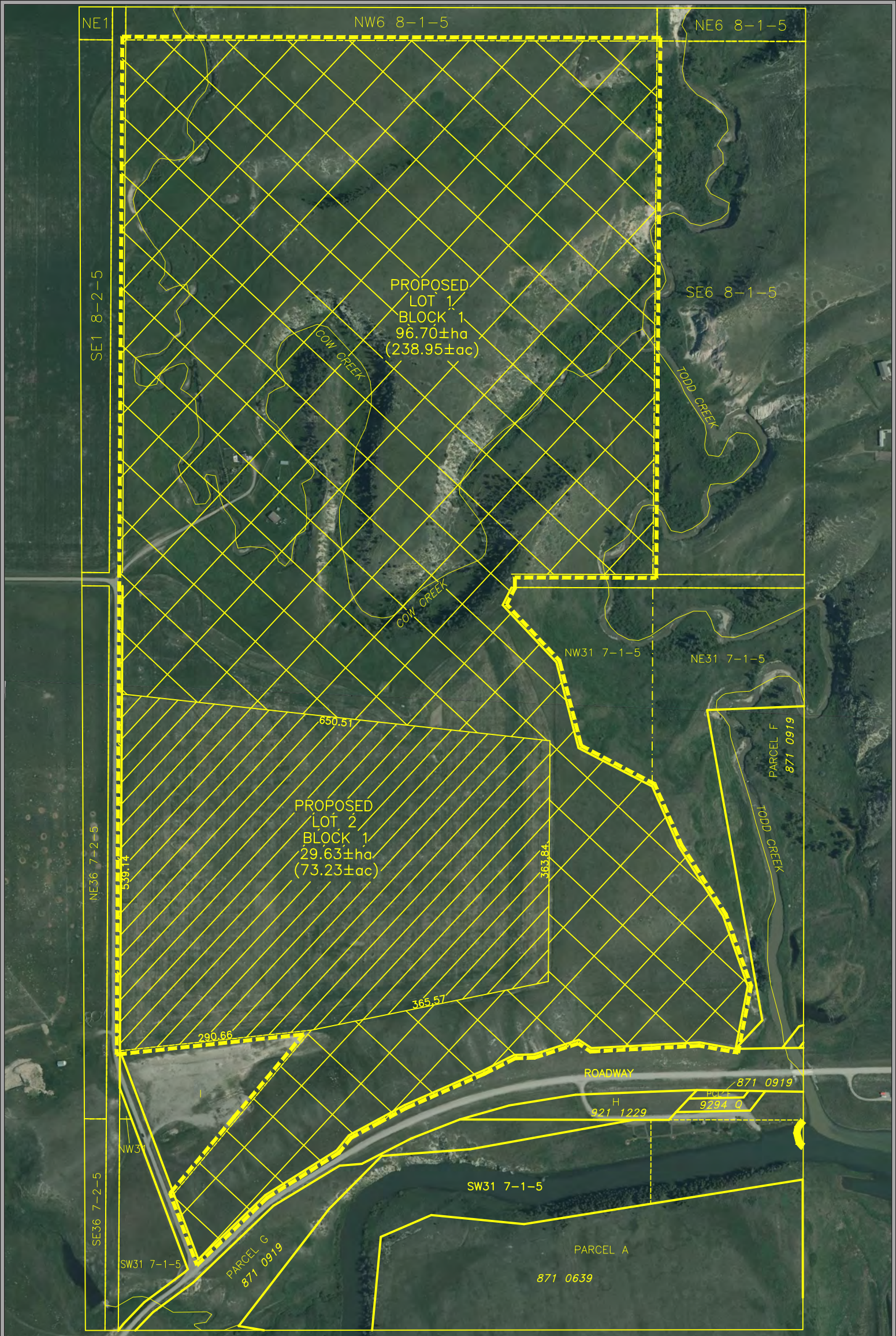
See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 20-14986TA
 BLOCK 'J', PLAN 9211229 WITHIN NW 1/4 SEC 31, TWP 7, RGE 1, W 5 M
 AND ALL OF SW 1/4 SEC 6, TWP 8, RGE 1, W 5 M

MUNICIPALITY: M.D. PINCHER CREEK NO. 9

DATE: MARCH 16, 2021

FILE No: 2021-0-051





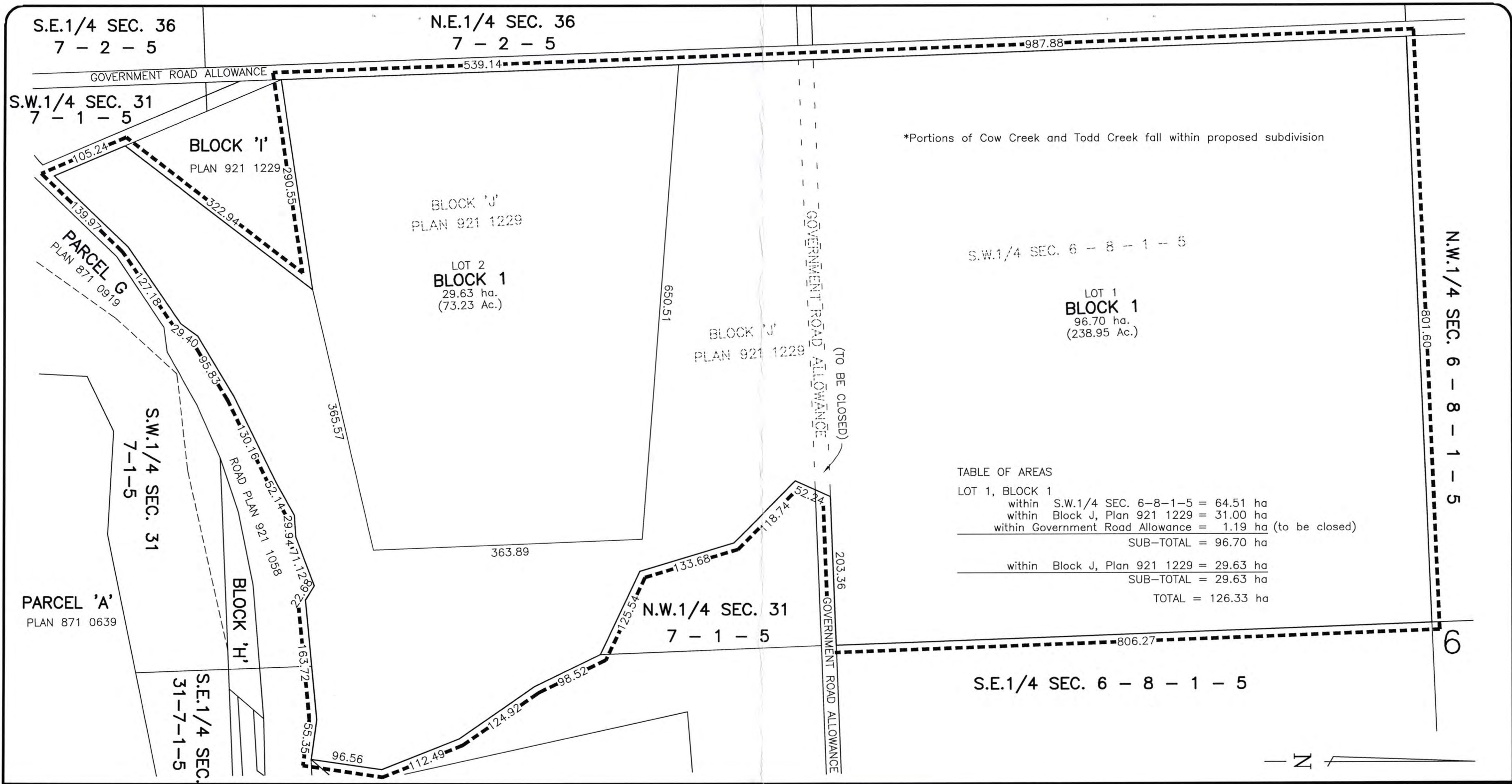
SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 20-14986TA
 BLOCK 'J', PLAN 9211229 WITHIN NW 1/4 SEC 31, TWP 7, RGE 1, W 5 M
 AND ALL OF SW 1/4 SEC 6, TWP 8, RGE 1, W 5 M
 MUNICIPALITY: M.D. PINCHER CREEK NO. 9

DATE: MARCH 16, 2021

FILE No: 2021-0-051





*Portions of Cow Creek and Todd Creek fall within proposed subdivision

S.W.1/4 SEC. 6 - 8 - 1 - 5

LOT 1
BLOCK 1
96.70 ha.
(238.95 Ac.)

TABLE OF AREAS

LOT 1, BLOCK 1	
within S.W.1/4 SEC. 6-8-1-5	= 64.51 ha
within Block J, Plan 921 1229	= 31.00 ha
within Government Road Allowance	= 1.19 ha (to be closed)
SUB-TOTAL = 96.70 ha	
within Block J, Plan 921 1229	= 29.63 ha
SUB-TOTAL = 29.63 ha	
TOTAL = 126.33 ha	

N.W.1/4 SEC. 6 - 8 - 1 - 5

6



NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus **-----** and contains approximately 126.33 ha. Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey. Field visit was performed on August 20th, 2020

LADYHAWK RANCH LTD.

TENTATIVE PLAN SHOWING SUBDIVISION of part of
BLOCK J, PLAN 921 1229
within
N.W.1/4 SEC. 31, TWP. 7, RGE. 1, W.5 M.
& INTERVENING ROAD ALLOWANCE
and
S.W.1/4 SEC.6, TWP. 8, RGE.1, W.5 M.
M.D. of Pincher Creek No. 9

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

APPROVED	DRAWN MJ	DATE MAR 8/21
	CHECKED ZJP	JOB 20-14986
Z.J. Prosper, A.L.S.	SCALE	DRAWING
	1:5000	20-14986TA