

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting via Virtual
Meeting February 1, 2022
6:00 pm

1. Adoption of Agenda

2. Adoption of Minutes

- a. Minutes of December 7, 2021

3. Closed Meeting Session

4. Unfinished Business

None

5. Subdivision Application

- a. Subdivision Application No. 2021-0-207
James Cecil Beer and Kenneth James Beer
NW ¼ 34-5-30-W4M

6. New Business

7. Next Regular Meeting March 1, 2022 6:00 pm

8. Adjournment

**Meeting Minutes of the Subdivision Authority
Tuesday, December 7, 2021; 6:00 pm
MD of Pincher Creek No. 9 via Virtual Meeting**

IN ATTENDANCE

Members: Reeve Rick Lemire, Councillors Tony Bruder, Dave Cox, Harold Hollingshead and John MacGarva

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 Rick Lemire called the meeting to order, the time being 6:02 pm.

1. ADOPTION OF AGENDA

Councillor Dave Cox 21/074

Moved that the Subdivision Authority Agenda for December 7, 2021, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Tony Bruder 21/075

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

Carried

3. CLOSED MEETING SESSION

Councillor Harold Hollingshead 21/076

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 Dave Cox 21/077

Moved that the Subdivision Authority open the meeting to the public, the time being 6:09 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
December 7, 2021

4. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATIONS

- a.** Subdivision Application No. 2021-0-187
Kathryn Anne Flundra
W1/2 12-3-29-W4M

Councillor Tony Bruder

21/078

Moved that the Agricultural subdivision of W1/2 12-3-29-W4M (Certificate of Title No. 001 074 126, 071 052 416), to subdivide a 9.09 acre (3.68 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) and consolidate it with the quarter section to the north 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 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 9.09-acre portion of SW12 3-29 W4M be consolidated with the NW12 3-29 W4M 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 proposed subdivision complies with the M.D of Pincher Creek subdivision policy 18.22.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
December 7, 2021

4. The subdivision authority, in 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.

Carried

6. NEW BUSINESS

Nil

7. **NEXT MEETING** – Tuesday, February 1, 2022; 6:00 pm.

8. ADJOURNMENT

Councillor Harold Hollingshead

21/079

Moved that the meeting adjourn, the time being 6:10 pm.

Carried

Rick Lemire, Chair
Subdivision Authority

Roland Milligan, Secretary
Subdivision Authority

DRAFT RESOLUTION

Our File: 2021-0-207

January 24, 2022

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

Dear Mr. MacCulloch,

RE: NW1/4 34-5-30-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 Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, AB Health Services - South Zone, AB Environment & Parks - J. Cayford, AB Environment & Parks - C. Wojtowicz, AB Environment Operations Infrastructure Branch (OIB), AB Water Boundaries, AER, Plains Midstream Canada ULC and Plains Western Gas & Electric Co. Ltd..

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

2021-0-207

M.D. of Pincher Creek No. 9 Country Residential subdivision of NW1/4 34-5-30-W4M

THAT the Country Residential subdivision of NW1/4 34-5-30-W4M (Certificate of Title No. 211 180 847), to create a 4-acre (1.62 ha) parcel from a previously subdivided title of 69.07 acres (27.95 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 4.00 acres at the market value of \$3,750 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. Prior to finalization of the subdivision, a registered license of the water well within the NW34 5-30 W4M in accordance with the Water Act and Environmental Protection and Enhancement Act with a copy of the approvals submitted to the Subdivision Authority as well as the submittal of an easement right of way and agreement for the water line from its location south of the proposed property to Lot 1 Block 2.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and with waiver 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 in consideration of the prior lot configuration and in accordance with Municipal Development Plan Section 1, a waiver of subdivision policies under Section 18 was deemed appropriate and granted.

INFORMATIVE:

- (a) The payment of the applicable 10% Municipal Reserve on the 4.00 acres must be satisfied using Municipal District of Pincher Creek Policy 422. The MD assessor has provided a land value for the 4.00 acre (1.62 ha) being subdivided at \$3,750 per acre. Using the formula from Policy 422, the amount owing to satisfy Municipal Reserve is approximately \$1,500 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) Waiver: The current Municipal Development Plan does not allow for a resubdivision of a parcel that has been previously subdivided (excepting cases under Policy 18.19 through 18.21). In the case of this subdivision, the applicant has since 1973 had 2 titles at this location. Due to a misunderstanding of how subdivision policy within the MD functions, the applicant (in 2021) mistakenly consolidated the two titles into one which eliminated the potential to utilize subdivision Policy 18.22 (Property Realignment) to create the subdivision as proposed. Given the likelihood of an approval under policy 18.22 and baring no other reason to deny the application, it is recommended to grant a waiver of Municipal Development Plan Section 18 pursuant Section 1.

(e) Comments from Jim Beer (Landowner):

The following information is provided in support of the subdivision application. While the subdivision policies may not allow for a subdivision, my hope is that the context regarding the land within the quarter section will allow for a further subdivision around an existing acreage.

Provided in support of the subdivision are historical titles 071432 349 and 211t36034. These two titles show that as recently as September 20,2021, I was the owner of two separate parcels within the quarter section. I then consolidated the titles together with the end goal to add my son on the title and to pursue the subdivision being applied for. While the land is currently one parcel, I hope given the context that it was two parcels just a few months ago that the municipal planning commission will consider a subdivision to allow me to obtain two titles again. The end result would be the same as if a property realignment was completed when I had two titles.

Thank you for your time considering the subdivision application and I would be happy to respond to any questions you may have.

(f) Telus Communications Inc has no objection.

(g) 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.

(h) 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.

(i) Canada Post has no comment.

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: January 10, 2022

Date of Receipt: December 16, 2021


Date of Completeness: January 4, 2022

TO: Landowner: James Cecil Beer and Kenneth James Beer

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

Referral Agencies: M.D. of Pincher Creek No. 9, Tony Bruder, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Apex Utilities Inc., AB Health Services - South Zone, AB Environment & Parks - J. Cayford, AB Environment & Parks - C. Wojtowicz, AB Environment Operations Infrastructure Branch (OIB), AB Water Boundaries, AER, Canada Post, Plains Midstream Canada ULC, Plains Western Gas & Electric Co. Ltd.

Adjacent Landowners: David Tompkins, Reners AG 2017 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 **January 31, 2022**. (Please quote our File No. **2021-0-207** in any correspondence with this office).

File No.: 2021-0-207

Legal Description: NW1/4 34-5-30-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: 211 180 847

Meeting Date: February 1, 2022

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 4-acre (1.62 ha) parcel from a previously subdivided title of 69.07 acres (27.95 ha) for country residential use.

The proposal is to accommodate the subdivision of an existing farmyard, which presently contains a dwelling and number of other out-buildings. 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 off-site domestic well. The offsite water well will need to be registered and licensed with Alberta Environment and Parks to service this site.

The applicant has since 1973 had 2 titles at this location. Due to a misunderstanding of how subdivision policy within the MD functions, the applicant (in 2021) mistakenly consolidated the two titles into one which eliminated the potential to utilize subdivision Policy 18.22 (Property Realignment) to create the subdivision as proposed.

As it stands, this proposal does not comply with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan (MDP) without being provided a waiver of subdivision policy. Within the MDP, the waiver policy is found within Section 1 and reads as follows:

It is important to have consistent decisions made over time, however, because policies do not anticipate each circumstance, decision-making authorities need the ability to allow for periodic waivers.

1.1 In respect to policies in this plan, an approval authority may approve an application even though the proposed development, subdivision or redesignation does not comply with the municipal development plan if, in its opinion, the proposals would:

- (a) be in accordance with the community spirit and image of the area of the proposal including landscape, traditional land uses or other community values;*
- (b) not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.*

1.2 When considering a waiver of the policies of this plan, the authority should consider:

- (a) in the opinion of the Authority, the variance is minor;*
- (b) the comments of the appropriate persons and agencies have been considered;*
- (c) the waiver complies with other statutory plans and bylaws.*

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 surveyor's 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. Prior to finalization of the subdivision, a registered license of the water well within the NW34 5-30 W4M in accordance with the Water Act and Environmental Protection and Enhancement Act with a copy of the approvals submitted to the Subdivision Authority as well as the submittal of an easement right of way and agreement for the water line from its location south of the proposed property to Lot 1 Block 2.

Or, a cistern be installed for Lot 1 Block 2 in accordance with Alberta Safety Codes with copies of the approved inspections being submitted to the subdivision authority prior to finalization.

7. That in light of the landowner's error in consolidation of the titles that a waiver of the policies listed under Section 18 of the Municipal Development Plan be granted as defined by Section 1 of the MDP.

RESERVE:

- The payment of the applicable 10% Municipal Reserve on the 4 acres 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.



**APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted: \$1040.00	File No: 2021-0-207
APPLICATION SUBMISSION	
Date of Receipt: December 16, 2021	Received By: [Signature]
Date Deemed Complete: January 4, 2022	Accepted By: [Signature]

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: James Cecil Beer and Kenneth James Beer

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

Postal Code: [Redacted]

Email: _____ 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: 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 NW ¼ Section 34 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: 27.952 hectares 69.07 acres

d. Total number of lots to be created: 1 Size of Lot(s): 1.62 hectares (4.00 acres)

e. Rural Address (if applicable): 5525 Range Road 30-3

f. Certificate of Title No.(s): 211 180 847 & 071 432 349, 211 136 034(Historical Titles)

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 _____

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

3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

- f. Is the land the subject of a licence, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission? Yes No

If 'yes', please describe: _____

- g. Is the land the subject of the application is the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act*? Yes No

If 'yes', please describe: _____

**The Minister is responsible for the following Acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act.*

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land farmland and acreages
b. Proposed use of the land subdivide one acreage out from the remainder of the land

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
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

- a. Describe existing source of potable water well
b. Describe proposed source of potable water well on remainder land, easement for access to well

7. SEWER SERVICES

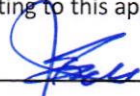
- a. Describe existing sewage disposal: Type septic tank and field Year Installed Approx. 1985
b. Describe proposed sewage disposal: Type septic tank and field

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, Jim Beer hereby certify that

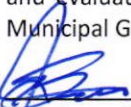
I am the registered owner I am authorized to act on behalf of the register owner

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: December 15, 2021

9. RIGHT OF ENTRY

I, Jim Beer 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 of Registered Owner(s)

Personal 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

[REDACTED]

4;30;5;34;NW

[REDACTED]

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 30 TOWNSHIP 5
SECTION 34

THAT PORTION OF THE NORTH WEST QUARTER WHICH LIES WEST OF SUBDIVISION
PLAN 8210848, CONTAINING 28.055 HECTARES (69.324 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
ROAD	8911870	0.103	0.254

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

[REDACTED]

REGISTERED OWNER(S)

REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
--------------	------------	----------	------	-------	---------------

[REDACTED]

JAMES CECIL BEER

[REDACTED]

AND

KENNETH JAMES BEER

[REDACTED]

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
211 180 847

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

5519JY . [REDACTED]

4235KL . 20/08/1969 CAVEAT
RE : EASEMENT
CAVEATOR - PLAINS WESTERN GAS & ELECTRIC CO LTD.

751 032 841 16/04/1975 EASEMENT
" (SUBJECT TO) IN FAVOUR OF W 1158' OF N 1504.7' "

[REDACTED]

[REDACTED]

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 25 DAY OF
OCTOBER, 2021 AT 07:51 A.M.

ORDER NUMBER: 42932965

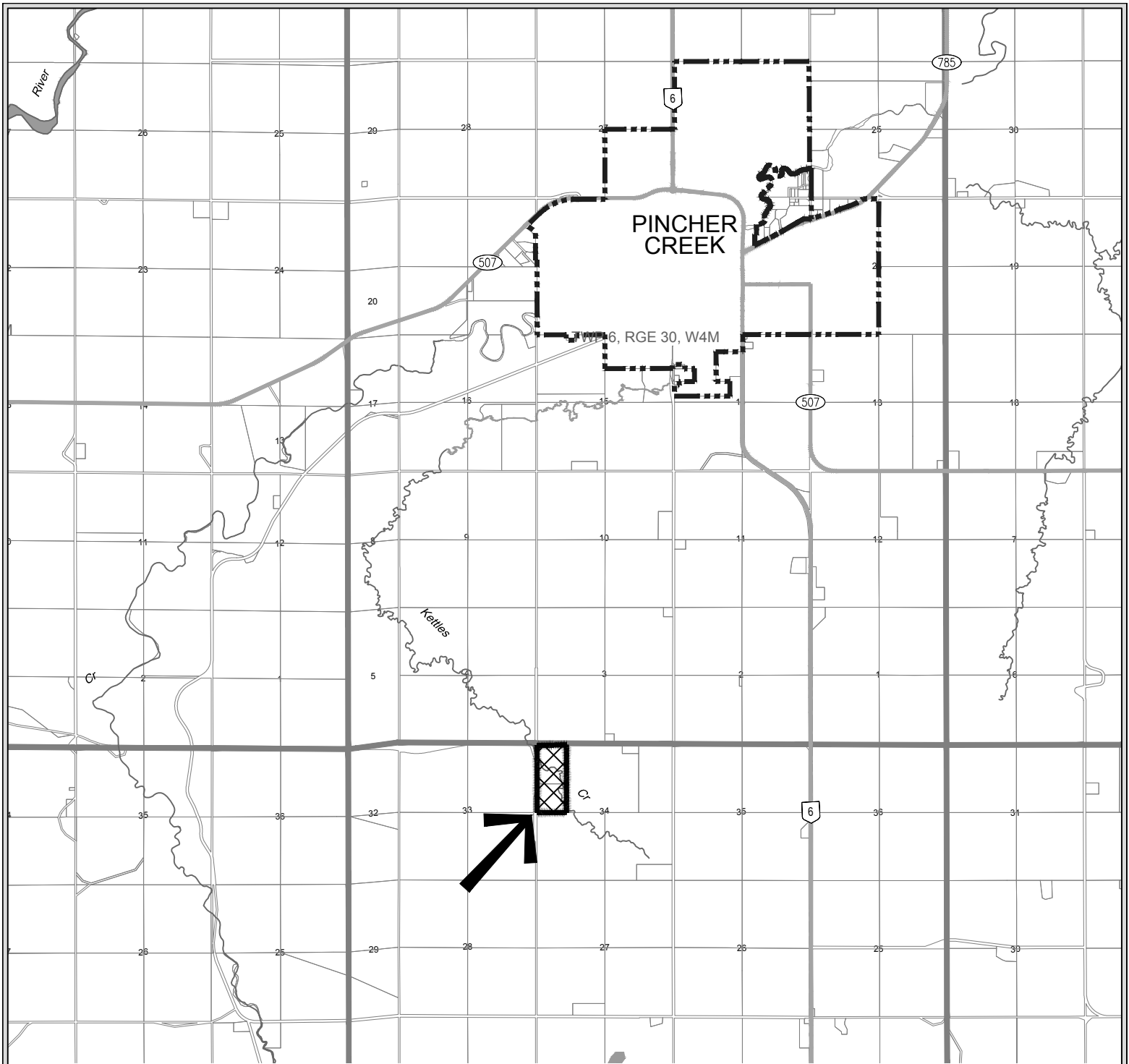
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

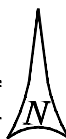
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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
PORTION OF NW 1/4 SEC 34, TWP 5, RGE 30, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DATE: JANUARY 4, 2022
FILE No: 2021-0-207

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3105 18th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



SW3 6-30-4

LOT 1
9511975

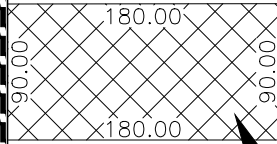
SE4
8911870

REMAINDER OF
TITLE IN
NW34 5-30-4
65.07±ha
(26.33±ac)

OIL PIPELINE RIGHT OF WAY

1²
8210848

NE33 5-30-4



PROPOSED
LOT 1,
BLOCK 2
1.62±ha
(4.00±ac)

2819BM

SE33
5-30-4

SW34 5-30-4

SE34
5-30-4

SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 21-15475T

PORTION OF NW 1/4 SEC 34, TWP 5, RGE 30, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JANUARY 4, 2022

FILE No: 2021-0-207





SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 21-15475T

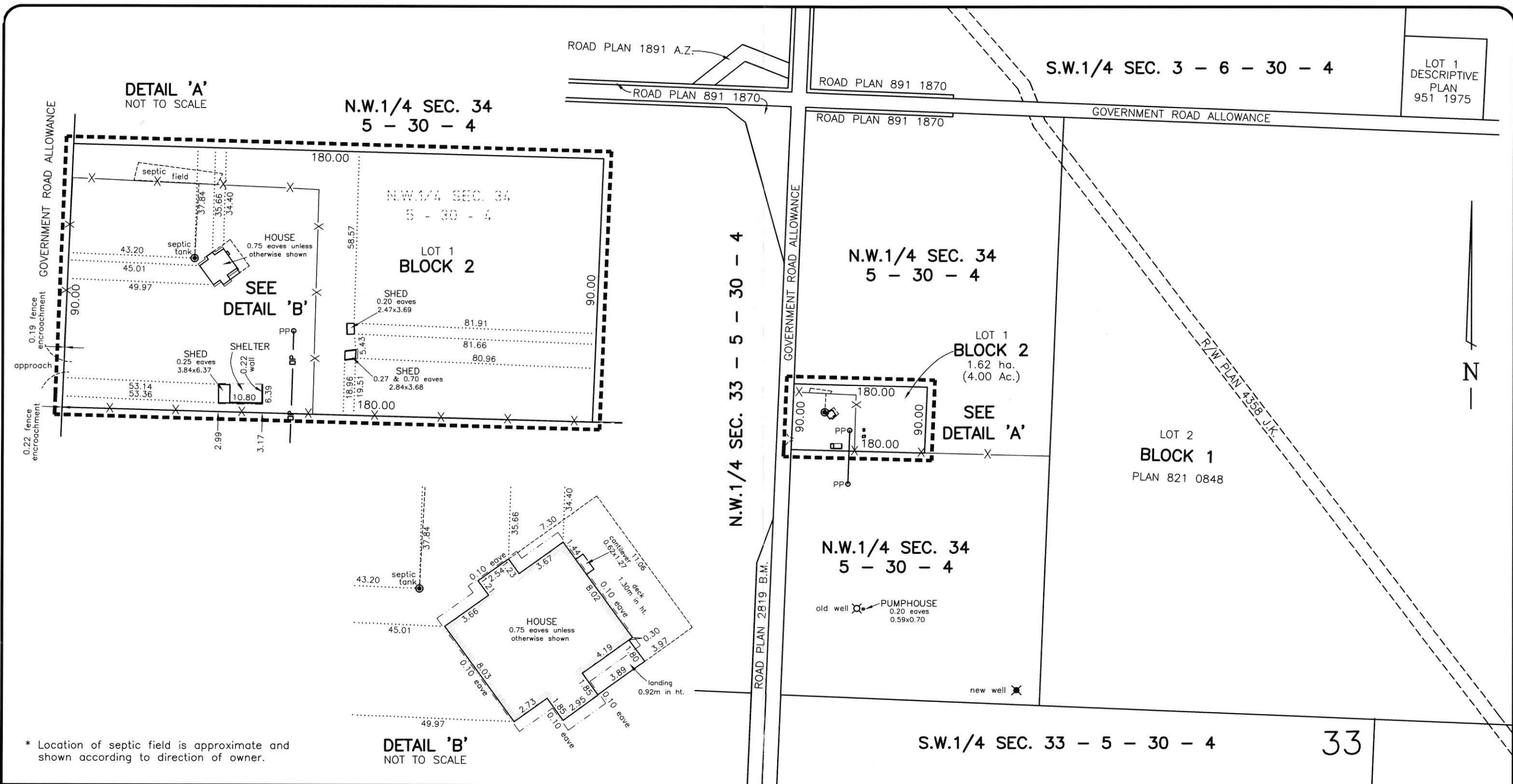
PORTION OF NW 1/4 SEC 34, TWP 5, RGE 30, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JANUARY 4, 2022

FILE No: 2021-0-207





LOT 1
DESCRIPTIVE
PLAN
951 1975

S.W.1/4 SEC. 3 - 6 - 30 - 4

DETAIL 'A'
NOT TO SCALE

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

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

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

S.W.1/4 SEC. 33 - 5 - 30 - 4

N.W.1/4 SEC. 33 - 5 - 30 - 4

LOT 2
BLOCK 1
PLAN 821 0848

LOT 1
BLOCK 2
1.62 ha.
(4.00 Ac.)

DETAIL 'B'
NOT TO SCALE

33

* Location of septic field is approximate and shown according to direction of owner.

NO.	REVISION	DATE	BY
	Improvements shown were surveyed on October 25th, 2021		
	NOTE : Portion to be approved is outlined thus -----		
	and contains approximately 1.62 ha.		
	Distances are in metres and decimal parts thereof.		
	Overhead line is shown thus ----- DP ----- DP -----		
	PP stands for utility pole.		
	Fence lines are shown thus ----- X ----- X -----		
	Distances and areas are approximate and are subject to change upon final survey.		

JIM BEER

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
N.W.1/4 SEC. 34; TWP. 5; RGE. 30; W.4 M.

MUNICIPAL DISTRICT OF PINCHER CREEK No. 9



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

APPROVED Z. J. Prosper A.L.S.	DRAWN CJB	DATE NOV. 30/21
	CHECKED ZJP	JOB 21-15475
	SCALE 1:5000	DRAWING 21-15475T