

**Agenda**  
**Municipal District of Pincher Creek No. 9**  
**Subdivision Authority Meeting**  
**MD of Pincher Creek Council Chambers**  
**December 5<sup>th</sup> 2023**  
**6:00 pm**

**1. Adoption of Agenda**

**2. Adoption of Minutes**

- a. Minutes of September 5, 2023

**3. Closed Meeting Session**

**4. Unfinished Business**

None

**5. Subdivision Application**

- a. Subdivision Application No. 2023-0-139  
Reners Ag 2012 Ltd  
NE 4-6-30 W4
- b. Subdivision Application No. 2023-0-143  
Gerald and Beverly Janzen  
NE 1-6-28 W4
- c. Subdivision Application No. 2023-0-145  
Lyle Planger  
NW 35-5-28 W4

**6. New Business**

**7. Next Regular Meeting** January 2, 2023 6:00 pm

**8. Adjournment**

**Meeting Minutes of the Subdivision Authority**  
**Tuesday, September 5, 2023**  
**5:30 pm**  
**MD of Pincher Creek Council Chambers**

**IN ATTENDANCE**

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

Staff: Chief Administrative Officer Roland Milligan, Development Officer Laura McKinnon

Planning  
Advisors: ORRSC, Senior Planner Diane Horvath

Absent: ORRSC, Senior Planner Gavin Scott

**COMMENCEMENT**

Chairman Rick Lemire called the meeting to order, the time being 5:30 pm.

**1. ADOPTION OF AGENDA**

Councillor Dave Cox 23/021

Moved that the Subdivision Authority Agenda for September 5, 2023, be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Councillor Tony Bruder 23/022

Moved that the June 6, 2023, Subdivision Authority Minutes, be approved as presented.

Carried

**3. CLOSED MEETING SESSION**

Councillor Harold Hollingshead 23/023

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 5:31 pm.

Carried

Councillor Harold Hollingshead 23/024

Moved that the Subdivision Authority open the meeting to the public, the time being 6:31 pm.

**MINUTES**  
**SUBDIVISION AUTHORITY**  
**Municipal District of Pincher Creek No. 9**  
**September 5, 2023**

Carried

**4. UNFINISHED BUSINESS**

Nil

**5. SUBDIVISION APPLICATIONS**

- a.** Subdivision Application No. 2023-0-078  
Lynne Rhodes  
NE 33-4-28 W4

Councillor Tony Bruder

23/025

THAT the Country Residential subdivision of NE1/4 33-4-28-W4M (Certificate of Title No. 041 347 775), to create a 2.16 acre (0.875 ha) parcel from a previously unsubdivided quarter section of 157.88 acres (63.89 ha) for country residential use; BE APPROVED subject to the following:

**CONDITIONS:**

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into 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 proposed lot be increased in size to meet the required minimum lot size of 1.2 ha (3.0 acres).

**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 9 of the Matters Related to Subdivision and Development Regulation.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.

- b.** Subdivision Application No. 2023-0-087  
Zoratti Ranches

**MINUTES**  
**SUBDIVISION AUTHORITY**  
**Municipal District of Pincher Creek No. 9**  
**September 5, 2023**

SW 15-6-1 W5

Councillor Dave Cox

23/026

THAT the Country Residential subdivision of SW1/4 15-6-1-W5M (Certificate of Title No. 151 311 422), to create a 13.58 acre (5.49 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use; BE APPROVED subject to the following:

**CONDITIONS:**

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into 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.

**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 9 of the Matters Related to Subdivision and Development Regulation.
  3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.
  4. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Section 19 of the Matters Relating to Subdivision and Development Regulation to accommodate the proposal.
  5. 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.
- c.** Subdivision Application No. 2023-0-094  
Nature Conservancy of Canada  
E 17-4-29 W4

Councillor John MacGarva

23/027

**MINUTES**  
**SUBDIVISION AUTHORITY**  
**Municipal District of Pincher Creek No. 9**  
**September 5, 2023**

THAT the Country Residential subdivision of E1/2 17-4-29-W4M (Certificate of Title No. 221 150 855 +3), to create a 10.40 acre (4.21 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) and a portion of the adjoining quarter section to the north for country residential use; BE APPROVED subject to the following:

**RESERVE:**

That the Deferred Reserve Caveats 3678LS and 3679LS be discharged in their entirety.

**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.

**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 9 of the Matters Related to Subdivision and Development Regulation.
  3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.
  4. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Section 19 of the Matters Relating to Subdivision and Development Regulation to accommodate the proposal.
  5. 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.
- d.** Subdivision Application No. 2023-0-104  
David McNeill & Linda Farley  
Lot 24, Block 14, Plan 8810351 within W ½ 10-6-2 W5

Councillor Dave Cox

23/028

THAT the Residential subdivision of Lot 24, Block 14, Plan 8810351 within W ½ 10-6-2 W5 (Certificate of Title No. 991 113 228), to create a 0.11 acre (0.046 ha) parcel from a

**MINUTES**  
**SUBDIVISION AUTHORITY**  
**Municipal District of Pincher Creek No. 9**  
**September 5, 2023**

title of 0.47 acres (0.19 ha) for hamlet residential use; BE APPROVED subject to the following:

**CONDITIONS:**

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into 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 proposed parcel shall be increased in size to 464.5 m<sup>2</sup> (5000ft<sup>2</sup>) as required by land use district Hamlet Single-Detached Residential 1 – HR-1.

**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 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority, in considering the written submissions from citizens of Beaver Mines finds that the concerns regarding the lot size have been addressed through condition 3. In considering the written submissions regarding the concerns about the driveway access have been addressed through condition 2. Further the Subdivision Authority finds that the new lot line is only slightly out of alignment and that the introduction of the lot in this area does not set a precedent for future decisions which will be dealt with on a case by case basis.
4. With the requirement of condition 3, the proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.30.

**6. NEW BUSINESS**

Nil

**7. NEXT MEETING** – Tuesday, October 3<sup>rd</sup>, 2023; 6:00 pm.

**8. ADJOURNMENT**

Councillor Tony Bruder

23/029

Moved that the meeting adjourn, the time being 6:33 pm.

**MINUTES**  
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**Municipal District of Pincher Creek No. 9**  
**September 5, 2023**

Carried

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Rick Lemire, Reeve  
Subdivision Authority

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Laura McKinnon, Secretary  
Subdivision Authority

## DRAFT RESOLUTION

Our File: 2023-0-139

November 27, 2023

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

Dear Mr. Milligan,

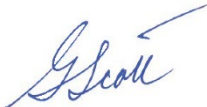
**RE: NE1/4 4-6-30-W4M / M.D. of Pincher Creek No. 9**

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

The Subdivision Authority should note that comments have not been received from the Livingstone Range School Division, AltaLink, AB Environment & Protected Areas - J. Cayford, Alberta Forestry and Parks - C. Knowles, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AER and Canada Post.

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

2023-0-139

**M.D. of Pincher Creek No. 9 Country Residential** subdivision of NE1/4 4-6-30-W4M

THAT the Country Residential subdivision of NE1/4 4-6-30-W4M (Certificate of Title No. 171 271 545 +5), to create a 3.38 acre (1.37 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use; BE APPROVED subject to the following:

## CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into 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 applicant provide proof to the Subdivision Authority of the installation of a cistern as a domestic water source prior to endorsement for registration.

## 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 9 of the Matters Related to Subdivision and Development Regulation.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.

## 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 Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Telus Communications Inc has no objection.
- (e) 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.

- (f) Easements are required for this development. The developer can initiate the process of securing an easement for the proposed subdivision by contacting the undersigned. FortisAlberta is requesting that the county defer its subdivision approval until such time as this easement process is complete and the developer has entered into an appropriate easement agreement with FortisAlberta and the easement has been properly registered with Land Titles (Alberta). FortisAlberta will notify the county once these steps have been completed and confirm that FortisAlberta no longer has any concerns with approval of this subdivision.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision and for the easement by contacting FortisAlberta at 310-WIRE (310-9473) to make application.

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

**The proposed subdivision appears to be cutting across the power line as it showing in our systems and as such requires an easement to cover the potential trespass.**



- (g) 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 provided information and wish to provide the following comments:

- The application indicates no changes to the residence.
- The application indicates a cistern for potable water supply. AHS recommends that water wells/ sources be completely contained on the property being served. This will help to avoid future conflicts or access concerns.
- The application indicates there is a confined feeding operation (CFO); details of the CFO were not provided. NRCB, as the regulatory agency, may have 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.”

CHAIRMAN

DATE

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** October 13, 2023

**Date of Receipt:** October 5, 2023

**Date of Completeness:** October 10, 2023

**TO: Landowner:** Reners Ag 2017 Ltd.

**Agent or Surveyor:**

**Referral Agencies:** M.D. of Pincher Creek No. 9, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Apex Utilities Inc., AB Health Services - South Zone, AB Environment & Protected Areas - J. Cayford, Alberta Forestry and Parks - C. Knowles, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AER, Canada Post

**Adjacent Landowners:** 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 Matters Relating to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **November 1, 2023**. (Please quote our File No. 2023-0-139 in any correspondence with this office).

**File No.:** 2023-0-139

**Legal Description:** NE1/4 4-6-30-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:** 171 271 545 +5

**Meeting Date:** November 7, 2023

*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 3.38 acre (1.37 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use.

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

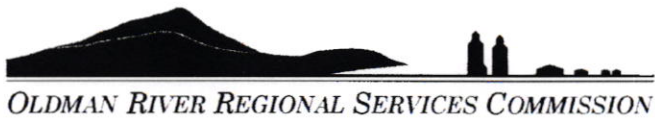
This proposal complies with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan and Land Use Bylaw. The Subdivision Authority is hereby requested to consider the following when rendering a decision on this application:

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 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. That proof the installation of a cistern as a domestic water source be provided to the Subdivision Authority prior to endorsement for registration.

**RESERVE:**

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

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



**APPLICATION FOR SUBDIVISION  
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted: \$1100.00	File No: 2023-0-139
APPLICATION SUBMISSION	
Date of Receipt: October 5, 2023	Received By: <i>[Signature]</i>
Date Deemed Complete: October 10, 2023	Accepted By: <i>[Signature]</i>

**1. CONTACT INFORMATION**

Name of Registered Owner of Land to be Subdivided: RENERS AG 2017 LTD

Mailing Address: Box 2590 City/Town: PINCHER CREEK

Postal Code: T0K 1W0 Telephone: [REDACTED] Cell: [REDACTED]

Email: [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: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City/Town: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_ Preferred Method of Correspondence: Email  Mail

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

a. All/part of the NE ¼ Section 4 Township 6 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: \_\_\_\_\_ hectares 3 acres

d. Total number of lots to be created: 1 Size of Lot(s): \_\_\_\_\_

e. Rural Address (if applicable): 6018 RGE RD 30-3

f. Certificate of Title No.(s): \_\_\_\_\_

**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

**3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)**

- f. Is the land subject of the application 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 subject of the application 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 RESIDENTIAL
- b. Proposed use of the land RESIDENTIAL

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

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) ~~FLAT~~ SLIGHT ROLL & INCLINE
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)  
GRASS - FLAT SLIGHT INCLINE TOWARD SW. 118' CARRIAGE.
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) TOP SOIL WITH CLAY BASE
- 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.

- RESIDENTIAL DWELLING TO REMAIN AS IS. CONCRETE FOUNDATION. BASEMENT  
ROCK ON TWO SIDES UPPER FLOOR - STUCCO TWO SIDES 56'-6" X 57'-5" APPROX
- 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 SPRING ON ADJACENT 1/4
- b. Describe proposed source of potable water CISTERN

**7. SEWER SERVICES**

- a. Describe existing sewage disposal: Type CEMENT Year Installed 1990
- b. Describe proposed sewage disposal: Type AS IS - SEPTIC FIELD

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

I, Joyce REWERS 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: Oct 4 - 2023

**9. RIGHT OF ENTRY**

I, Joyce REWERS 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)

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
	0021 477 922	4;30;6;4;NW	171 271 545 +5
	0021 477 930	4;30;6;4;NE	

LEGAL DESCRIPTION

FIRST  
MERIDIAN 4 RANGE 30 TOWNSHIP 6  
SECTION 4  
QUARTER NORTH WEST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

SECOND  
MERIDIAN 4 RANGE 30 TOWNSHIP 6  
SECTION 4  
QUARTER NORTH EAST  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:  
PLAN NUMBER HECTARES (ACRES)  
ROAD 8911870 0.046 0.114  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 881 051 722 C .

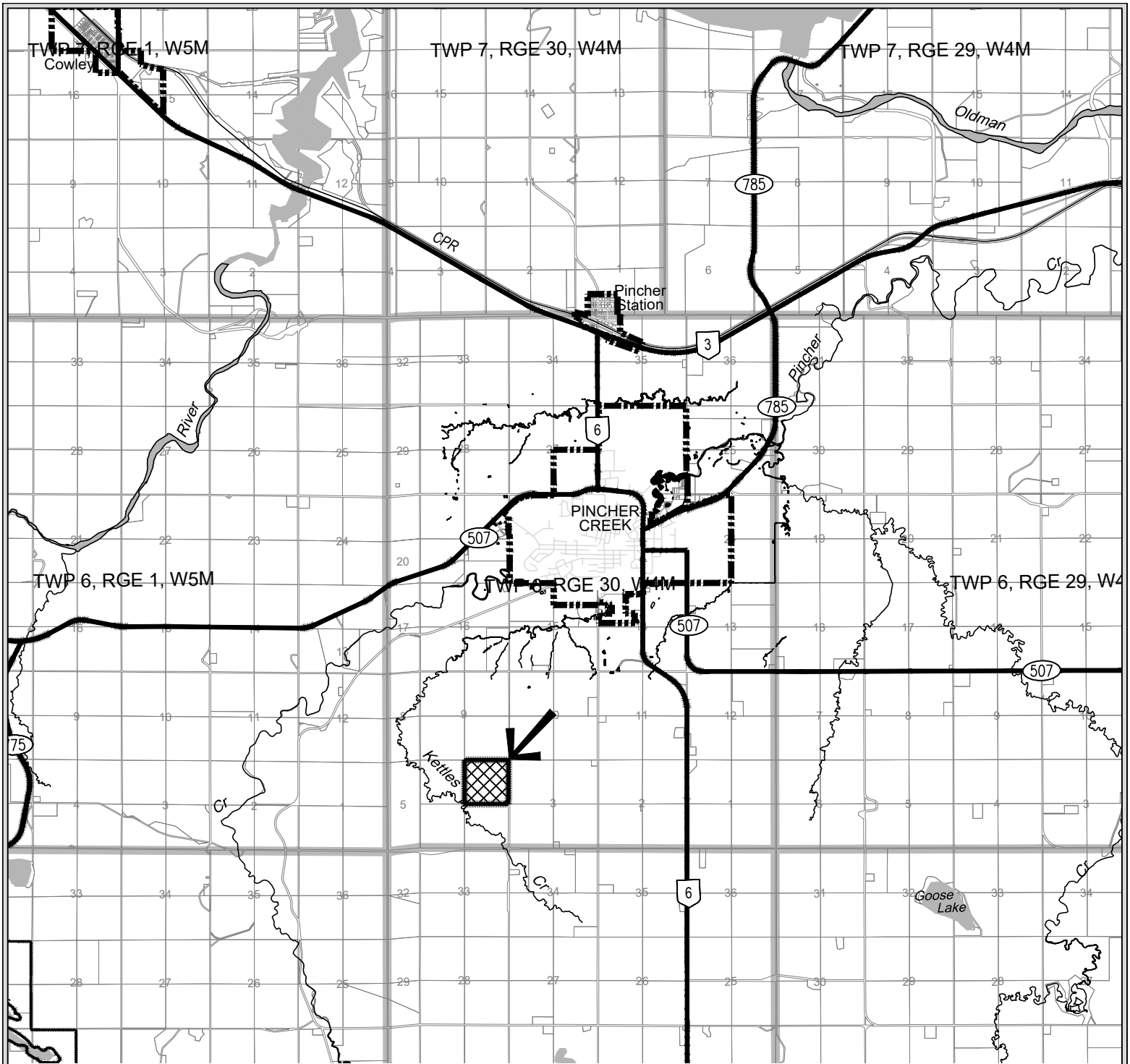
REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 271 545	30/11/2017	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

RENERS AG 2017 LTD.  
OF BOX 2590  
PINCHER CREEK  
ALBERTA T0K 1W0







**SUBDIVISION LOCATION SKETCH**

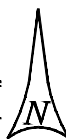
**NE 1/4 SEC 4, TWP 6, RGE 30, W 4 M**

**MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9**

**DATE: OCTOBER 11, 2023**

**FILE No: 2023-0-139**

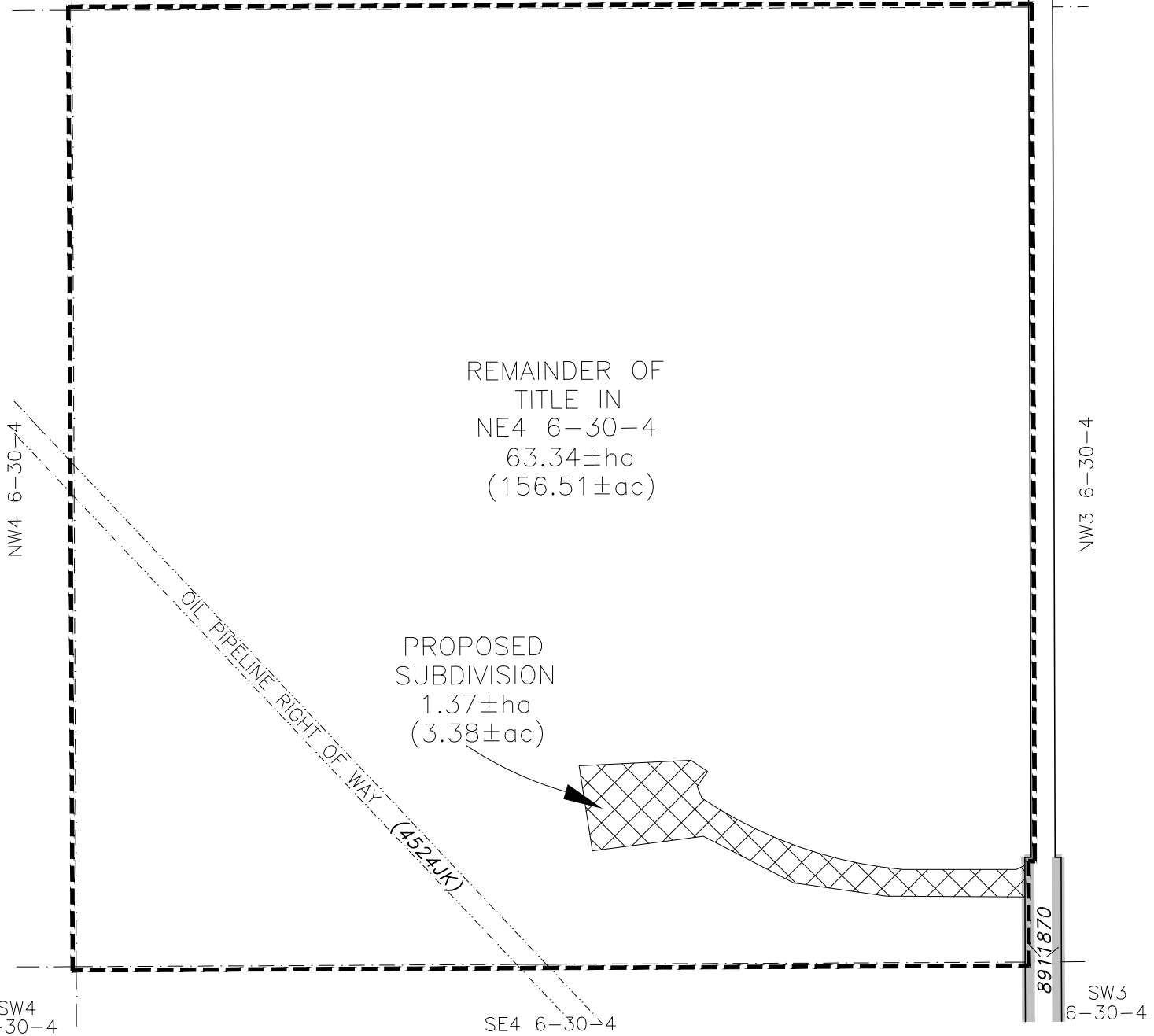
MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3105 18th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8  
 \*NOT RESPONSIBLE FOR ERRORS OR OMISSIONS\*



SW9  
6-30-4

SE9 6-30-4

SW10  
6-30-4



REMAINDER OF  
TITLE IN  
NE4 6-30-4  
63.34±ha  
(156.51±ac)

PROPOSED  
SUBDIVISION  
1.37±ha  
(3.38±ac)

OIL PIPELINE RIGHT OF WAY  
(4524JK)

8911870

### SUBDIVISION SKETCH

NE 1/4 SEC 4, TWP 6, RGE 30, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: OCTOBER 11, 2023

FILE No: 2023-0-139





**SUBDIVISION SKETCH**

**NE 1/4 SEC 4, TWP 6, RGE 30, W 4 M**

**MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9**

**DATE: OCTOBER 11, 2023**

**FILE No: 2023-0-139**



## DRAFT RESOLUTION

Our File: 2023-0-143

November 27, 2023

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

Dear Mr. Milligan,

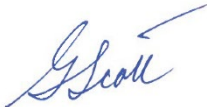
**RE: NE1/4 1-6-28-W4M / M.D. of Pincher Creek No. 9**

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 - South Zone, Alberta Forestry and Parks - E. Evenson, AB Environment & Protected Areas - J. Cayford, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, Historical Resources Administrator, AER and Canada Post.

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

2023-0-143

**M.D. of Pincher Creek No. 9 Country Residential** subdivision of NE1/4 1-6-28-W4M

THAT the Country Residential subdivision of NE1/4 1-6-28-W4M (Certificate of Title No. 051 275 868), to create a 5.58 acre (2.26 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use; BE APPROVED subject to the following:

## CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into 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.

## 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 9 of the Matters Related to Subdivision and Development Regulation.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.

## 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 Protected Areas, 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](mailto: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 Transportation – Leah Olsen, Development/Planning Technologist:

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s)

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

The requirements of Section 19 are met, therefore no variance is required.

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 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act

Please contact Transportation and Economic Corridors through the RPATH Portal if you have any questions, or require additional information.”

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CHAIRMAN

---

DATE

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** October 18, 2023

**Date of Receipt:** October 13, 2023

**Date of Completeness:** October 13, 2023

**TO: Landowner:** Gerald W Janzen and Beverly Janet Janzen

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

**Referral Agencies:** M.D. of Pincher Creek No. 9, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Chief Mountain Gas Co-op Ltd., AB Health Services - South Zone, Alberta Forestry and Parks - E. Evenson, AB Environment & Protected Areas - J. Cayford, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AB Transportation, Historical Resources Administrator, AER, Canada Post

**Adjacent Landowners:** Edwin & Leona Janzen, Rocky Reed, Mackenzie Strachan-Reed & RS Reed Farms Ltd, Reed Farming Ltd, Travis Reed

**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 Matters Relating to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **November 6, 2023**. (Please quote our File No. 2023-0-143 in any correspondence with this office).

**File No.:** 2023-0-143

**Legal Description:** NE1/4 1-6-28-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:** 051 275 868

**Meeting Date:** November 7, 2023

*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 5.58 acre (2.26 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use.

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

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

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a 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. That any conditions of Alberta Transportation 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.

**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: \$1100.00	File No: 2023-0-143
APPLICATION SUBMISSION	
Date of Receipt: October 13, 2023	Received By: SJV
Date Deemed Complete: October 19/23	Accepted By: [Signature]

**1. CONTACT INFORMATION**

Name of Registered Owner of Land to be Subdivided: Gerald W Janzen & Beverly Janet Janzen

Mailing Address: Box 39 City/Town: Pincher Creek

Postal Code: TOK 1W0 Telephone: [REDACTED] Cell: [REDACTED]

Email: [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: David J. Amantea, ALS, P.Eng. brown okamura & associates ltd.

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

Postal Code: T1H 5J9 Telephone: 403-329-4688 ext 129 Cell: \_\_\_\_\_

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

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

a. All/part of the NE x Section 1 Township 6 Range 28 West of 4 Meridian (e.g. SEX 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: 63.08 hectares 155.996 acres

d. Total number of lots to be created: 1 Size of Lot(s): 2.26 ha (5.58 Ac)

e. Rural Address (if applicable): 6032 Twp Rd 61

f. Certificate of Title No.(s): 051 275 868

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

a. The land is located in the municipality of M.D. 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

**3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)**

- f. Is the land subject of the application 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 subject of the application 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 Yard & Ag  
b. Proposed use of the land No Change

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

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

- 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 \_\_\_\_\_

**7. SEWER SERVICES**

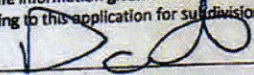
- a. Describe existing sewage disposal: Type Septic Year Installed approx. 2008  
b. Describe proposed sewage disposal: Type \_\_\_\_\_

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

I, David J. Amantea, ALS, P.Eng. hereby certify that


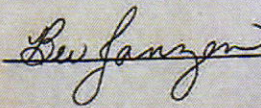
I am the registered owner  I am authorized to act on behalf of the register owner

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: Sept 5/23

**9. RIGHT OF ENTRY**

I, Gerald or Beverly Janzen 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)

23-16125

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  
0013 631 791                              4;28;6;1;NE                                      051 275 868

LEGAL DESCRIPTION

THE NORTH EAST QUARTER OF SECTION 1  
IN TOWNSHIP 6  
RANGE 28  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ROADWAY ON PLAN 1468 O  
CONTAINING 1.62 HECTARES (4.004 ACRES) MORE OR LESS  
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: 901 130 295

-----

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
051 275 868	02/08/2005	SEPARATION - LINCS		

-----

OWNERS

GERALD W JANZEN (FARMER)

AND

BEVERLY JANET JANZEN (HOMEMAKER)

BOTH OF:

P.O. BOX 1496

PINCHER CREEK

ALBERTA

AS JOINT TENANTS

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 051 275 868

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

-----  
761 062 836 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 021088517)

821 018 914 02/02/1982 CAVEAT  
CAVEATOR - GERALD W JANZEN  
CAVEATOR - BEVERLY JANET JANZEN

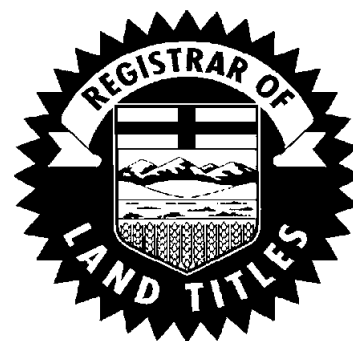
931 105 432 12/05/1993 UTILITY RIGHT OF WAY  
GRANTEE - AGT LIMITED.  
AS TO PORTION OR PLAN:9211954  
TAKES PRIORITY OF CAVEAT 911243695  
REGISTERED ON 28/10/91

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 16 DAY OF AUGUST,  
2023 AT 10:19 A.M.

ORDER NUMBER: 48068068

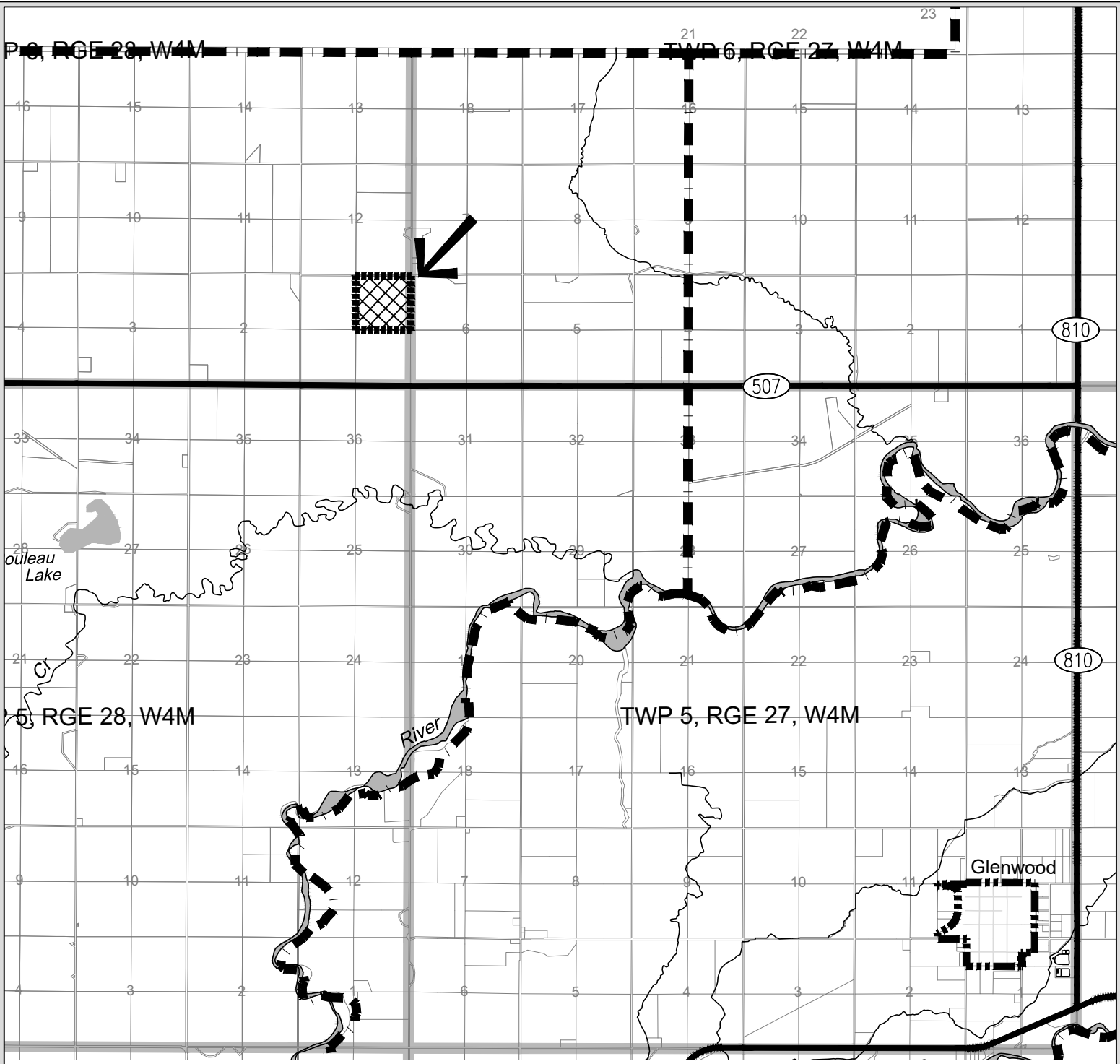
CUSTOMER FILE NUMBER:



\*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).



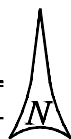
**SUBDIVISION LOCATION SKETCH**  
**NE 1/4 SEC 1, TWP 6, RGE 28, W 4 M**  
**MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9**  
**DATE: OCTOBER 17, 2023**  
**FILE NO: 2023-0-143**

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



**OLDMAN RIVER REGIONAL SERVICES COMMISSION**

October 17, 2023 N:\Subdivision\2023\2023-0-143.dwg



SW12

SE12 6-28-4

SW7

14680

PROPOSED  
LOT 1  
BLOCK 1  
2.26±ha  
(5.58±ac)

REMAINDER OF  
TITLE IN  
NE1 6-28-4  
60.82±ha  
(150.42±ac)

NW1 6-28-4

NW6 6-27-4

SW1

SE1 6-28-4

SW6

### SUBDIVISION SKETCH

NE 1/4 SEC 1, TWP 6, RGE 28, W 4 M

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

DATE: OCTOBER 17, 2023

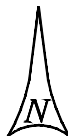
FILE No: 2023-0-143





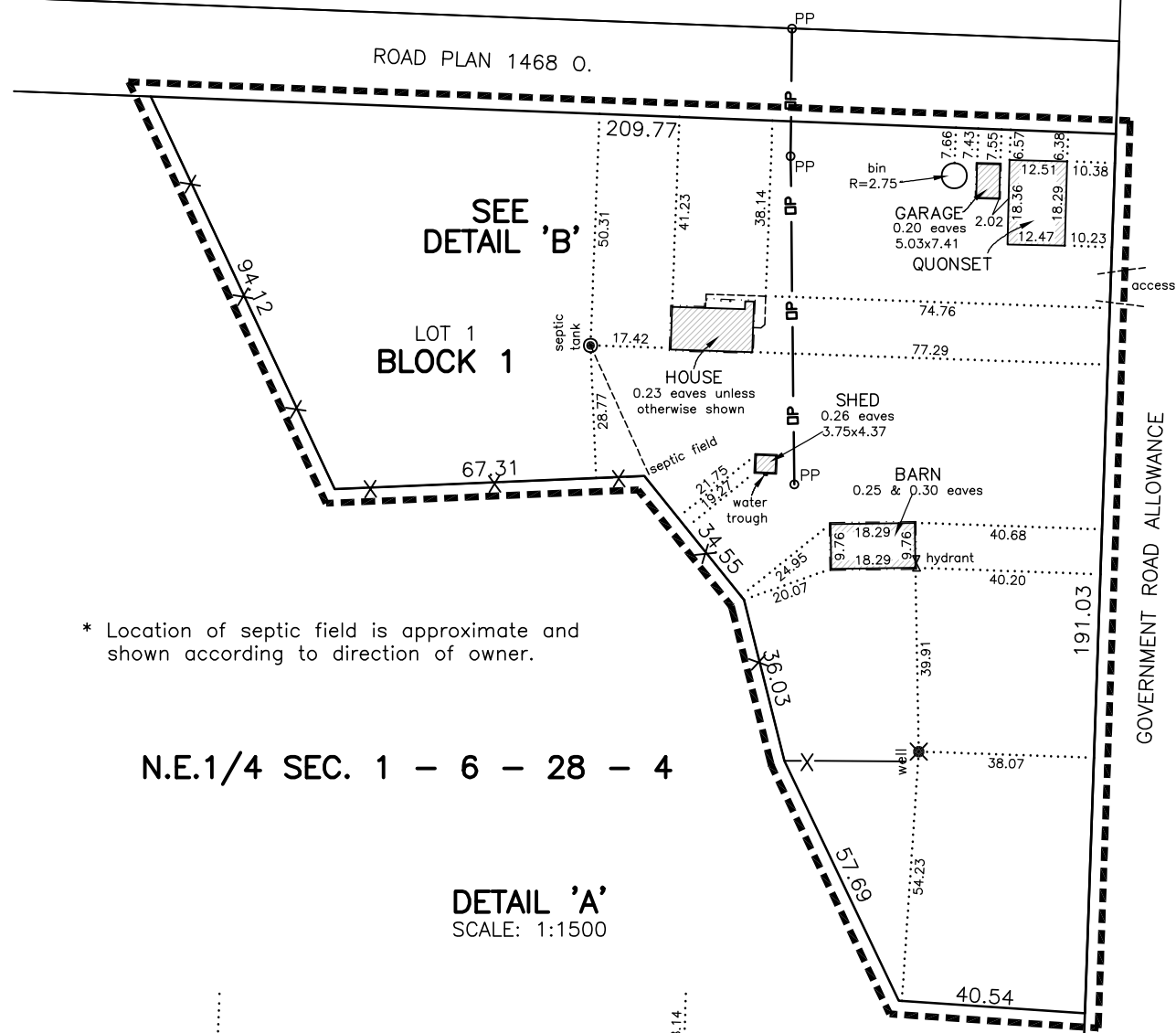


**SUBDIVISION SKETCH**  
**NE 1/4 SEC 1, TWP 6, RGE 28, W 4 M**  
**MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9**  
**DATE: OCTOBER 17, 2023**  
**FILE No: 2023-0-143**



S.E.1/4 SEC. 12 - 6 - 28 - 4

S.E.1/4 SEC. 12 - 6 - 28 - 4

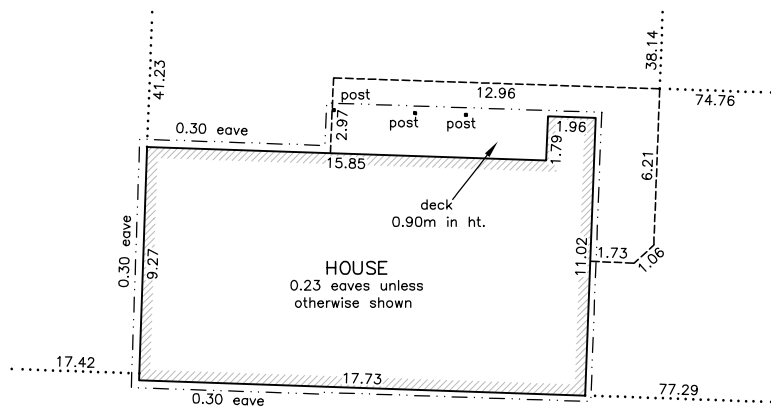


SEE DETAIL 'A'  
LOT 1  
BLOCK 1  
2.26 ha.  
(5.58 Ac.)

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

N.E.1/4 SEC. 1 - 6 - 28 - 4

DETAIL 'A'  
SCALE: 1:1500



DETAIL 'B'  
NOT TO SCALE

N.W.1/4 SEC. 6 - 6 - 27 - 4

N.W.1/4 SEC. 1 - 6 - 28 - 4

N.E.1/4 SEC. 1 - 6 - 28 - 4

N.W.1/4 SEC. 6 - 6 - 27 - 4

S.E.1/4 SEC. 1 - 6 - 28 - 4

GERALD JANZEN

TENTATIVE PLAN SHOWING SUBDIVISION  
of part of  
N.E.1/4 SEC. 1; TWP. 6; RGE. 28; W.4 M.  
(6032 TWP RD 6-1)

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 August 21st, 2023

NOTE : Portion to be approved is outlined thus **-----**  
and contains approximately 2.26 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.

APPROVED  D. J. Amantea, A.L.S.	DRAWN CJB	DATE AUG. 23/23
	CHECKED DJA	JOB 23-16125
	SCALE 1:5000	DRAWING 23-16125T

## DRAFT RESOLUTION

Our File: 2023-0-145

November 27, 2023

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

Dear Mr. Milligan,

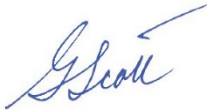
**RE: NW1/4 35-5-28-W4M / M.D. of Pincher Creek No. 9**

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, Alberta Forestry and Parks - E. Evenson, AB Environment & Protected Areas - J. Cayford, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AER and Canada Post.

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

2023-0-145

**M.D. of Pincher Creek No. 9 Country Residential** subdivision of NW1/4 35-5-28-W4M

THAT the Country Residential subdivision of NW1/4 35-5-28-W4M (Certificate of Title No. 221 183 426, 221 183 426 +1), to create a 6.02 acre (2.438 ha) parcel from a subdivided quarter section where two titles consist of 160 acres (64.7 ha) for country residential use; BE APPROVED subject to the following:

## CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into 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 Certificate of Title 221 183 423 be consolidated with the remainder of Certificate of Title 221 183 423 +1 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 9 of the Matters Related to Subdivision and Development Regulation.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.
4. 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.
5. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Sections 18 and 19 of the *Matters Relating to Subdivision and Development Regulation* to accommodate the proposal.

## 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 Protected Areas, 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](mailto: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 – Wade Goin, Executive Officer/Public Health Inspector:

“In response to the request for comment on the above noted subdivision, we have reviewed the provided information and wish to provide the following comments:

- The application indicates consolidating and then subdividing parcels with no changes to the residence.
- 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.

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

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 507

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. Moreover, the remnant land will remain to be an agricultural tract with no additional highway frontages being created and by virtue of Alberta Transportation’s current access management guidelines use of the existing direct highway access for a single country residential parcel is an acceptable access management strategy. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

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 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act

Please contact Transportation and Economic Corridors through the RPATH Portal if you have any questions, or require additional information.”

---

CHAIRMAN

---

DATE

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** October 26, 2023

**Date of Receipt:** October 23, 2023


**Date of Completeness:** October 24, 2023

**TO: Landowner:** Lyle Planger

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

**Referral Agencies:** M.D. of Pincher Creek No. 9, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Chief Mountain Gas Co-op Ltd., AB Health Services - South Zone, Alberta Forestry and Parks - E. Evenson, AB Environment & Protected Areas - J. Cayford, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AB Transportation, AER, Canada Post

**Adjacent Landowners:** Lloyd Sproule, Jason Marten, Hengerer Farms Ltd, William Metzler, Dianne & Fredrick McGlynn, Heather McGlynn, Sheree Daniels

**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 Matters Relating to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **November 14, 2023**. (Please quote our File No. 2023-0-145 in any correspondence with this office).

**File No.:** 2023-0-145

**Legal Description:** NW1/4 35-5-28-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:** 221 183 426, 221 183 426 +1

**Meeting Date:** December 5, 2023

*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 6.02 acre (2.438 ha) parcel from a subdivided quarter section where two titles consist of 160 acres (64.7 ha) for country residential use.

The proposal is to accommodate the consolidation of 2 titles approximately 80 acres in size each (less road widening) and then subdivide an existing farmyard, which presently contains a dwelling, shop, and number of other out-buildings. Access to the lot is presently granted from an existing approach to the north, off of Highway 507. The existing residence is serviced by a septic system and on-site domestic well.

The proposal lies east of a seasonal creek which is a tributary of Foothill Creek.

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 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. That any conditions of Alberta Transportation shall be established prior to finalization of the application.
7. That the Certificate of Title 221 183 423 be consolidated with Certificate of Title 221 183 423 +1 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

**RESERVE:**

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

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





**APPLICATION FOR SUBDIVISION  
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Agriculture - 4</u>	
Fee Submitted: <u>\$100.00</u>	File No: <u>2023-0-145</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>October 23, 2023</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>Oct 24, 2023</u>	Accepted By: <u>[Signature]</u>

**1. CONTACT INFORMATION**

Name of Registered Owner of Land to be Subdivided: Lyle Planger  
 Mailing Address: Box 337 City/Town: Pincher Creek  
 Postal Code: T0K 1W0 Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_  
 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: David J. Amantea, ALS, P.Eng. brown okamura & associates ltd.  
 Mailing Address: 2830 - 12 Avenue North City/Town: Lethbridge  
 Postal Code: T1H 5J9 Telephone: 403-329-4688 ext 129 Cell: \_\_\_\_\_  
 Email: david@bokamura.com Preferred Method of Correspondence: Email  Mail

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

- a. All/part of the NW ¼ Section 35 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: \_\_\_\_\_ hectares \_\_\_\_\_ acres
- d. Total number of lots to be created: 1 Size of Lot(s): 2.438 Ha (6.02 Acres)
- e. Rural Address (if applicable): 28125 Hwy 507
- f. Certificate of Title No.(s): 221 183 423 & 221 183 423+1

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

- a. The land is located in the municipality of MD of Pincher Creek
- b. Is the land situated immediately adjacent to the municipal boundary? Yes  No   
 If "yes", the adjoining municipality is \_\_\_\_\_
- c. Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes  No   
 If "yes" the highway is No. 507
- 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 subject of the application 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 subject of the application 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 Residential
- b. Proposed use of the land Residential

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

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Rolling
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)  
Grass
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) 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 Sketch

- 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

**7. SEWER SERVICES**

- a. Describe existing sewage disposal: Type Septic Filed Year Installed \_\_\_\_\_
- b. Describe proposed sewage disposal: Type No Change

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

David J. Amantea, ALS, P.Eng.

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: \_\_\_\_\_

*[Handwritten Signature]*

Date: \_\_\_\_\_

*Oct 19/23*

**9. RIGHT OF ENTRY**

I, Lyle Planger

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.

Lyle Planger

*Oct 22 2023*

Signature of Registered Owner(s)

boa File 23-16162

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  
0021 635 059                      4;28;5;35;;11,14                                      221 183 423

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 5  
SECTION 35  
LEGAL SUBDIVISION 11 AND 14 IN THE NORTH WEST QUARTER  
CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS  
EXCEPTING THEREOUT

PLAN	NUMBER	HECTARES	ACRES
ROAD WIDENING	8410230	0.208	0.514 (LSD 14)

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 061 210 208

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
221 183 423	30/08/2022	AFFIDAVIT OF SURVIVING JOINT TENANT		

---

OWNERS

LYLE PLANGER  
OF BOX 337  
PINCHER CREEK  
ALBERTA T0K 1W0

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
761 109 071	01/09/1976	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. BOX 38 CARDSTON

( CONTINUED )

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

ALBERTA TOKOKO

(DATA UPDATED BY: CHANGE OF NAME 021088515)

931 182 728      30/07/1993      UTILITY RIGHT OF WAY

GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD.

BOX 38

CARDSTON

ALBERTA TOKOKO

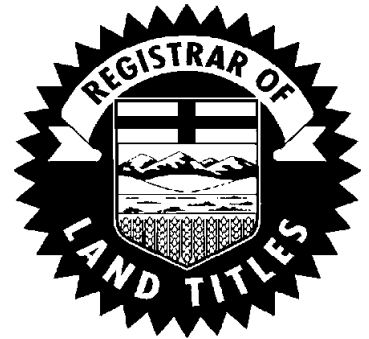
(DATA UPDATED BY: CHANGE OF NAME 021088515)

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 15 DAY OF  
SEPTEMBER, 2023 AT 04:12 P.M.

ORDER NUMBER:      48358651

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  
0021 635 066                      4;28;5;35;NW                                      221 183 423 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 5  
SECTION 35  
THE WEST HALF OF THE NORTH WEST QUARTER  
CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS  
EXCEPTING THEREOUT

PLAN	NUMBER	HECTARES	ACRES
ROAD ALLOWANCE	7135HT	0.408	1.00
ROAD WIDENING	8410230	0.208	0.514

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 061 210 208 +1

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
221 183 423	30/08/2022	AFFIDAVIT OF SURVIVING JOINT TENANT		

OWNERS

LYLE PLANGER  
OF BOX 337  
PINCHER CREEK  
ALBERTA T0K 1W0

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
	761 109 072	01/09/1976	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. BOX 38

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 221 183 423 +1

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

CARDSTON

ALBERTA T0K0K0

(DATA UPDATED BY: CHANGE OF NAME 021088515)

931 182 729      30/07/1993      UTILITY RIGHT OF WAY

GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD.

BOX 38

CARDSTON

ALBERTA T0K0K0

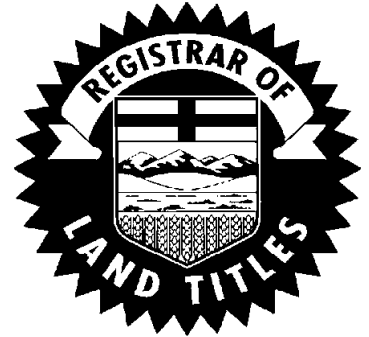
(DATA UPDATED BY: CHANGE OF NAME 021088515)

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SEPTEMBER, 2023 AT 04:12 P.M.

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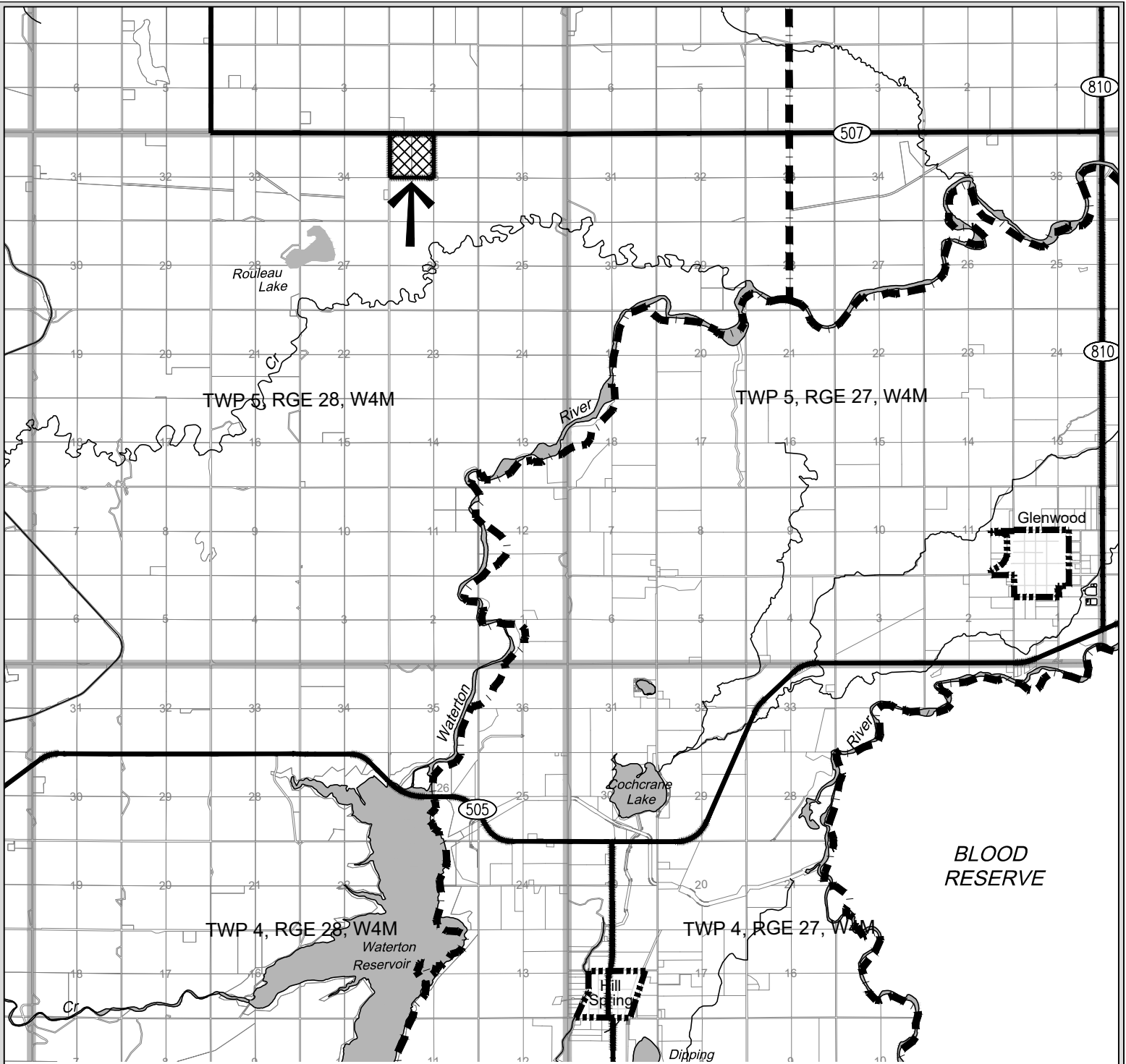
CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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



**SUBDIVISION LOCATION SKETCH**

**NW 1/4 SEC 35, TWP 5, RGE 28, W 4 M**

**MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9**

**DATE: OCTOBER 24, 2023**

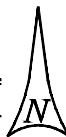
**FILE No: 2023-0-145**

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



**OLDMAN RIVER REGIONAL SERVICES COMMISSION**

October 24, 2023 N:\Subdivision\2023\2023-0-145.dwg





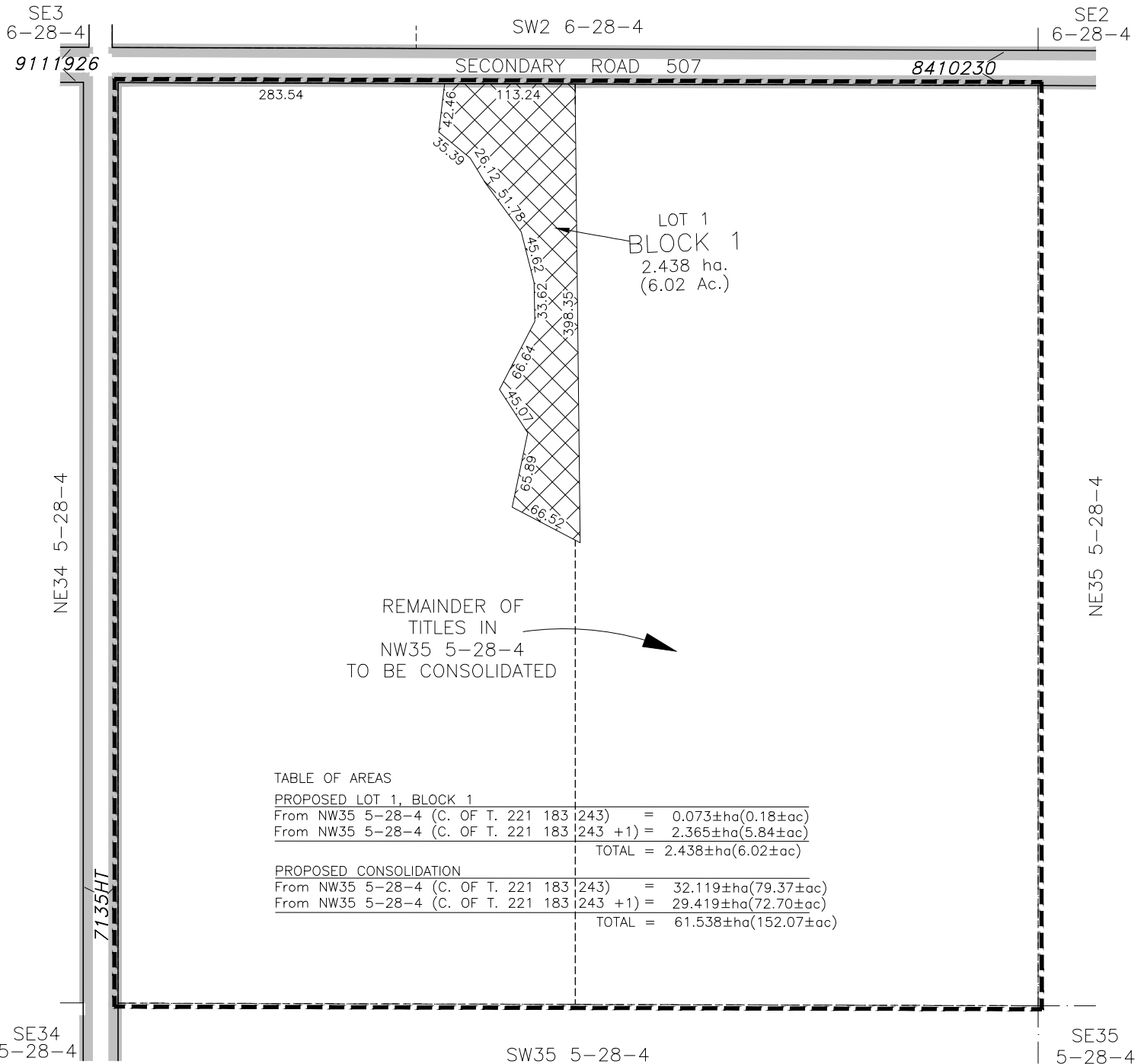


TABLE OF AREAS

PROPOSED LOT 1, BLOCK 1

From NW35 5-28-4 (C. OF T. 221 183 243)	=	0.073±ha(0.18±ac)
From NW35 5-28-4 (C. OF T. 221 183 243 +1)	=	2.365±ha(5.84±ac)
TOTAL	=	2.438±ha(6.02±ac)

PROPOSED CONSOLIDATION

From NW35 5-28-4 (C. OF T. 221 183 243)	=	32.119±ha(79.37±ac)
From NW35 5-28-4 (C. OF T. 221 183 243 +1)	=	29.419±ha(72.70±ac)
TOTAL	=	61.538±ha(152.07±ac)

## SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 23-16162

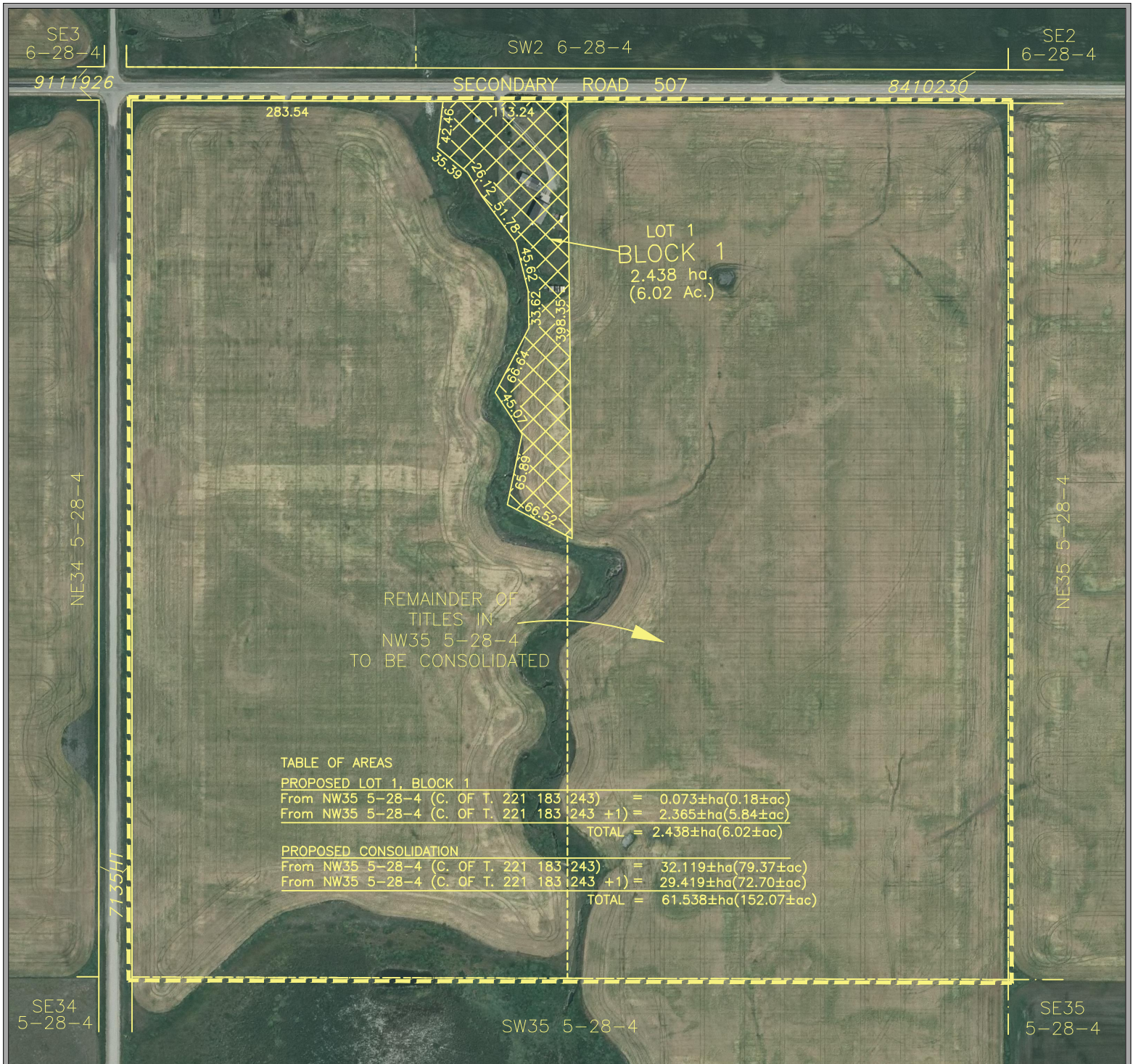
NW 1/4 SEC 35, TWP 5, RGE 28, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: OCTOBER 24, 2023

FILE No: 2023-0-145





## SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 23-16162

NW 1/4 SEC 35, TWP 5, RGE 28, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

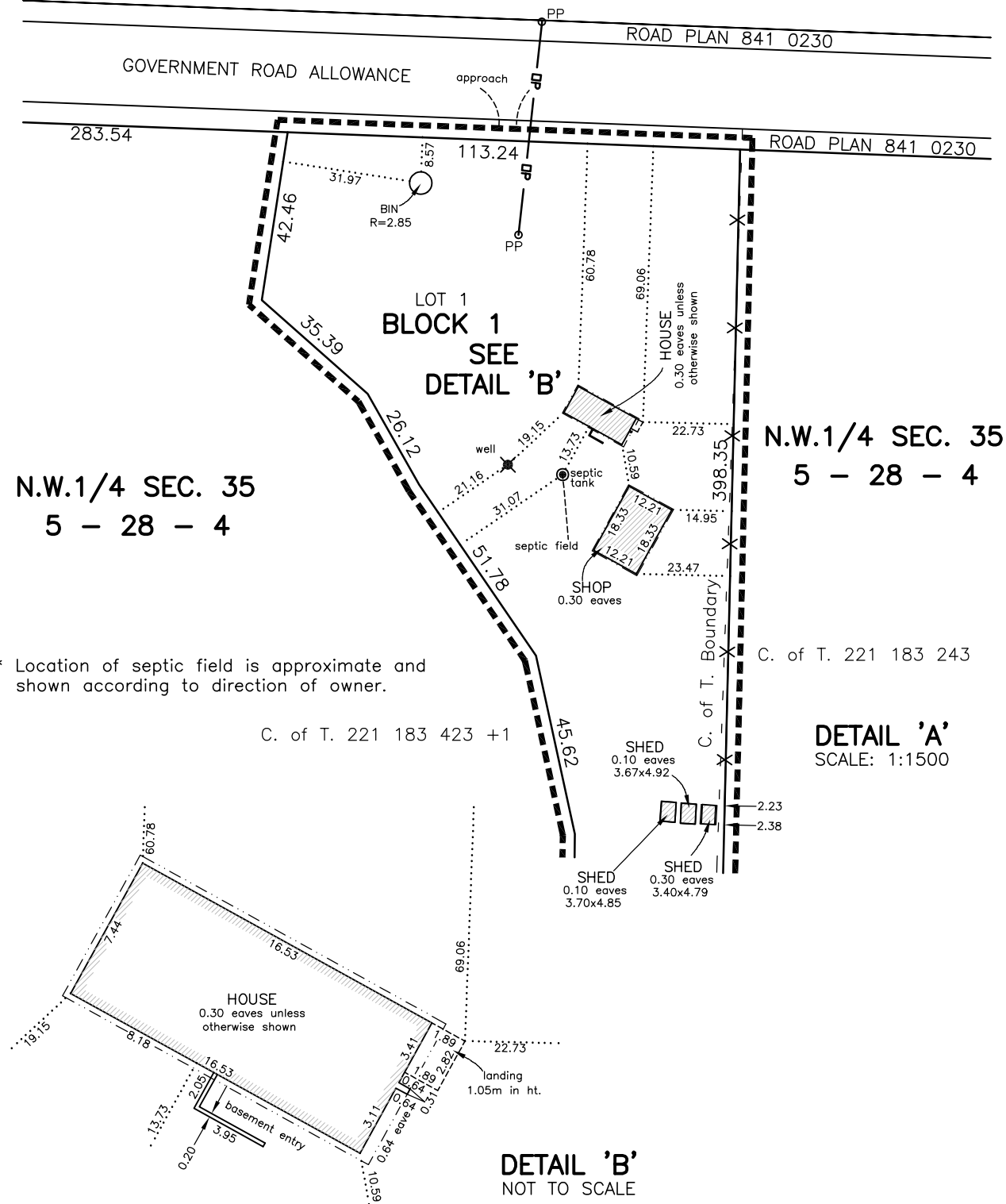
DATE: OCTOBER 24, 2023

FILE No: 2023-0-145



S.W.1/4 SEC. 2 - 6 - 28 - 4

S.W.1/4 SEC. 2 - 6 - 28 - 4

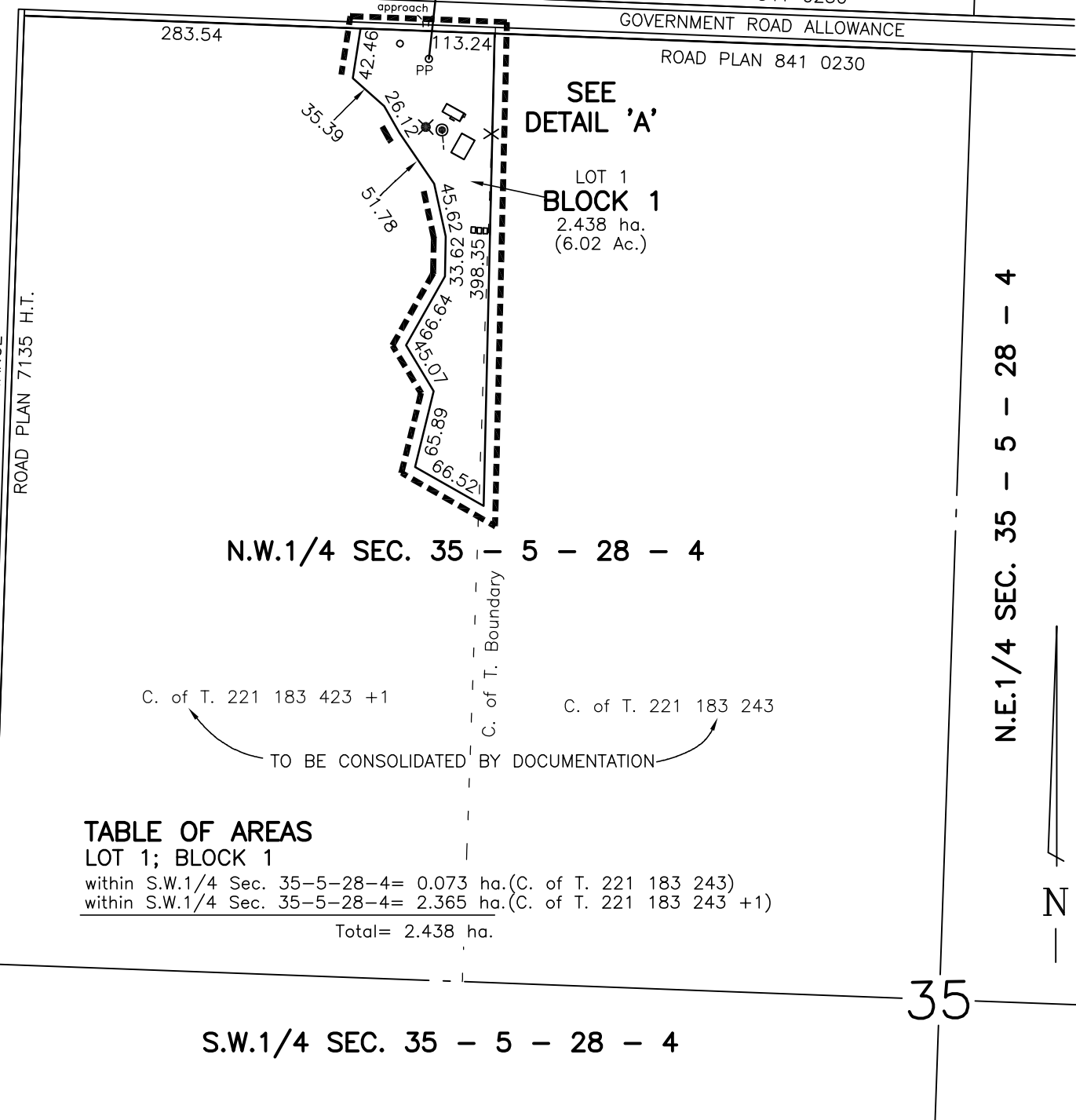


ROAD PLAN 911 1926

ROAD PLAN 911 1926

ROAD PLAN 841 0230

ROAD PLAN 841 0230



N.W.1/4 SEC. 35  
5 - 28 - 4

N.W.1/4 SEC. 35  
5 - 28 - 4

N.W.1/4 SEC. 35 - 5 - 28 - 4

N.E.1/4 SEC. 35 - 5 - 28 - 4

S.W.1/4 SEC. 35 - 5 - 28 - 4

NO.	REVISION	DATE	BY
	Improvements shown were surveyed on September 29th, 2023		
	NOTE : Portion to be approved is outlined thus <b>-----</b>		
	and contains approximately 2.438 ha.		
	Distances are in metres and decimal parts thereof.		
	Overhead line is shown thus <b>— OP — OP —</b>		
	PP stands for utility pole.		
	Fence lines are shown thus <b>— X — X —</b>		
	Distances and areas are approximate and are subject to change upon final survey.		

CHRISTOPHER TILLACK

TENTATIVE PLAN SHOWING SUBDIVISION  
of part of  
N.W.1/4 SEC. 35; TWP. 5; RGE. 28; W.4 M.  
(28125 HWY 507)

MUNICIPAL DISTRICT OF PINCHER CREEK No. 9



brown okamura & associates ltd.

Professional Surveyors  
2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED	DRAWN CJB	DATE OCT. 18/23
	CHECKED DJA	JOB 23-16162
	SCALE	DRAWING
D. J. Amantea, A.L.S.	1:5000	23-16162T