

**Agenda**  
**Municipal District of Pincher Creek No. 9**  
**Subdivision Authority Meeting**  
**MD of Pincher Creek Council Chambers**  
**May 7<sup>th</sup> 2024**  
**6:00 pm**

**1. Adoption of Agenda**

**2. Adoption of Minutes**

- a. Minutes of April 2<sup>nd</sup>, 2024

**3. Closed Meeting Session**

**4. Unfinished Business**

None

**5. Subdivision Application**

- a. Subdivision Application No. 2024-0-036  
Sheran Carter and Regan Seeley Christensen  
Lots 6&7, Block 1, Plan 2312330 within SE 21 and NE 16-6-30 W4
- b. Subdivision Application No. 2024-0-043  
1457753 Alberta Ltd  
Lots 1-10, Block 7, Plan 1993N within SW 1-7-30 W4
- c. Subdivision Application No. 2024-0-057  
Cathy Pisony  
SW 2-8-2 W5
- d. Subdivision Application No. 2024-0-060  
William and Shelley Dunbar  
SW 4-3-29 W4

**6. New Business**

**7. Next Regular Meeting** June 4, 2024 6:00 pm

**8. Adjournment**

**Meeting Minutes of the Subdivision Authority**  
**Tuesday, April 2<sup>nd</sup> 2024**  
**6:00 pm**  
**MD of Pincher Creek Council Chambers**

**IN ATTENDANCE**

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

Staff: Chief Administrative Officer Roland Milligan

Planning  
Advisors: ORRSC, Senior Planner Gavin Scott

Absent: Development Officer Laura McKinnon

**COMMENCEMENT**

Chairman Dave Cox called the meeting to order, the time being 6:00 pm.

**1. ADOPTION OF AGENDA**

Councillor John MacGarva 24/001

Moved that the Subdivision Authority Agenda for April 2, 2024, be approved as amended.

**ADDITION**

Unfinished Business  
4.a – Subdivision Application No. 2022-005 Discussion

Carried

**2. ADOPTION OF MINUTES**

Councillor Tony Bruder 24/002

Moved that the December 5, 2023, Subdivision Authority Minutes, be approved as presented.

Carried

**3. CLOSED MEETING SESSION**

Councillor Rick Lemire 24/003

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 6:02 pm.

Carried

Councillor Tony Bruder 24/004

**MINUTES**  
**SUBDIVISION AUTHORITY**  
**Municipal District of Pincher Creek No. 9**  
**April 2, 2024**

Moved that the Subdivision Authority open the meeting to the public, the time being 6:21 pm.

Carried

**4. UNFINISHED BUSINESS**

- a. Subdivision 2022-0-005 Discussion

**5. SUBDIVISION APPLICATIONS**

- a. Subdivision Application No. 2023-0-031  
Lundbreck Trading Company Ltd  
Lots 17-21, Block 3, Plan 2117S within SE 26-7-2 W5

Councillor John MacGarva

24/005

THAT the Commercial subdivision of Lots 17-21, Block 3, Plan 2177S within SE1/4 26-7-2-W5M (Certificate of Title No. 211 083 362), to create a 0.14 acre (0.058 ha) lot and a 0.22 acre (0.087 ha) lot from a title of 0.36 acres (0.145 ha) for commercial 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. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Section 18 and 19 of the *Matters Relating to Subdivision and Development Regulation* to accommodate the proposal.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.30.

**MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
April 2, 2024**

**6. NEW BUSINESS**

Nil

**7. NEXT MEETING** – Tuesday, June 4<sup>th</sup>, 2024; 6:00 pm.

**8. ADJOURNMENT**

Councillor Rick Lemire

24/006

Moved that the meeting adjourn, the time being 6:22 pm.

Carried

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Dave Cox, Reeve  
Subdivision Authority

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Laura McKinnon, Secretary  
Subdivision Authority

## DRAFT RESOLUTION

Our File: 2024-0-036

April 26, 2024

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

Dear Mr. Milligan,

**RE: Lots 6 & 7, Block 1, Plan 2312330 within SE1/4 21 & NE1/4 16-6-30-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 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

2024-0-036

**M.D. of Pincher Creek No. 9 Country Residential & Agricultural** subdivision of Lots 6 & 7, Block 1, Plan 2312330 within SE1/4 21 & NE1/4 16-6-30-W4M

THAT the Country Residential & Agricultural subdivision of Lots 6 & 7, Block 1, Plan 2312330 within SE1/4 21 & NE1/4 16-6-30-W4M (Certificate of Title No. 231 367 617, 231 367 617 +1), to create an 18.70 acre (7.57 ha) and a 56.41 acre (22.83 ha) parcel from two existing titles containing approximately 73.11 acres (30.39 ha) in total for country residential/agricultural use; BE APPROVED subject to the following:

## CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the portion of existing Lot 7 that are being consolidated with existing Lot 6 according to BOA tentative plan 23-16237TB dated December 5, 2023 be registered in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That proof of the installation of a cistern as a domestic water source be provided to the satisfaction of the Subdivision Authority 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. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Section 18 and 19 of the Matters Related to Subdivision and Development Regulation to accommodate the proposal.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.
5. The subdivision authority, in considering the written submission from Bill Thorpe, finds that the concerns are focused on the future planning processes regarding potential grouped country development of Lot 9 (and the servicing thereof), and are therefore outside the parameters of the subdivision policies pertaining to the proposal.

## INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(d) 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) The Town of Pincher Creek has no concerns with this boundary realignment and waives its rights to have an IDP committee meeting to discuss provided the MD of Pincher Creek is also agreeable.
- (e) Telus Communications Inc has no objection.
- (f) 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.

- (g) 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.

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

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

- Alberta Health Services recommends the Developer/Owner provide verification to the approving authority, in writing, that there is sufficient and approved water allocation for the proposed development.
- Alberta Health Services does not recommend development in areas prone to flooding.
- Alberta Health Services does not object to this subdivision provided all other pertinent bylaws, regulations and standards are complied with."

- (i) 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. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. 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.”

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

“We have reviewed the captioned subdivision application and determined that in this instance formal *Historical Resources Act* approval is not necessary, and submission of a Historic Resources application is not required.”

(k) Comments from William Thorpe:

“1) My primary interest and concern with respect to the proposed subdivision is the protection of my existing well at the bottom of the hill, and best described as located at the west end of R/W Plan 051 0430 at the top of Lot 4 BLOCK 1 Plan 231 2330. This 36 year old well services 2 residences as well as agricultural needs. Historically the well has been about 30 feet deep. Over the last 3-4 years the well water surface has dropped approximately 5 feet and at the current rate will likely expose the pump intake in the next couple of years. The current long term drought conditions are having a real impact on historically stable shallow well water supplies in the MD. It may get a lot worse before it gets better. The well draws from the same aquifer in the Pincher Creek basin as Mrs. Carters existing well. My well is approximately 150 meters downstream of Mrs. Carters well. Previously, Subdivision 2018-0-185 was established to in part secure the existing well as part of the residence and buildings on the current lot 6. That made sense then as it does now as I believe the existing well on Lot 6 is capable of providing the domestic and residential and agricultural (mainly livestock) watering needs it historically has. Significant drawdown added to Mrs. Carters well could significantly impact the viability of my well for historic use and demands.

2) The removal of the well from serving the house and the house going to a cistern raises concerns about the direction the MD is going in the criteria for servicing of newly created group country residential lots. I could find no minimum criteria in the land use plan specifying any minimum requirements for servicing new group country residential lots. The new lot 8 would be going from having a domestic well to a cistern. Theoretically the newly created 56 acre lot 9 could be further subdivided by the new owner or developer into 18 3 acre parcels each of which would have a cistern and a septic field. The attaching of the existing well to the new lot 9 raises concerns that a new owner or developer would expect to use the existing domestic well to serve 18 newly created group country residential lots. At a conservative flow rate of 5 gallons per minute to each lot it suggests the existing well would be expected to provide a minimum of 90 gallons per minute of water to the newly created group country residential lots.

3) In summary, the subdivision of the existing lots 6 and 7 to be the new lots 8 and 9 is not of great concern except I do not understand removing the existing well from serving the existing house and outbuildings and going to a a cistern system. The adding of the well to the newly created lot 9 is of greater concern to me as any new purchaser or more likely a developer may have high expectations to service a newly created group country residential subdivision of 18 lots from the existing well which I don't believe it is capable of doing. That has great potential to impact the two families using the downstream well for historic domestic purposes.



Lot 7 previously was listed for in excess of \$1,000,000.00. Any purchaser or developer of the new lot 9 will have a high expectation of being able to generate a return on investment. Water and servicing of these lots will be a high priority and almost certainly impact surrounding neighbours.”

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** March 27, 2024  
**Date of Receipt:** March 6, 2024  
**Date of Completeness:** March 21, 2024

**TO: Landowner:** Sheran J Carter and Regan Seeley Christensen

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

**Referral Agencies:** M.D. of Pincher Creek No. 9, Town of Pincher Creek, S. Harty - ORRSC, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Apex Utilities Inc., 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, Historical Resources Administrator, AER, Canada Post

**Adjacent Landowners:** Bonnie and Richard Whitford, Brett and Tracey Fukumoto, Dan and Lori Bonertz, Leo and Moira Robbins, Richard and Lori Ettenhofer, Sandy Chrapko, The Hutterian Brethren of Pincher Creek as a Church, The Town of Pincher Creek, William E Thorpe & William Paul Cameron Thorpe

**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 Related 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 **April 16, 2024**. (Please quote our File No. **2024-0-036** in any correspondence with this office).

**File No.:** 2024-0-036

**Legal Description:** Lots 6 & 7, Block 1, Plan 2312330  
within SE1/4 21 & NE1/4 16-6-30-W4M

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

**Land Designation:** Urban Fringe – UF  
(Zoning)

**Existing Use:** Country Residential & Agricultural

**Proposed Use:** Country Residential & Agricultural

**# of Lots Created:** 1

**Certificate of Title:** 231 367 617, 231 367 617 +1

**Meeting Date:** May 7, 2024

*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 an 18.70 acre (7.57 ha) and a 56.41 acre (22.83 ha) parcel from two existing titles containing approximately 73.11 acres (30.39 ha) in total for country residential/agricultural use.

The proposal is to accommodate a realignment subdivision of two titles. The westerly existing title Lot 7, Block 1, Plan 2312330 contains an existing farmyard, which presently includes a dwelling, cabin, 2 barns, and number of other out-buildings. The existing residence is serviced by a septic system and domestic well. However, the new proposal will leave the domestic well on the easterly undeveloped title requiring the installation of a cistern to serve as a household water source for the residence.

Access to both parcels was established under Subdivision 2018-0-185 with an additional portion of road being added (Plan 2312330) from the eastern edge of Road Plan 8311326 toward the northwestern edge of the two lots.

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

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyors sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies or the municipality shall be established prior to finalization of the application.
6. That any conditions of Alberta Transportation shall be established prior to finalization of the application.
7. That the portions of existing Lot 7 that are being consolidated with existing Lot 6 according to BOA tentative plan 23-16237TB dated December 5, 2023 be registered in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
8. That proof of 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(d) of the MGA, as it has been previously satisfied.

**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: <u>\$1100.00</u>	File No: <u>2024-0-036</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>March 6, 2024</u>	Received By: 
Date Deemed Complete: <u>March 21, 2024</u>	Accepted By: 

**1. CONTACT INFORMATION**

Name of Registered Owner of Land to be Subdivided: Sheran J Carter & Regan Seeley Christensen

Mailing Address: [REDACTED] City/Town: Calgary

Postal Code: [REDACTED] Telephone: 4 [REDACTED] Cell: \_\_\_\_\_

Email: S [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 ex 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 SE/NE ¼ Section 21/16 Township 6 Range 30 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)

b. Being all/part of: Lot/Unit 6 & 7 Block 1 Plan 2312330

c. Total area of existing parcel of land (to be subdivided) is: 30.14 hectares 75.12 acres

d. Total number of lots to be created: 2 Size of Lot(s): 22.85 ha & 7.57 ha

e. Rural Address (if applicable): MD of Pincher Creek

f. Certificate of Title No.(s): 231 367 617 & 231 367 617+1

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

a. The land is located in the municipality of Municipality of Pincher Creek

b. Is the land situated immediately adjacent to the municipal boundary? Yes  No   
If "yes", the adjoining municipality is Town of Pincher Creek

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 Pincher Creek

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 any of the provincial agencies or regulatory bodies listed below?

Yes  No

Provincial agencies and regulatory bodies:

- Alberta Energy and Utilities Board (AEUB)
- Alberta Energy Regulator (AER)
- Alberta Utilities Commission (AUC)
- Energy Resources Conservation Board (ERCB)
- Natural Resources Conservation Board (NRCB)

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

\*The Minister is responsible for the following Acts:

- Alberta Environmental Protection Act
- Alberta Land Stewardship Act
- Alberta Public Lands Act
- Alberta Surveys Act
- Alberta Water Act

If 'yes', please describe: \_\_\_\_\_

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

Describe:

- a. Existing use of the land Rural Yard
- b. Proposed use of the land Property Line Adjustment

### 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.

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:

Onsite Well  Offsite Well  Cistern  Water Source for Cistern: \_\_\_\_\_

Other  \_\_\_\_\_

b. Describe proposed source of potable water

Onsite Well  Offsite Well  Cistern  Water Source for Cistern: \_\_\_\_\_

Other  \_\_\_\_\_

**7. SEWER SERVICES**

a. Describe existing sewage disposal:

Sub-surface treatment field  Treatment Mound  Open Discharge  Lagoon  Holding Tank

Other  \_\_\_\_\_ Year Installed \_\_\_\_\_

b. Describe proposed sewage disposal:

Sub-surface treatment field  Treatment Mound  Open Discharge  Lagoon  Holding Tank

Other  \_\_\_\_\_ Year Installed \_\_\_\_\_

**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

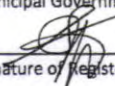
and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Signed: 

Date: MARCH 5 / 24

**9. RIGHT OF ENTRY**

I, \_\_\_\_\_ 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)



LAND TITLE CERTIFICATE

S  
LINC                              SHORT LEGAL                              TITLE NUMBER  
0039 708 987                      2312330;1;6                              231 367 617

LEGAL DESCRIPTION  
PLAN 2312330  
BLOCK 1  
LOT 6  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 17.52 HECTARES (43.29 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;30;6;21;SE  
ATS REFERENCE: 4;30;6;16;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 961 082 940 +8  
                                    73A171A .  
                                    231 367 540 +1

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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 367 617	28/11/2023	SUBDIVISION PLAN		

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OWNERS

SHERAN J CARTER  
OF PO BOX 216  
PINCHER CREEK  
ALBERTA T0K 1W0

AND

REGAN SEELEY CHRISTENSEN  
OF 99 CHAPARRAL PARK SE  
CALGARY  
ALBERTA T2X 3M9  
AS JOINT TENANTS

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ENCUMBRANCES, LIENS & INTERESTS

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# 231 367 617

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
741 044 270	10/05/1974	CAVEAT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 " AFFECTS PART OF THIS TITLE "  (DATA UPDATED BY: TRANSFER OF CAVEAT 001342018) (DATA UPDATED BY: CHANGE OF NAME 041458365)
771 122 042	06/09/1977	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF PINCHER CREEK.
821 189 012	04/11/1982	UTILITY RIGHT OF WAY GRANTEE - ALTAGAS UTILITIES INC. 5509-45TH ST LEDUC ALBERTA T9E6T6 (DATA UPDATED BY: CHANGE OF NAME 051004015)
921 326 716	23/12/1992	EASEMENT OVER PORTION OF NE 16-6-30-W4 FOR BENEFIT OF PORTION OF S 1/2 OF SE 21-6-30-W4
951 186 703	18/08/1995	EASEMENT AS TO PORTION OR PLAN:9511920 ACCESS OVER IRR1405 FOR THE BENEFIT OF 4;30;6;21;SE " AFFECTS PART OF THIS TITLE "
951 186 704	18/08/1995	EASEMENT AS TO PORTION OR PLAN:9511920 ACCESS; OVER 4;30;6;21;SW FOR THE BENEFIT OF 4;30;6;21;SE " AFFECTS PART OF THIS TITLE "
961 086 097	25/04/1996	EASEMENT OVER SW1/4 SEC. 21 - 6 - 30 - W4M FOR BENEFIT OF PORTION OF NW1/4 SEC. 16 - 6 - 30 - W4M
971 054 289	24/02/1997	EASEMENT OVER SW 21-6-30-W4 FOR BENEFIT OF PORTION OF LEGAL SUBDIVISION 7 IN THE SE 21-6-30-W4
971 295 435	03/10/1997	EASEMENT OVER PORTION OF NE 16-6-30-W4M FOR BENEFIT OF PORTION OF NE 16-6-30-W4M
001 162 065	15/06/2000	UTILITY RIGHT OF WAY

( CONTINUED )



-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 3  
# 231 367 617

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
GRANTEE - THE TOWN OF PINCHER CREEK.		
011 378 543	18/12/2001	ENCROACHMENT AGREEMENT OVER PORTION OF SW 21-6-30-W4M FOR BENEFIT OF PORTION OF SW 21-6-30-W4M
021 413 400	25/11/2002	EASEMENT OVER SW 21-6-30-W4M FOR BENEFIT OF PLAN IRR1405 IN THE SW 21-6-30-W4M
081 116 606	01/04/2008	CAVEAT RE : LEASE INTEREST CAVEATOR - IVAN CHRAPKO CAVEATOR - SANDY CHRAPKO BOTH OF: BOX 2697 PINCHER CREEK ALBERTA T0K1W0
131 202 408	15/08/2013	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. UNIT 156, 200-4TH AVE S LETHBRIDGE ALBERTA T1J4C9 ORIGINAL PRINCIPAL AMOUNT: \$11,000,000
141 152 063	18/06/2014	AMENDING AGREEMENT AFFECTS INSTRUMENT: 131202408
201 203 776	03/11/2020	AMENDING AGREEMENT AMOUNT: \$16,000,000 AFFECTS INSTRUMENT: 131202408
211 186 660	27/09/2021	MORTGAGE MORTGAGEE - HOME EQUITY MORTGAGE CORPORATION/CORPORATION D'HYPOTHEQUES SUR EQUITE RESIDENTIELLES 1881 YONGE STREET, SUITE 300 TORONTO ONTARIO M4S3C4 ORIGINAL PRINCIPAL AMOUNT: \$312,500 " AFFECTS PART OF THIS TITLE "
231 367 618	28/11/2023	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9. C/O OLDMAN RIVER REGIONAL SERVICES COMMISSION 3105-16 AVE NORTH LETHBRIDGE

( CONTINUED )

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

ALBERTA T1H5E8  
AGENT - OLD MAN RIVER REGIONAL SERVICES COMMISSION.

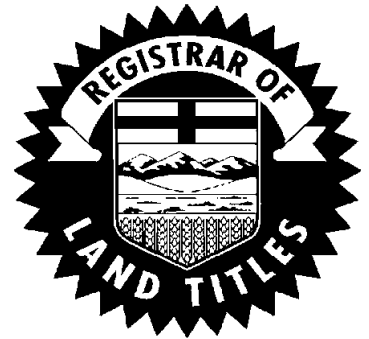
231 367 620      28/11/2023 CAVEAT  
RE : ENVIRONMENTAL RESERVE EASEMENT

TOTAL INSTRUMENTS: 019

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 29 DAY OF  
NOVEMBER, 2023 AT 01:34 P.M.

ORDER NUMBER:      49019667

CUSTOMER FILE NUMBER:      1-330



\*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  
0039 708 995            2312330;1;7                      231 367 617 +1

LEGAL DESCRIPTION  
PLAN 2312330  
BLOCK 1  
LOT 7  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 12.62 HECTARES (31.18 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;30;6;21;SE  
ATS REFERENCE: 4;30;6;16;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 231 367 540 +1

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----  
231 367 617      28/11/2023      SUBDIVISION PLAN

OWNERS

SHERAN J CARTER  
OF PO BOX 216  
PINCHER CREEK  
ALBERTA T0K 1W0

AND

REGAN SEELEY CHRISTENSEN  
OF 99 CHAPARRAL PARK SE  
CALGARY  
ALBERTA T2X 3M9  
AS JOINT TENANTS

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 231 367 617 +1

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
741 044 270	10/05/1974	CAVEAT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 " AFFECTS PART OF THIS TITLE "  (DATA UPDATED BY: TRANSFER OF CAVEAT 001342018) (DATA UPDATED BY: CHANGE OF NAME 041458365)
921 326 716	23/12/1992	EASEMENT OVER PORTION OF NE 16-6-30-W4 FOR BENEFIT OF PORTION OF S 1/2 OF SE 21-6-30-W4
951 186 703	18/08/1995	EASEMENT AS TO PORTION OR PLAN:9511920 ACCESS OVER IRR1405 FOR THE BENEFIT OF 4;30;6;21;SE " AFFECTS PART OF THIS TITLE "
951 186 704	18/08/1995	EASEMENT AS TO PORTION OR PLAN:9511920 ACCESS; OVER 4;30;6;21;SW FOR THE BENEFIT OF 4;30;6;21;SE " AFFECTS PART OF THIS TITLE "
971 295 435	03/10/1997	EASEMENT OVER PORTION OF NE 16-6-30-W4M FOR BENEFIT OF PORTION OF NE 16-6-30-W4M
211 186 660	27/09/2021	MORTGAGE MORTGAGEE - HOME EQUITY MORTGAGE CORPORATION/CORPORATION D'HYPOTHEQUES SUR EQUITE RESIDENTIELLES 1881 YONGE STREET, SUITE 300 TORONTO ONTARIO M4S3C4 ORIGINAL PRINCIPAL AMOUNT: \$312,500 " AFFECTS PART OF THIS TITLE "
231 367 619	28/11/2023	CAVEAT RE : ENVIRONMENTAL RESERVE EASEMENT

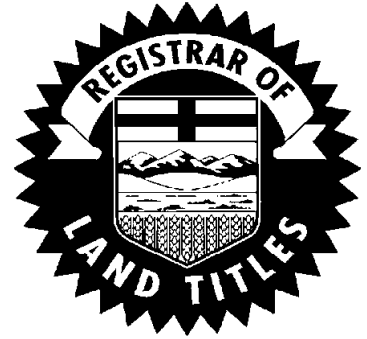
TOTAL INSTRUMENTS: 007

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 29 DAY OF  
NOVEMBER, 2023 AT 01:34 P.M.

ORDER NUMBER: 49019671

CUSTOMER FILE NUMBER: 18-14287

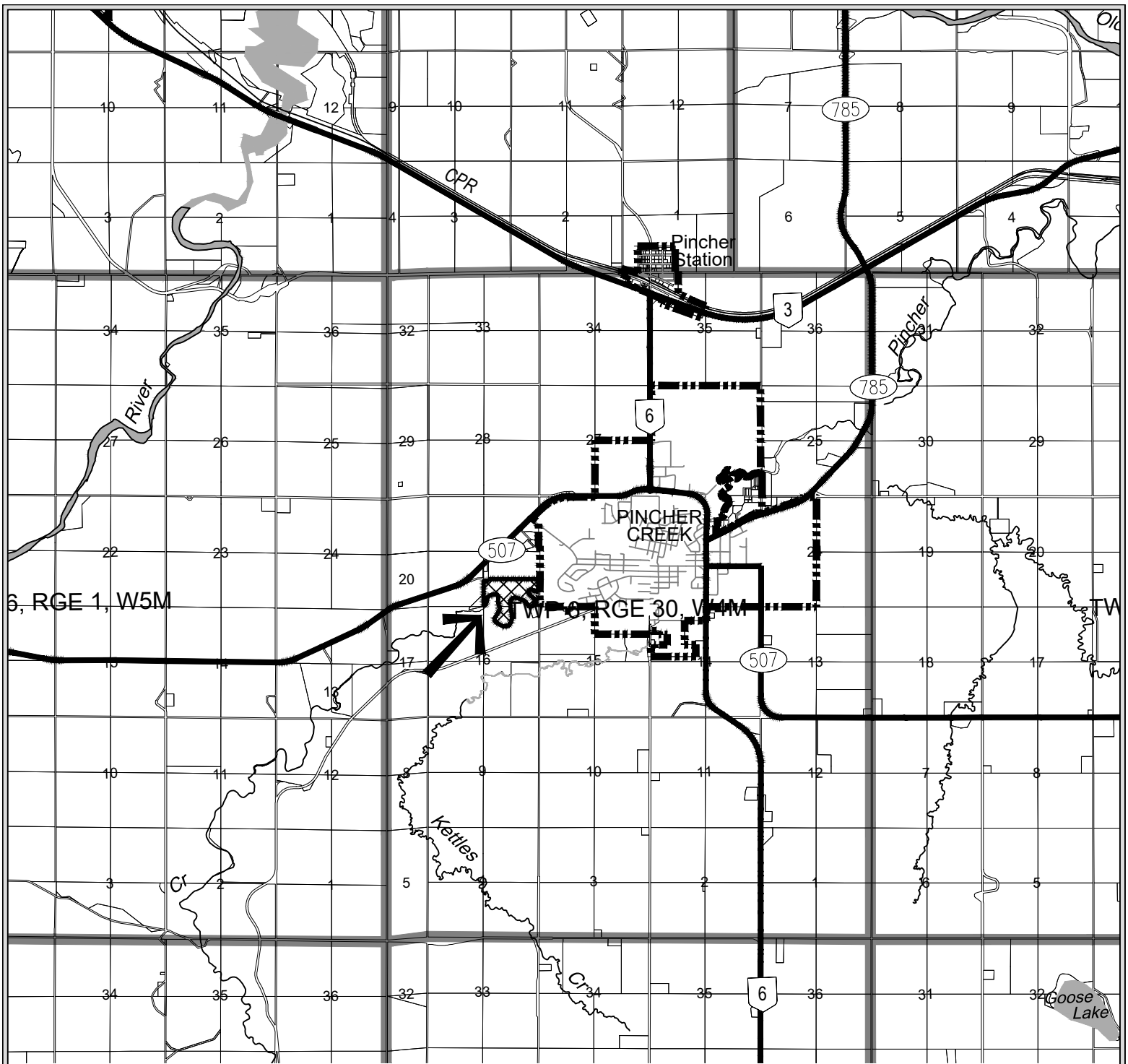


\*END OF CERTIFICATE\*

---

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  
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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**

**LOTS 6 & 7, BLOCK 1, PLAN 2312330 WITHIN**

**E 1/2 SEC 21, TWP 6, RGE 30, W 4 M**

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

**DATE: MARCH 21, 2024**

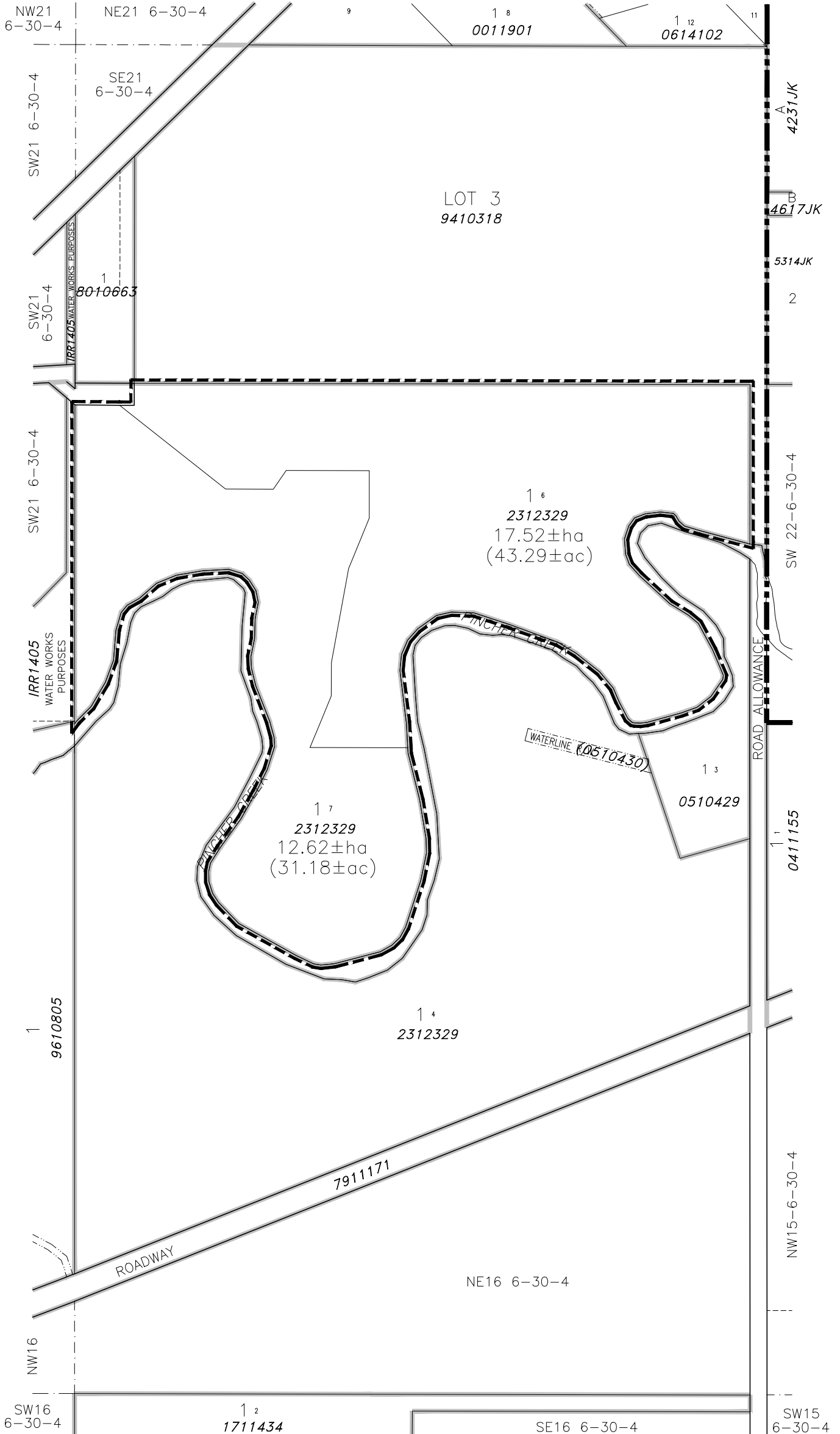
**FILE No: 2024-0-036**

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



March 21, 2024 N:\Subdivision\2024\2024-0-036.dwg





**SUBDIVISION SKETCH - EXISTING**

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 23-16237TB

LOTS 6 & 7, BLOCK 1, PLAN 2312330 WITHIN E 1/2 SEC 21, TWP 6, RGE 30, W 4 M

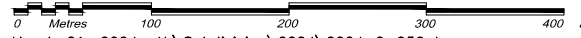
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

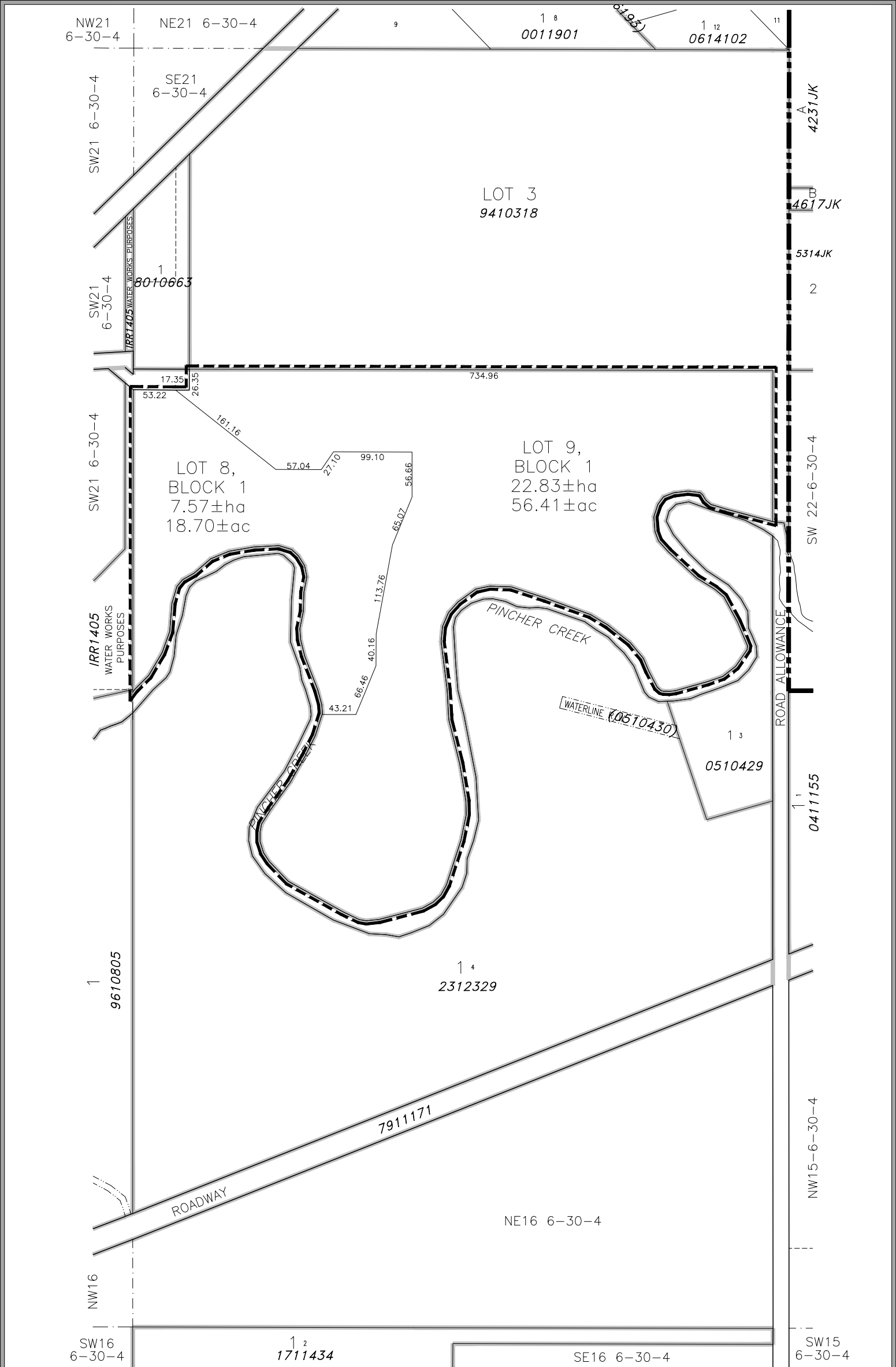
DATE: MARCH 21, 2024

FILE No: 2024-0-036

OLDMAN RIVER REGIONAL SERVICES COMMISSION

March 21, 2024 N:\Subdivision\2024\2024-0-036.dwg





**SUBDIVISION SKETCH - PROPOSED**

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 23-16237TB

LOTS 6 & 7, BLOCK 1, PLAN 2312330 WITHIN E 1/2 SEC 21, TWP 6, RGE 30, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: MARCH 21, 2024

FILE No: 2024-0-036

OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 0 100 200 300 400 Metres  
 March 21, 2024 N:\Subdivision\2024\2024-0-036.dwg





**SUBDIVISION SKETCH - PROPOSED**

AERIAL PHOTO DATE: 2017

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 23-16237TB

LOTS 6 & 7, BLOCK 1, PLAN 2312330 WITHIN E 1/2 SEC 21, TWP 6, RGE 30, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

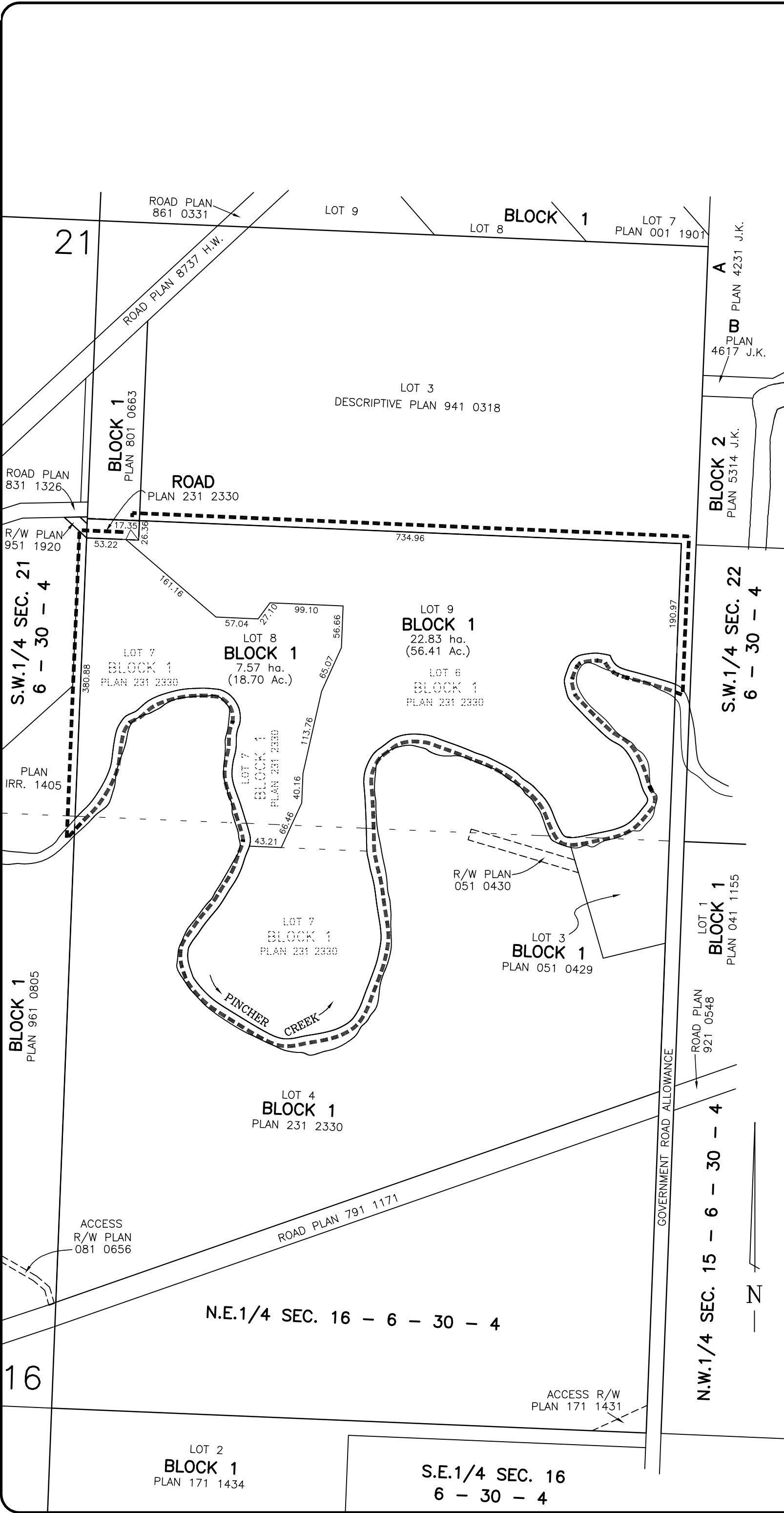
DATE: MARCH 21, 2024

FILE No: 2024-0-036

**OLDMAN RIVER REGIONAL SERVICES COMMISSION**

0 100 200 300 400 Metres

March 21, 2024 N:\Subdivision\2024\2024-0-036.dwg



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

APPROVED	DRAWN	CJB	DATE	DEC. 5/23
	CHECKED	DJA	JOB	23-16237
	SCALE		DRAWING	
				23-16237TB

D. J. Amantea, A.L.S. 1:5000

**SHERAN CARTER**

TENTATIVE PLAN SHOWING SUBDIVISION  
of all of  
LOTS 6 & 7; BLOCK 1; PLAN 231 2330  
all within  
E.1/2 SEC. 21; TWP. 6; RGE. 30; W.4 M.  
MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus -----  
and contains approximately 30.40 ha.  
Distances are in metres and decimal parts thereof.

Distances and areas are approximate and are  
subject to change upon final survey.

## DRAFT RESOLUTION

Our File: 2024-0-043

April 26, 2024

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

Dear Mr. Milligan,

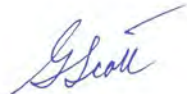
**RE: Lots 1-10, Block 7, Plan 1993N within SW1/4 1-7-30-W4M / M.D. of Pincher Creek No. 9**

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 Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, 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

2024-0-043

**M.D. of Pincher Creek No. 9 Commercial** subdivision of Lots 1-10, Block 7, Plan 1993N within SW1/4 1-7-30-W4M

THAT the Commercial subdivision of Lots 1-10, Block 7, Plan 1993N within SW1/4 1-7-30-W4M (Certificate of Title No. 241 035 511), to create seven lots with four lots being 0.17 acre (0.07 ha) and three lots being 0.34 acre (0.14 ha) from a title of 1.72 acres (0.70 ha) for commercial 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. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Section 18 and 19 of the *Matters Related to Subdivision and Development Regulation* to accommodate the proposal.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.30.

## INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(c) 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) Apex Utilities Inc. has no objection to the proposed subdivision described in the file mentioned above. Please notify Alberta 1st Call at 1-800-242-3447 to arrange for “field locating” should excavations be required within the described area.

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

(g) Alberta Health Services – 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:

- Alberta Health Services recommends connection to municipal water and sewer if/when available.
- Alberta Health Services does not object to this subdivision provided all other pertinent bylaws, regulations and standards are complied with.”

(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) 6X, 3, 3X

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. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. 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:** March 25, 2024  
**Date of Receipt:** March 11, 2024  
**Date of Completeness:** March 12, 2024

**TO: Landowner:** 1457753 Alberta Ltd.

**Agent or Surveyor:** Ryan Woodford

**Referral Agencies:** M.D. of Pincher Creek No. 9, , Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Apex Utilities Inc., AB Health Services - South Zone, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Transportation, AER, Canada Post

**Adjacent Landowners:** Jerry Daniel Lagrandeur, Lorne A Cooley, Marguerite M Cooley, Alvin Robbins, Pincher Seed Cleaning Co-Op Ltd., Simplot Canada (II) Limited., Jerry Daniel Lagrandeur

**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 Related 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 . (Please quote our File No. **2024-0-043** in any correspondence with this office).

**File No.:** 2024-0-043

**Legal Description:** Lots 1-10, Block 7, Plan 1993N within SW1/4 1-7-30-W4M

**Municipality:** M.D. of Pincher Creek No. 9 (Hamlet of Pincher Station)

**Land Designation:** Hamlet Commercial - HC  
(Zoning)

**Existing Use:** Commercial

**Proposed Use:** Commercial

**# of Lots Created:** 7

**Certificate of Title:** 241 035 511

**Meeting Date:** May 7, 2024

*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 seven lots with four lots being 0.17 acre (0.07 ha) and three lots being 0.34 acre (0.14 ha) from a title of 1.72 acres (0.70 ha) for commercial use.

The proposal is to accommodate the subdivision of an existing commercial title, which presently contains a dwelling on the proposed lot 27 and an accessory building at the rear of proposed lot 25. The buildings and structures on proposed lot 21 have been removed. Access to the lots is presently granted from King Street with one approach with culvert developed at proposed lot 23. The existing residence is serviced by a septic system and on-site water cistern. The intended servicing for the proposed lots is cisterns for water and holding tanks for septic.

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(c) of the MGA, as the parcel is less than 2 acres in size.

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



FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Hamlet Commercial - HC</u>	
Fee Submitted: <u>\$2850.00</u>	File No: <u>2024-0-043</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>March 11, 2024</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>March 12, 2024</u>	Accepted By: <u>[Signature]</u>

## APPLICATION FOR SUBDIVISION URBAN MUNICIPALITY

### 1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: (Sheldon Boese) 1457753 Alberta Ltd

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

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

Email: S [Redacted] @gmail.com Preferred Method of Correspondence: Email  Mail

Name of Agent (Person Authorized to act on behalf of Registered Owner): Ryan Woodford

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

Postal Code: TOK 1W0 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 SW ¼ Section 01 Township 007 Range 30 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)

b. Being all/part of: Lot/Unit 1-10 Block 7 Plan 1993N

c. Total area of existing parcel of land (prior to subdivision) is: \_\_\_\_\_ hectares 1.72 acres

d. Total number of lots to be created: 7 Size of Lot(s): 3@ 100'x150', 4@50'x150'

e. Municipal/Civic Address (if applicable): 501 King Street, Pincher Station, Alberta

f. Certificate of Title No.(s): 241 035 511

### 3. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is located in the municipality of Hamlet of Pincher Station

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. Highway #3

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 any of the provincial agencies or regulatory bodies listed below?

Yes  No

Provincial agencies and regulatory bodies:

- Alberta Energy and Utilities Board (AEUB)  
 Alberta Energy Regulator (AER)  
 Alberta Utilities Commission (AUC)  
 Energy Resources Conservation Board (ERCB)  
 Natural Resources Conservation Board (NRCB)

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

\*The Minister is responsible for the following Acts:

- Alberta Environmental Protection Act  
 Alberta Land Stewardship Act  
 Alberta Public Lands Act  
 Alberta Surveys Act  
 Alberta Water Act

If 'yes', please describe: \_\_\_\_\_

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

Describe:

- a. Existing use of the land Bare land, 1 mobile home dwelling with cystem and septic holding tank  
 b. Proposed use of the land Commercial/Retail space and buildings with 1 accessory dwelling

**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.)  
natural grasses, no other trees or bushes.

- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) loam and clay

- 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.

various outbuildings on west end to be demolished, 1 outbuilding with power to be re-purposed and mobile home to be re-used as accessory dwelling

- e. Are there any active oil or gas wells or pipelines on the land? Yes  No

- f. Are there any abandoned oil or gas wells or pipelines on the land? Yes  No

**6. WATER SERVICES**

- a. Existing source of water Municipal  Other   
 If other, describe existing source of potable water in ground cystem
- b. Proposed source of water Municipal  Other   
 If other, describe proposed source of potable water cystem

**7. SEWER SERVICES**

- a. Existing sewage disposal Municipal  Other   
 If other, describe existing sewage disposal in ground holding tank
- b. Proposed sewage disposal Municipal  Other   
 If other, describe proposed sewage disposal holding tank

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

I, Sheldon Boese (1457753 Alberta Ltd) 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: February 22 2024

**9. RIGHT OF ENTRY**

I, Sheldon Boese 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)



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0019 416 049            1993N;7;1-10                      241 035 511

LEGAL DESCRIPTION  
PLAN 1993N  
BLOCK 7  
LOTS 1 TO 10 INCLUSIVE  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;30;7;1;S

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 001 286 356

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
241 035 511	01/02/2024	TRANSFER OF LAND	\$80,000	\$80,000

---

OWNERS  
1457753 ALBERTA LTD.  
OF BOX 2706  
PINCHER CREEK  
ALBERTA T0K 1W0

---

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		

---

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 7 DAY OF MARCH,  
2024 AT 10:51 A.M.

ORDER NUMBER: 49918703

CUSTOMER FILE NUMBER: boese

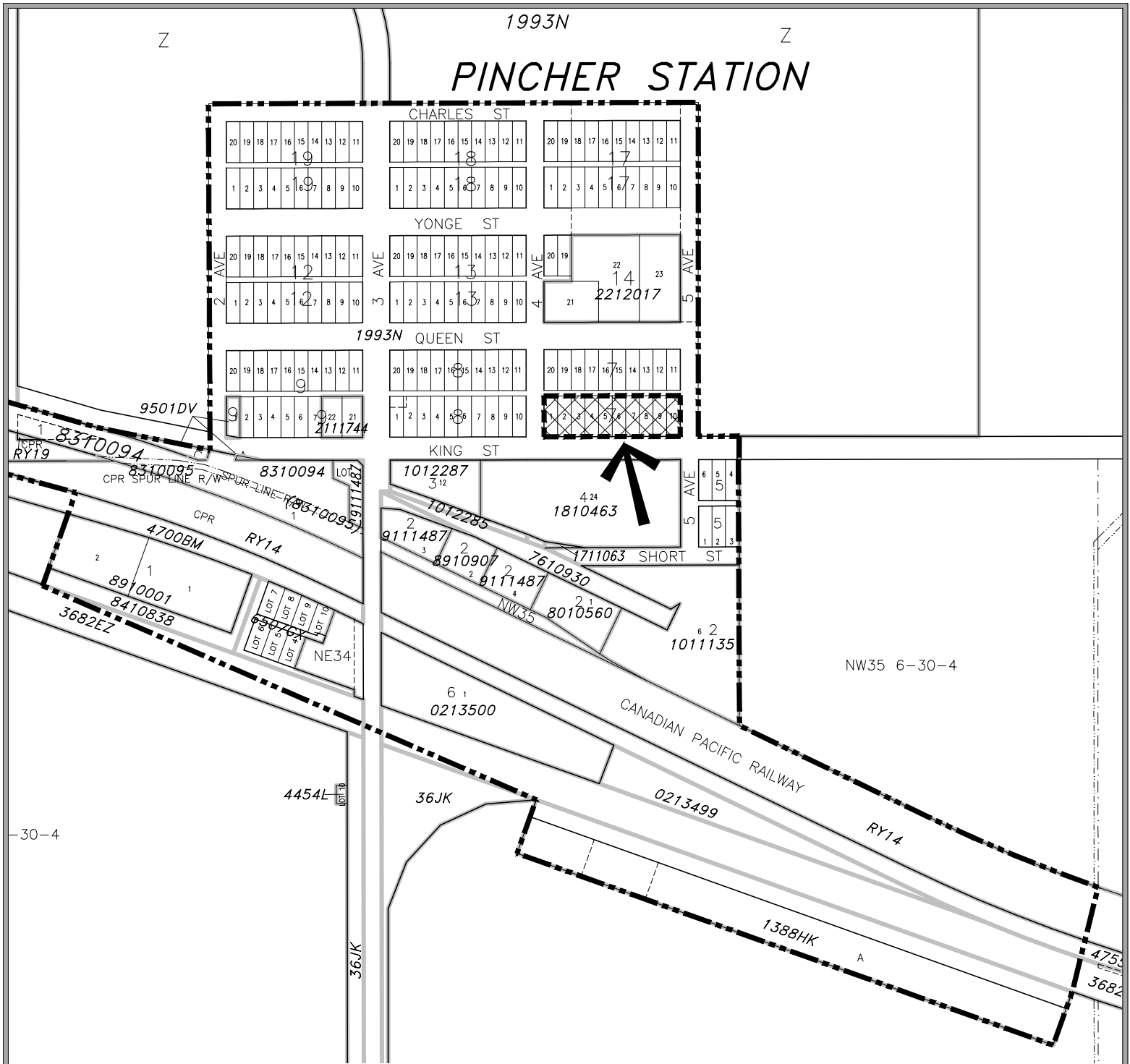


\*END OF CERTIFICATE\*

---

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.

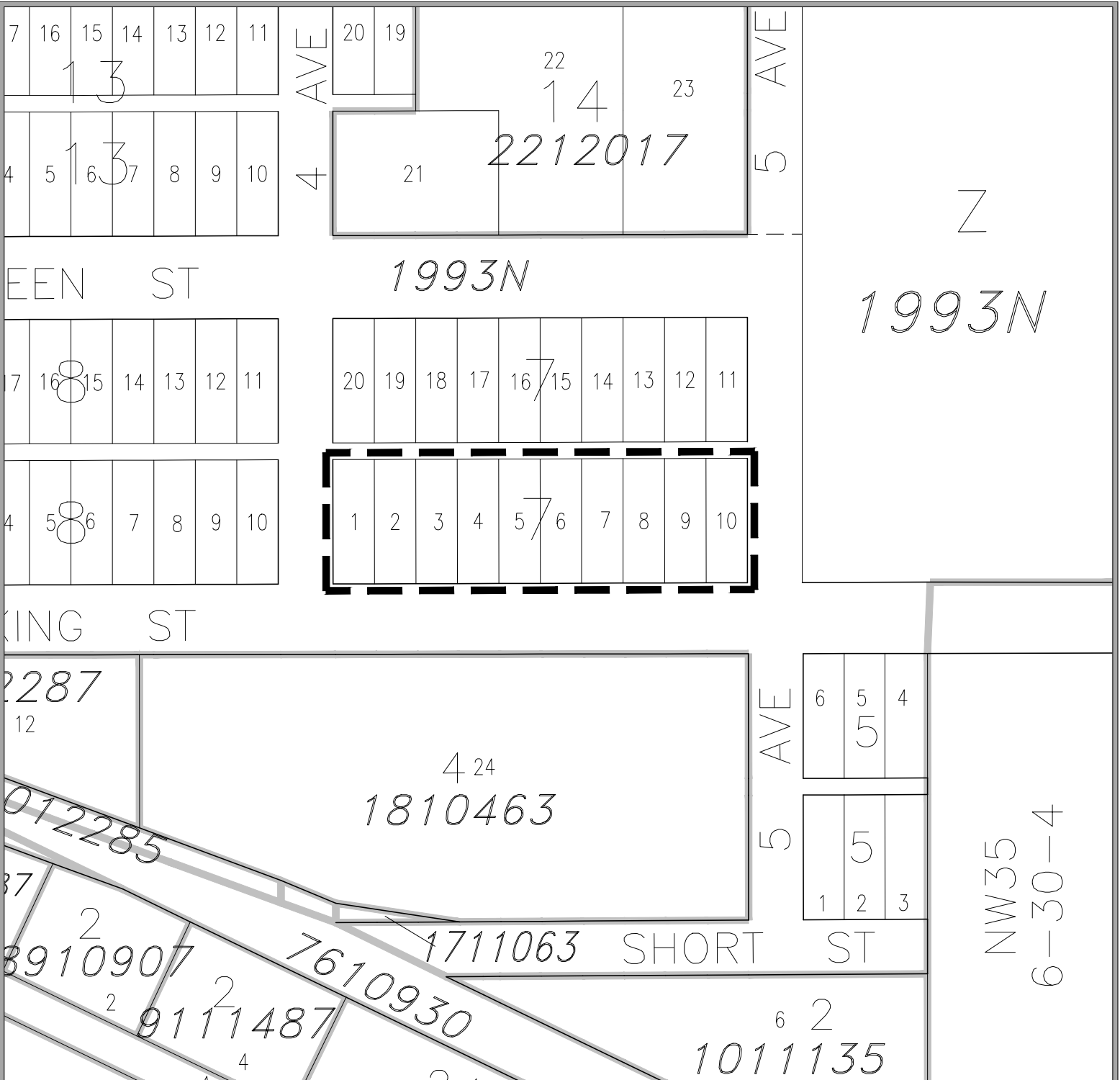
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



SUBDIVISION LOCATION SKETCH  
 LOTS 1 TO 10, BLOCK 7, PLAN 1993N WITHIN  
 SW 1/4 SEC 1, TWP 7, RGE 30, W 4 M  
 MUNICIPALITY: MD OF PINCHER CREEK NO 9  
 (HAMLET OF PINCHER STATION)

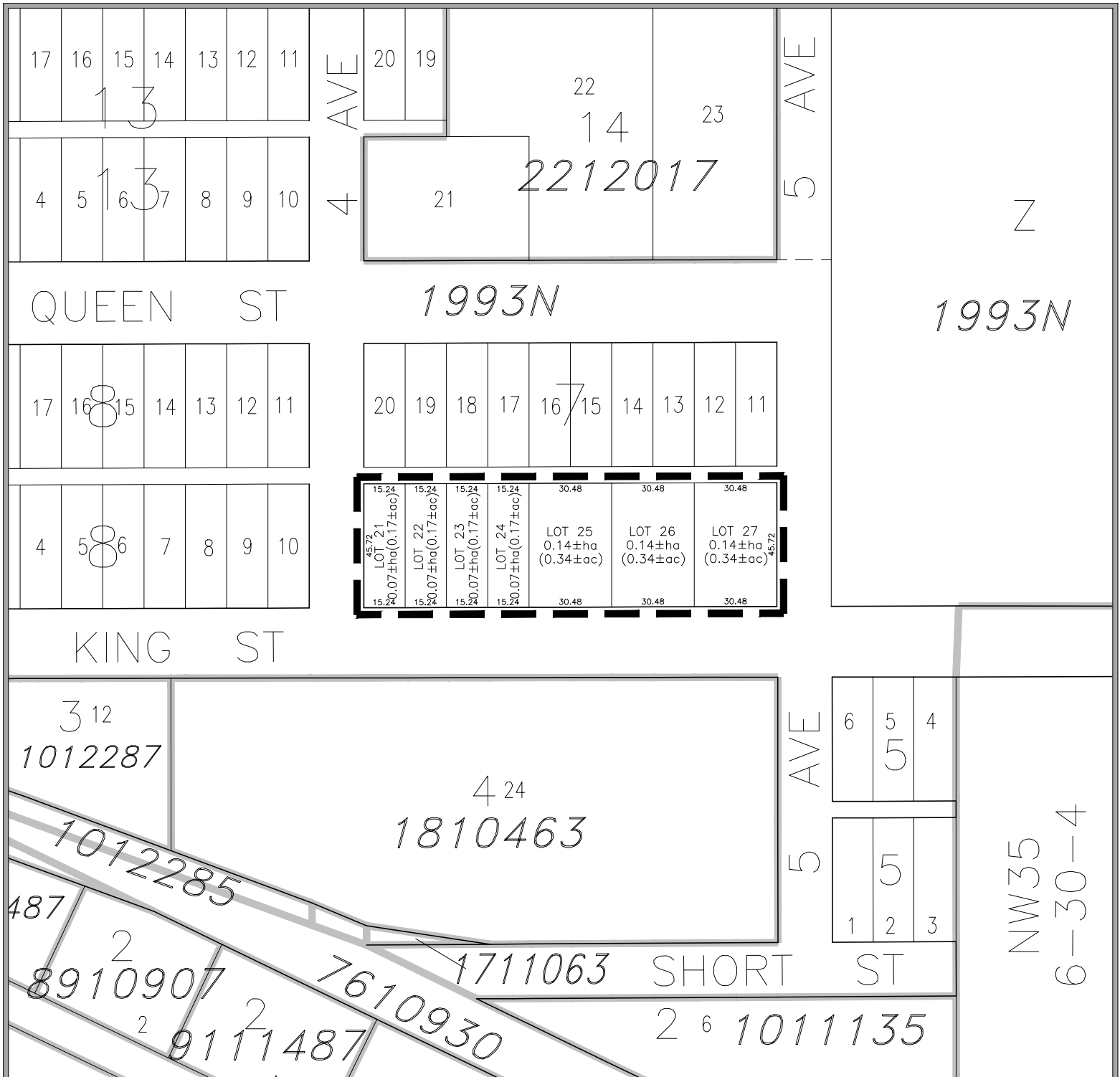
DATE: MARCH 12, 2024  
 FILE: 2024-0-043





**SUBDIVISION SKETCH - EXISTING**  
 LOTS 1 TO 10, BLOCK 7, PLAN 1993N WITHIN  
 SW 1/4 SEC 1, TWP 7, RGE 30, W 4 M  
 MUNICIPALITY: MD OF PINCHER CREEK NO 9  
 (HAMLET OF PINCHER STATION)  
 DATE: MARCH 12, 2024  
 FILE: 2024-0-043





**SUBDIVISION SKETCH - PROPOSED**

LOTS 1 TO 10, BLOCK 7, PLAN 1993N WITHIN

SW 1/4 SEC 1, TWP 7, RGE 30, W 4 M

MUNICIPALITY: MD OF PINCHER CREEK NO 9

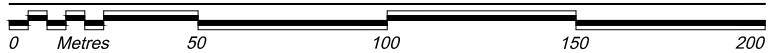
(HAMLET OF PINCHER STATION)

DATE: MARCH 12, 2024

FILE: 2024-0-043



OLDMAN RIVER REGIONAL SERVICES COMMISSION



March 13, 2024 N:\Subdivision\2024\2024-0-043.dwg





**SUBDIVISION SKETCH - PROPOSED**

**AERIAL PHOTO DATE: 2015**

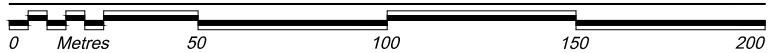
LOTS 1 TO 10, BLOCK 7, PLAN 1993N WITHIN  
 SW 1/4 SEC 1, TWP 7, RGE 30, W 4 M  
 MUNICIPALITY: MD OF PINCHER CREEK NO 9  
 (HAMLET OF PINCHER STATION)

DATE: MARCH 12, 2024

FILE: 2024-0-043



**OLDMAN RIVER REGIONAL SERVICES COMMISSION**



March 13, 2024 N:\Subdivision\2024\2024-0-043.dwg





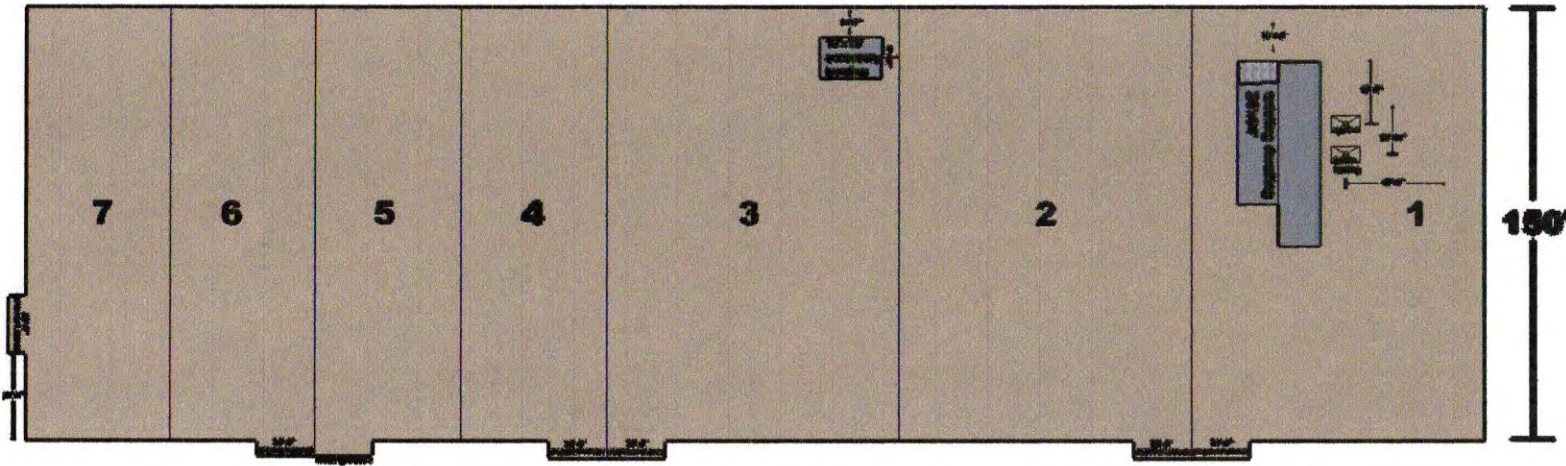
**North**

Plan 1993N, Block 7, Lots 1-10

← Alley/Lane →

500'

↑  
**4 Ave**  
↓



↑  
**5 Ave**  
↓

150'

(#4- #7) 50'x150'

(#3) 100'x150'

(#2) 100'x150'

(#1) 100'x150'

← **King Street** →

## DRAFT RESOLUTION

Our File: 2024-0-057

April 26, 2024

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

Dear Mr. Milligan,

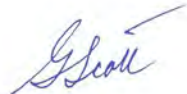
**RE: SW1/4 2-8-2-W5M / M.D. of Pincher Creek No. 9**

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

The Subdivision Authority should note that comments have not been received from the Livingstone Range School Division, Holy Spirit RC School Division, AltaLink, ATCO Gas, Alberta Forestry and Parks - M. Armstrong, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, 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

2024-0-057

## **M.D. of Pincher Creek No. 9 Country Residential** subdivision of SW1/4 2-8-2-W5M

THAT the Country Residential subdivision of SW1/4 2-8-2-W5M (Certificate of Title No. 231 253 428), to create a 10.28 acre (4.16 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. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Section 19 of the *Matters Related to Subdivision and Development Regulation* to accommodate the proposal.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.
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.

### **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) ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

(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:

- Alberta Health Services does not object to this subdivision provided all other pertinent bylaws, regulations and standards are complied with.”

(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) 22

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 of the Regulation are not met. Moreover, existing development on the mature farmstead would at this juncture make any meaningful paralleling service road alignment impractical and/or redundant. 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

#### FOR INFORMATION PURPOSES ONLY

There are two (2) direct highway accesses to the country residential/farmstead parcel to be created. The applicant/landowner should be in contact with Transportation and Economic Corridors in regard to removing and developing an access management strategy/alternative that would be in accordance with Transportation and Economic Corridors current Access Management Guidelines. This will be dealt with as a separate issue by Transportation and Economic Corridors in the interest of improving the integrity and associated safe operational use of the highway.

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:** April 8, 2024

**Date of Receipt:**

April 2, 2024

**Date of Completeness:**

April 3, 2024

**TO: Landowner:** Cathy Alexis Pisony

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

**Referral Agencies:** M.D. of Pincher Creek No. 9, Livingstone Range School Division, Holy Spirit RC School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas, ATCO Pipelines, AB Health Services - South Zone, Alberta Forestry and Parks - M. Armstrong, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Transportation, Historical Resources Administrator, AER, Canada Post

**Adjacent Landowners:** Max Muselius, Brenda Muselius, B R 7 Ranch Ltd., Sarabeau Holdings Ltd., W C Ranching Ltd.

**Planning Advisor:** Gavin Scott 

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Matters Related 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 **April 29, 2024**. (Please quote our File No. **2024-0-057** in any correspondence with this office).

**File No.:** 2024-0-057

**Legal Description:** SW1/4 2-8-2-W5M

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

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

**Existing Use:** Agricultural

**Proposed Use:** Country Residential

**# of Lots Created:** 1

**Certificate of Title:** 231 253 428

**Meeting Date:** May 7, 2024

*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 10.28 acre (4.16 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 two dwellings, barn, shop, dugout and number of other out-buildings. Access to the lot is presently granted from an existing approach to the west, off of Highway 22. 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.
7. That a waiver of the Land Use Bylaw 10 acre maximum parcel size requirement be granted by the Subdivision Approval Authority of the MD of Pincher Creek or that the proposed parcel be reduced in size to accommodate existing buildings, structures and improvements.

**RESERVE:**

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

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



**APPLICATION FOR SUBDIVISION  
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Agriculture - A</u>	
Fee Submitted: <u>\$1100.00</u>	File No: <u>2024-0-057</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>April 2, 2024</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>April 3, 2024</u>	Accepted By: <u>[Signature]</u>

**1. CONTACT INFORMATION**

Name of Registered Owner of Land to be Subdivided: Cathy Alexis Pisony

Mailing Address: [Redacted] City/Town: Lundbreck

Postal Code: T0K 1H0 Telephone: [Redacted] Cell: \_\_\_\_\_

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

Name of Agent (Person Authorized to act on behalf of Registered Owner): Zachary Prosper(see below)

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 ex 132 Cell: \_\_\_\_\_

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

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

a. All/part of the SW ¼ Section 2 Township 8 Range 2 West of 5 Meridian (e.g. SE¼ 36-1-36-W4M)

b. Being all/part of: Lot/Unit \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

c. Total area of existing parcel of land (to be subdivided) is: 63.68 hectares 157.36 acres

d. Total number of lots to be created: 1 Size of Lot(s): 4.16 hectares (10.28 acres)

e. Rural Address (if applicable): \_\_\_\_\_

f. Certificate of Title No.(s): 231 253 428

**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. 22

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

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 any of the provincial agencies or regulatory bodies listed below?

Yes  No

Provincial agencies and regulatory bodies:

- Alberta Energy and Utilities Board (AEUB)
- Alberta Energy Regulator (AER)
- Alberta Utilities Commission (AUC)
- Energy Resources Conservation Board (ERCB)
- Natural Resources Conservation Board (NRCB)

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

\*The Minister is responsible for the following Acts:

- Alberta Environmental Protection Act
- Alberta Land Stewardship Act
- Alberta Public Lands Act
- Alberta Surveys Act
- Alberta Water Act

If 'yes', please describe: \_\_\_\_\_

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

Describe:

- a. Existing use of the land acreage and farmland
- b. Proposed use of the land subdivide acreage from farmland

### 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.) grass, cultivation

- 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:

Onsite Well  Offsite Well  Cistern  Water Source for Cistern: \_\_\_\_\_

Other  \_\_\_\_\_

b. Describe proposed source of potable water

Onsite Well  Offsite Well  Cistern  Water Source for Cistern: \_\_\_\_\_

Other  \_\_\_\_\_

**7. SEWER SERVICES**

a. Describe existing sewage disposal:

Sub-surface treatment field  Treatment Mound  Open Discharge  Lagoon  Holding Tank

Other  \_\_\_\_\_ Year Installed \_\_\_\_\_

b. Describe proposed sewage disposal:

Sub-surface treatment field  Treatment Mound  Open Discharge  Lagoon  Holding Tank

Other  \_\_\_\_\_ Year Installed \_\_\_\_\_

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

I, Zachary J. Prosper, ALS hereby certify that

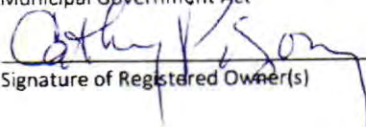
I am the registered owner  I am authorized to act on behalf of the register owner

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: April 2/24

**9. RIGHT OF ENTRY**

I, Cathy Pisony 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)



LAND TITLE CERTIFICATE

S	LINC	SHORT LEGAL	TITLE NUMBER
	0021 213 491	5;2;8;2;SW	231 253 428
	0021 213 509	5;2;8;2;SE	

LEGAL DESCRIPTION

FIRST

MERIDIAN 5 RANGE 2 TOWNSHIP 8  
SECTION 2  
QUARTER SOUTH WEST  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING OUT OF THE SAID QUARTER THE ROAD WIDENING ON  
PLAN 7810176 CONTAINING 1.023 HECTARES (2.53 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

SECOND

MERIDIAN 5 RANGE 2 TOWNSHIP 8  
SECTION 2  
QUARTER SOUTH EAST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME  
AREA: 65.2 HECTARES (161 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 041 473 736

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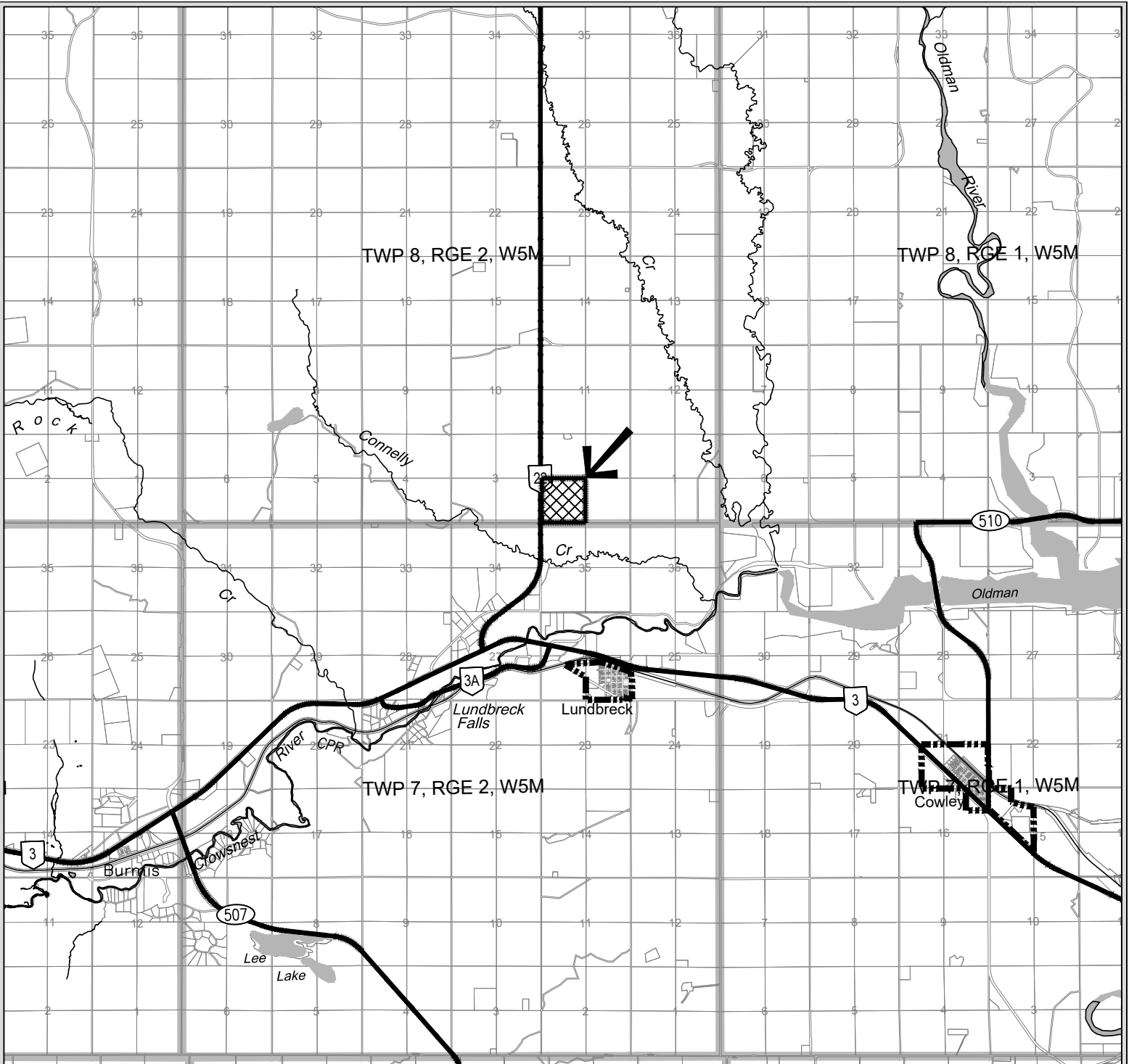
REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 253 428	23/08/2023	AFFIDAVIT OF SURVIVING JOINT TENANT		

---

OWNERS

CATHY ALEXIS PISONY  
OF P. O. BOX 67  
LUNDBRECK  
ALBERTA T0K 1H0





**SUBDIVISION LOCATION SKETCH**

**SW 1/4 SEC 2, TWP 8, RGE 2, W 5 M**

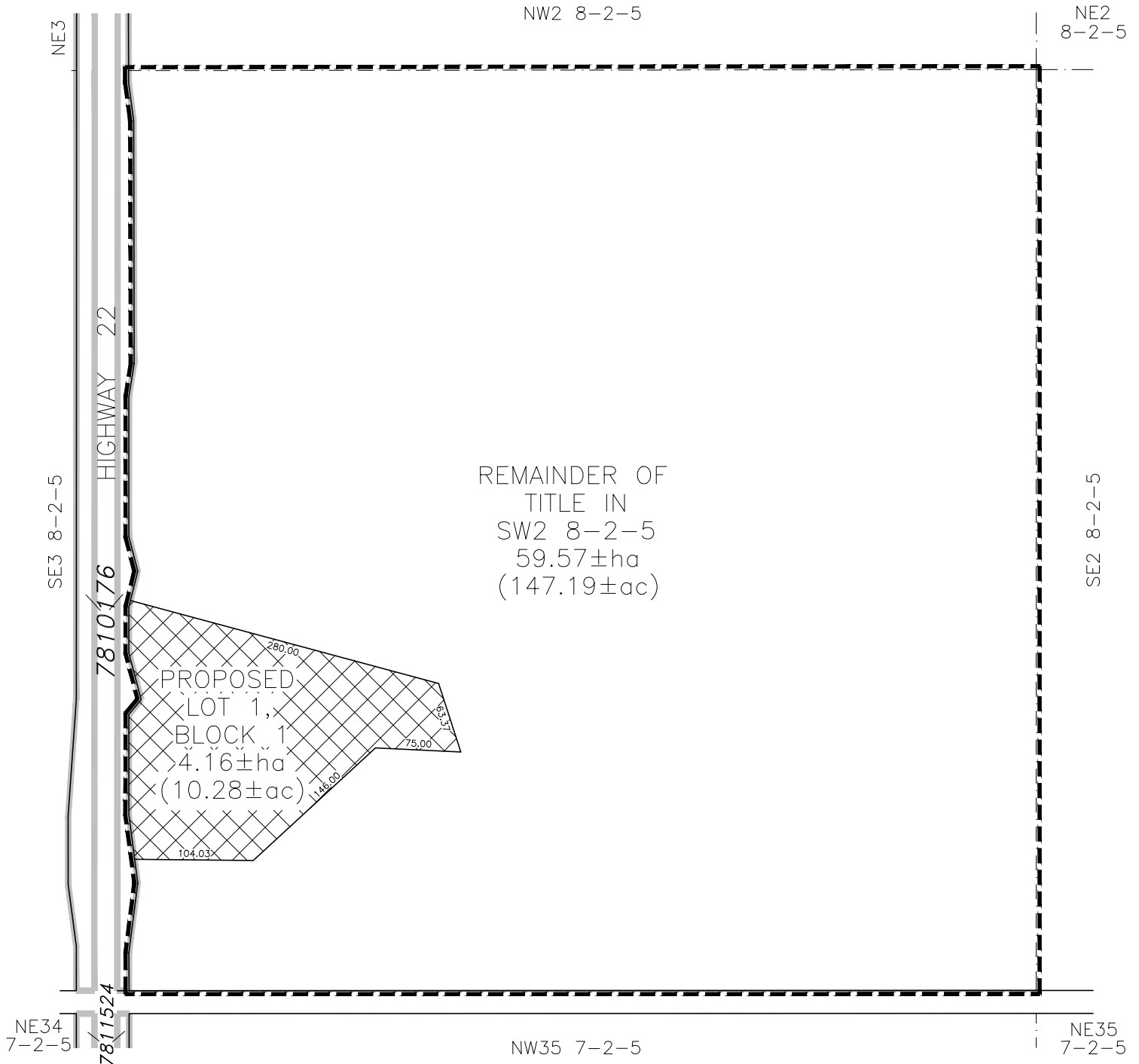
**MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9**

**DATE: APRIL 3, 2024**

**FILE No: 2024-0-057**

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





**SUBDIVISION SKETCH**

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16294T

SW 1/4 SEC 2, TWP 8, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: APRIL 3, 2024

FILE No: 2024-0-057





**SUBDIVISION SKETCH**

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16294T

SW 1/4 SEC 2, TWP 8, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: APRIL 3, 2024

FILE No: 2024-0-057



N.W.1/4 SEC. 2 - 8 - 2 - 5

S.W.1/4 SEC. 2 - 8 - 2 - 5

S.W.1/4 SEC. 35 - 7 - 2 - 5

S.E.1/4 SEC. 2 - 8 - 2 - 5

**DETAIL**

SCALE: 1:2000

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

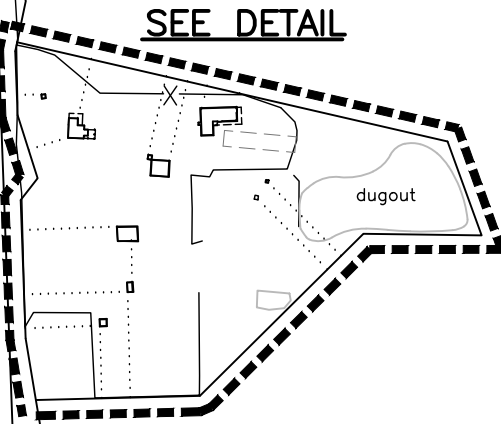
**DETAIL 'B'**

SCALE: 1:250

**DETAIL 'A'**

SCALE: 1:250

SEE DETAIL



CATHY ALEXIS PISONY

TENTATIVE PLAN SHOWING SUBDIVISION  
of part of  
S.W.1/4 SEC. 2, TWP. 8, RGE. 2, W.5 M.

MD of Pincher Creek No.9



brown okamura & associates ltd.

Professional Surveyors  
2830 - 12 Avenue North, Lethbridge, Alberta

APPROVED

Z.J. Prosper, A.L.S.

DRAWN BB

CHECKED ZJP

SCALE

1:5000

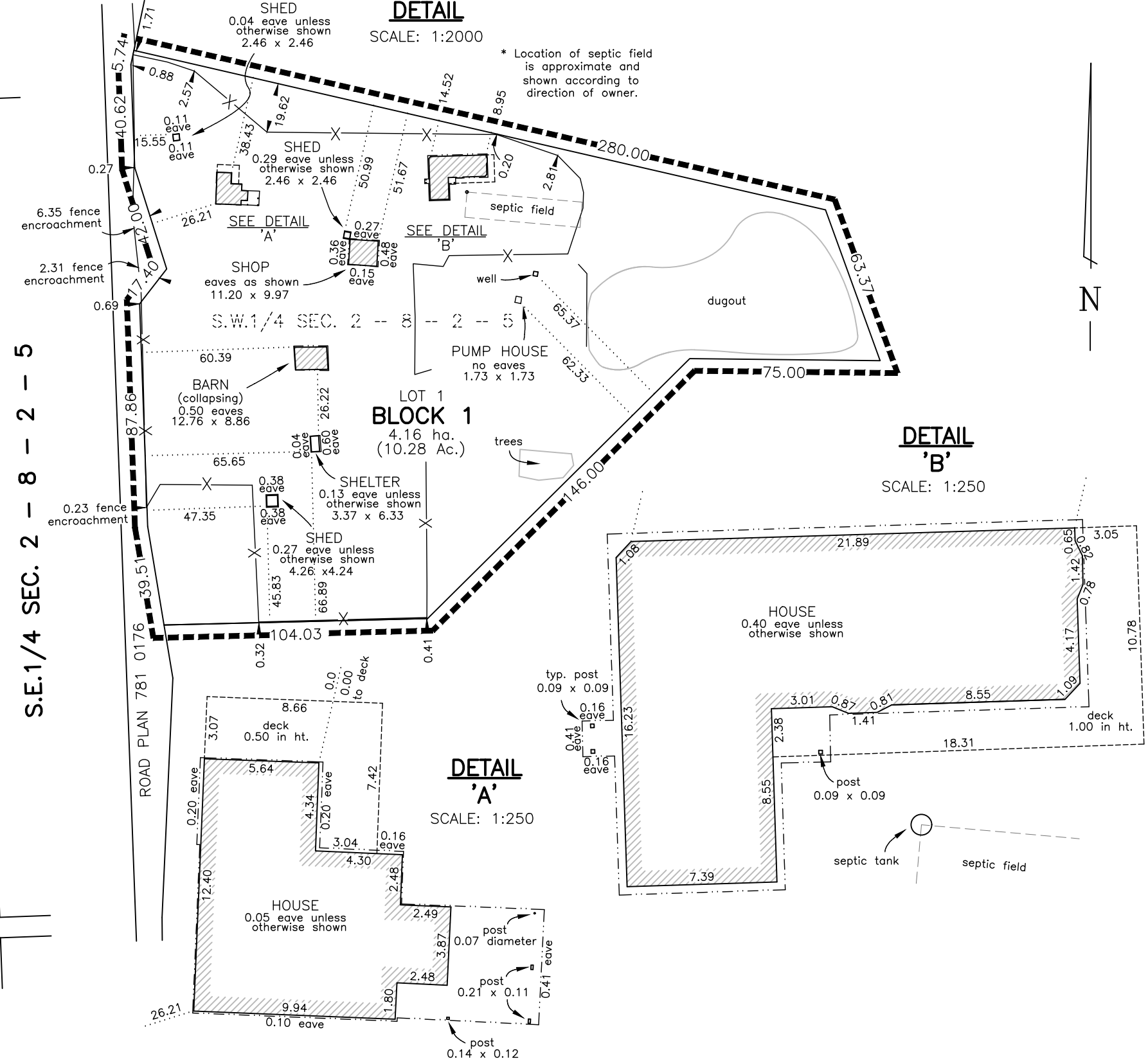
DATE MARCH 01/24

JOB 24-16294

DRAWING

24-16294T

NOTE : Portion to be approved is outlined thus **-----**  
and contains approximately 4.16 ha.  
Distances are in metres and decimal parts thereof.  
  
Distances and areas are approximate and are  
subject to change upon final survey.



## DRAFT RESOLUTION

Our File: 2024-0-060

April 26, 2024

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

Dear Mr. Milligan,

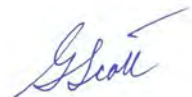
**RE: SW1/4 4-3-29-W4M / M.D. of Pincher Creek No. 9**

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

The Subdivision Authority should note that comments have not been received from the ,Livingstone Range School Division, AltaLink, FortisAlberta, Alberta Forestry and Parks - E. Evenson, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, 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

2024-0-060

**M.D. of Pincher Creek No. 9** Agricultural subdivision of SW1/4 4-3-29-W4M

THAT the Agricultural subdivision of SW1/4 4-3-29-W4M (Certificate of Title No. 171 262 283), to create a 61.06 acre (24.71 ha) parcel from a previously unsubdivided quarter section/ or title of 129.24 acres (52.3 ha) for agricultural use; BE APPROVED subject to the following:

## CONDITIONS:

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

## 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 18.20.

## INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a)(b) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Telus Communications Inc has no objection.
- (e) Chief Mountain Gas Co-op Ltd. – Delbert G. Beazer, Chief Executive Officer:

“Please note, we have no objections to the proposed subdivisions, as long as our Utility-Right-Way remains on title. Also, that any relocating of lines requested by the owner because of this subdivision will be at the owners cost. All contracts for gas service will be supplied as needed and at owners cost. If this subdivision splits a gas contract that serves two homes a new contract will have to be purchased by the owner.

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

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

(f) Alberta 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:

- Alberta Health Services does not object to this subdivision provided all other pertinent bylaws, regulations and standards are complied with.”

(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) 6

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.”

---

CHAIRMAN

---

DATE

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** April 10, 2024

**Date of Receipt:**

April 3, 2024

**Date of Completeness:**


April 3, 2024

**TO: Landowner:** William Edward Dunbar and Shelley Leah Dunbar

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

**Referral Agencies:** M.D. of Pincher Creek No. 9, 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, Area Wildlife Biologist, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AB Transportation, Historical Resources Administrator, AER, Canada Post

**Adjacent Landowners:** Lorenda Anne Raabe, Hugh Gordon R Russell, Sarah Kathleen Russell, Jonas Russell Covington Dodd, Timothy Russell Raabe, Lynne Marie Walker, The Nature Conservancy Of Canada/La Societe Canadienne Pour La Conservation De La Nature., Ryan Hally Peruniak, William Dunbar

**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 Related 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 **April 29, 2024**. (Please quote our File No. **2024-0-060** in any correspondence with this office).

**File No.:** 2024-0-060

**Legal Description:** SW1/4 4-3-29-W4M

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

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

**Existing Use:** Agricultural

**Proposed Use:** Agricultural

**# of Lots Created:** 1

**Certificate of Title:** 171 262 283

**Meeting Date:** May 7, 2024

*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 61.06 acre (24.71 ha) parcel from a previously unsubdivided quarter section/ or title of 129.24 acres (52.3 ha) for agricultural use.

The proposal is to accommodate the subdivision of a parcel fragmented by developed roadway. Access to the lots is presently granted from an existing municipal road plan.

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

**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: <u>\$1100.00</u>	File No: <u>2024-0-060</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>April 3, 2024</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>April 3, 2024</u>	Accepted By: <u>[Signature]</u>

**1. CONTACT INFORMATION**

**Name of Registered Owner of Land** to be Subdivided: William Edward Dunbar & Shelley Leah Dunbar

Mailing Address: Box [redacted] City/Town: Twin Butte

Postal Code: TOK 2J0 Telephone: [redacted] Cell: \_\_\_\_\_

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 ex 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 SW ¼ Section 4 Township 3 Range 29 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: 52.28 hectares \_\_\_\_\_ acres

d. Total number of lots to be created: 1 Size of Lot(s): 24.71 Ha

e. Rural Address (if applicable): \_\_\_\_\_

f. Certificate of Title No.(s): 171 262 283

**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. \_\_\_\_\_

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 any of the provincial agencies or regulatory bodies listed below?

Yes  No

Provincial agencies and regulatory bodies:

- Alberta Energy and Utilities Board (AEUB)
- Alberta Energy Regulator (AER)
- Alberta Utilities Commission (AUC)
- Energy Resources Conservation Board (ERCB)
- Natural Resources Conservation Board (NRCB)

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

\*The Minister is responsible for the following Acts:

- Alberta Environmental Protection Act
- Alberta Land Stewardship Act
- Alberta Public Lands Act
- Alberta Surveys Act
- Alberta Water Act

If 'yes', please describe: \_\_\_\_\_

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

Describe:

- a. Existing use of the land \_\_\_\_\_
- b. Proposed use 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) Rolling
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)  
Woodlands
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) Unkown
- 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.  
None to be moved or demolished. - not shown of 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:

Onsite Well  Offsite Well  Cistern  Water Source for Cistern: \_\_\_\_\_  
Other  none

b. Describe proposed source of potable water

Onsite Well  Offsite Well  Cistern  Water Source for Cistern: \_\_\_\_\_  
Other  None

**7. SEWER SERVICES**

a. Describe existing sewage disposal:

Sub-surface treatment field  Treatment Mound  Open Discharge  Lagoon  Holding Tank   
Other  None Year Installed \_\_\_\_\_

b. Describe proposed sewage disposal:

Sub-surface treatment field  Treatment Mound  Open Discharge  Lagoon  Holding Tank   
Other  None Year Installed \_\_\_\_\_

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

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

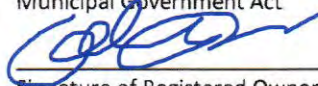
I am the registered owner  I am authorized to act on behalf of the register owner

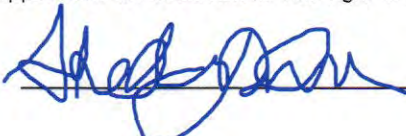
and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Signed:  Date: Mar 28/2024

**9. RIGHT OF ENTRY**

I, Willie Dunbar Shelley Dunbar 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)





LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0019 356 641        4;29;3;4;SW                      171 262 283

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 29 TOWNSHIP 3  
SECTION 4  
QUARTER SOUTH WEST  
AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP APPROVED  
AT OTTAWA 21 DECEMBER 1906 CONTAINING 53.8 HECTARES (133 ACRES)  
MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
ROADWAY	6007HS	1.518	3.76

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 921 012 926

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 262 283	22/11/2017	TRANSFER OF LAND	\$440,000	\$440,000

OWNERS

WILLIAM EDWARD DUNBAR

AND

SHELLEY LEAH DUNBAR

BOTH OF:

PO BOX 866

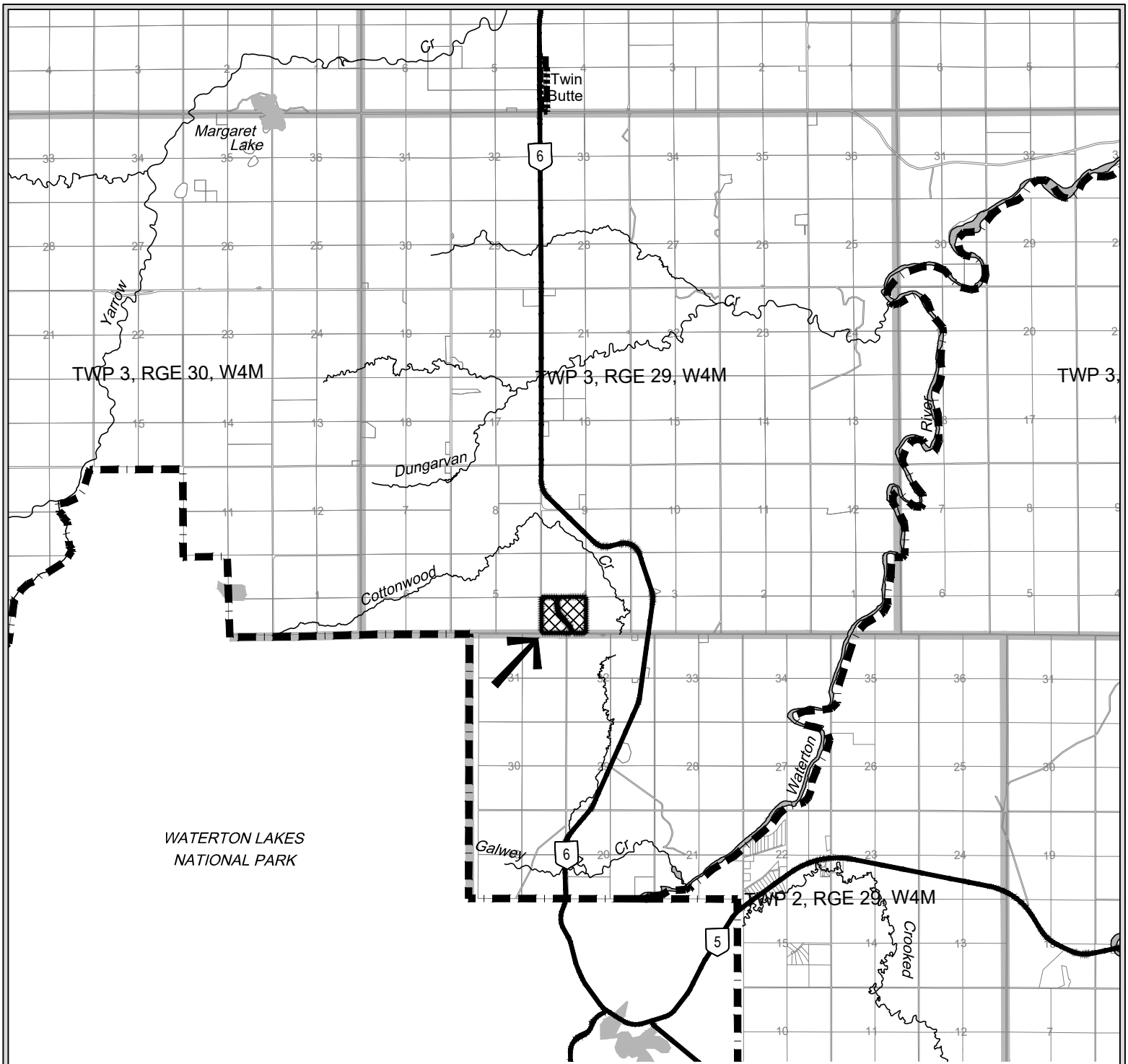
TWIN BUTTE

ALBERTA T0K 2J0

AS JOINT TENANTS







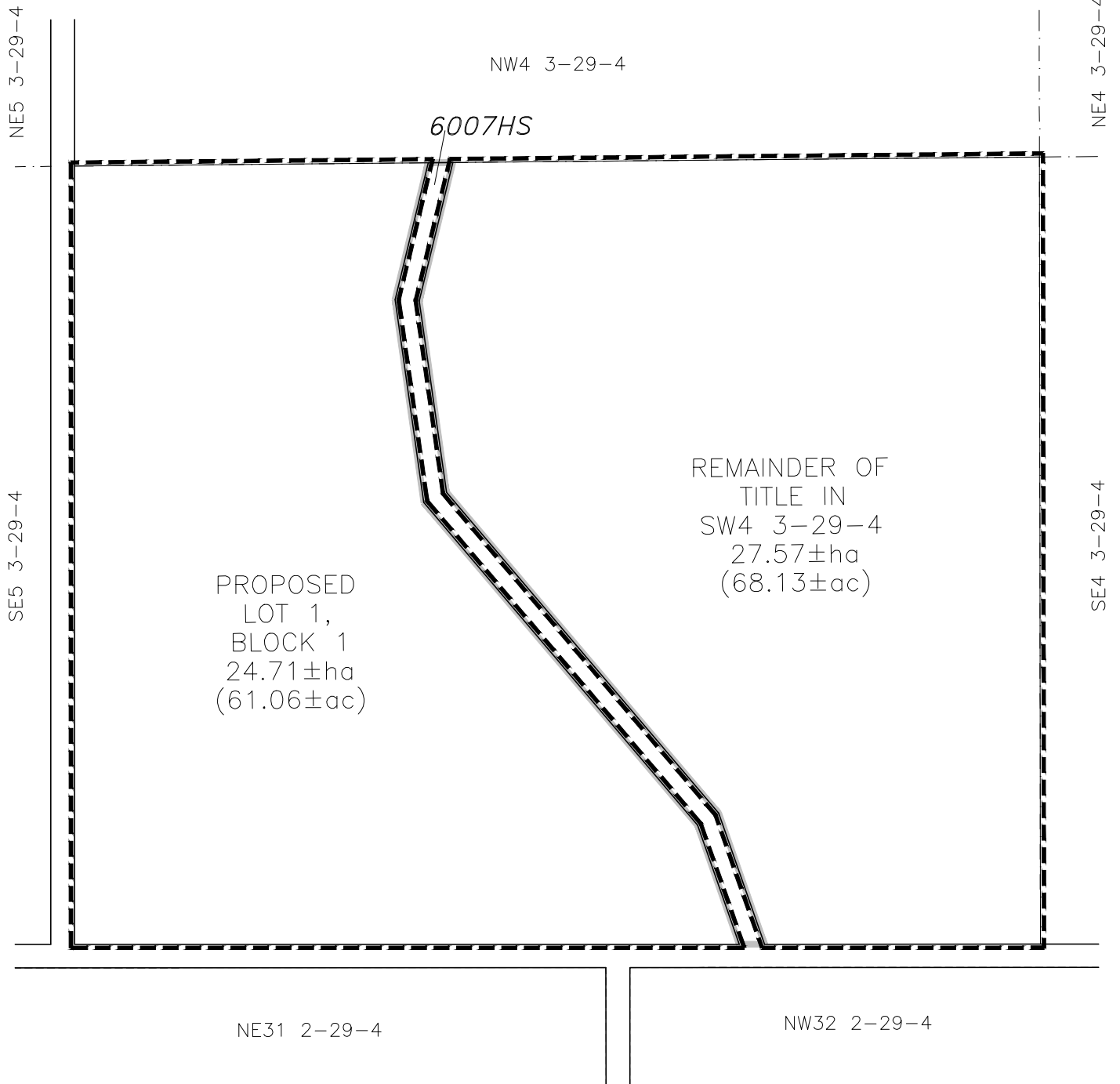
**SUBDIVISION LOCATION SKETCH**  
**SW 1/4 SEC 4, TWP 3, RGE 29, W 4 M**  
**MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER NO. 9**  
**DATE: APRIL 3, 2024**  
**FILE No: 2024-0-060**

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



April 04, 2024 N:\Subdivision\2024\2024-0-060.dwg





**SUBDIVISION SKETCH**

**SW 1/4 SEC 4, TWP 3, RGE 29, W 4 M**

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

**DATE: APRIL 3, 2024**

**FILE No: 2024-0-060**





**SUBDIVISION SKETCH**

**SW 1/4 SEC 4, TWP 3, RGE 29, W 4 M**

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

**DATE: APRIL 3, 2024**

**FILE No: 2024-0-060**



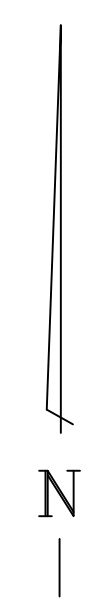
PLAN NO. \_\_\_\_\_

ENTERED AND REGISTERED

ON \_\_\_\_\_

INSTRUMENT NO : \_\_\_\_\_

A.D.REGISTRAR



MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

DESCRIPTIVE PLAN

SHOWING

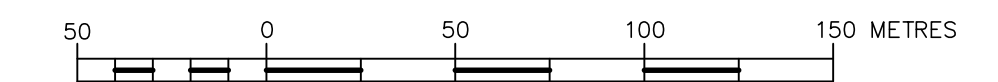
SUBDIVISION

OF PART OF

S.W.1/4 SEC. 4; TWP. 3; RGE. 29; W.4 M.

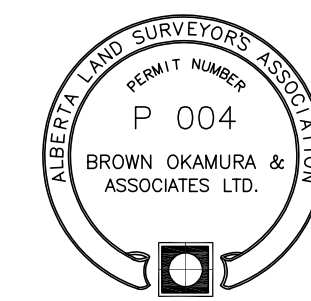
BY: D. J. AMANTEA, A.L.S.

SCALE 1:2000



Distances are shown in metres and decimal parts thereof.  
 Area dealt with by this plan is bound thus \_\_\_\_\_  
 GRID bearing of reference line derived from ATS V4.1 coordinates  
 Reference Line along South boundary of S.W.1/4 Sec. 4-3-29-4  
 Grid bearing: 92°29'00"  
 PROJECTION - UTM  
 DATUM - NAD'83 (original)  
 REFERENCE MERIDIAN - 111°  
 COMBINED SCALE FACTOR - 0.999847  
 RP - Geo-reference point shown thus RP  
 Coordinate value for Geo-reference point is N: 5450961.82 E: 291644.13  
 Portion to be registered is bound in heavy black lines and contains 24.71 ha.

No field inspection was carried out, and boundaries have not been established on the ground.  
 Prepared in accordance with Section 88(1)(b) of the Land Titles Act.  
 The areas shown on this plan were derived from calculations from Road Plan 6007 H.S.

SURVEYOR NAME : D. J. AMANTEA, A.L.S. DATED: MARCH 14th, 2024 
REGISTERED OWNER WILLIAM EDWARD DUNBAR & SHELLEY LEAH DUNBAR
SUBDIVISION AUTHORITY NAME : OLDMAN RIVER REGIONAL SERVICES COMMISSION FILE NO. : ???? DATE APPROVED :
DRAWING FILE : 24-16337.DWG CLIENT : WILLIAM DUNBAR FILE NO. : 24-16337 <span style="float: right;">CjB (6.0 sq.ft.)</span>