

**Agenda**  
**Municipal District of Pincher Creek No. 9**  
**Subdivision Authority Meeting**  
**MD of Pincher Creek Council Chambers**  
**October 29<sup>th</sup> 2024**  
**6:00 pm**

**1. Adoption of Agenda**

**2. Adoption of Minutes**

- a. Minutes of September 3<sup>rd</sup>, 2024

**3. Closed Meeting Session**

**4. Unfinished Business**

**5. Subdivision Application**

- a. Subdivision Application No. 2024-0-104  
Harold & Kathleen Lewis  
SW 1-6-30 W4
- b. Subdivision Application No. 2024-0-136  
Connaught Simmons  
NW 10-6-2 W5

**6. New Business**

**7. Next Regular Meeting** December 3, 2024 6:00 pm

**8. Adjournment**

**Meeting Minutes of the Subdivision Authority**  
**Tuesday, September 3<sup>rd</sup> 2024**  
**6:00 pm**  
**MD of Pincher Creek Council Chambers**

**IN ATTENDANCE**

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

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

Planning  
Advisors: ORRSC, Senior Planner Gavin Scott

Absent:

**COMMENCEMENT**

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

**1. ADOPTION OF AGENDA**

Councillor Jim Welsch 24/023

Moved that the Subdivision Authority Agenda for September 3, 2024, be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Councillor Tony Bruder 24/024

Moved that the June 4, 2024, Subdivision Authority Minutes, be approved as presented.

Carried

**3. CLOSED MEETING SESSION**

Councillor Rick Lemire 24/025

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

Carried

Councillor Jim Welsch 24/026

Moved that the Subdivision Authority open the meeting to the public, the time being 6:28 pm.

MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
September 3, 2024

Carried

**4. UNFINISHED BUSINESS**

**5. SUBDIVISION APPLICATIONS**

- a. Subdivision Application No. 2024-0-089  
Alexander Pourbaix and Kelly Jay Kingsley-Pourbaix, Waldron Grazing Co-operative Limited  
N ½ 30-10-2 W5 & S ½ 31-10-2 W5

Councillor John MacGarva

24/027

THAT the Agricultural subdivision of N1/2 30-10-2-W5M & S1/2 31-10-2-W5M (Certificate of Title No. 231 083 929, 231 083 929 +1, 231 083 928 +4, 231 083 928 +5), to reconfigure title boundaries, through the subdivision and consolidation of land; 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 portions of the SW/SE31 10-2 W5M and NW/NE30 10-2 W5M be consolidated into one lot in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That a concurrent approval be provided by the MD of Ranchland Subdivision Authority prior to final endorsement.
5. That any conditions or requirements of Alberta Environment Water Boundaries division be met prior to final endorsement.

**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 Subdivision Authority has determined the subdivision and consolidation proposal is in conformity with the policies of the MD of Ranchland and the MD of Pincher

**MINUTES**  
**SUBDIVISION AUTHORITY**  
**Municipal District of Pincher Creek No. 9**  
**September 3, 2024**

Creek IDP. As the proposal is a multijurisdictional application/approval between the MD of Ranchland and the MD of Pincher Creek, the Subdivision Authority is satisfied the MD of Pincher Creek has not expressed any concerns or objections.

4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.

- b.** Subdivision Application No. 2024-0-104  
Harold & Kathleen Lewis  
SW 1-6-30 W4

Councillor Tony Bruder

24/028

THAT the Country Residential subdivision of SW1/4 1-6-30-W4M (Certificate of Title No. 861 075 480), to create a 4.75 acre (1.92 ha) parcel from a previously unsubdivided quarter section of 157.43 acres (64.7 ha) for country residential use; BE TABLED subject to the following:

**REASONS:**

1. Pending further information from Alberta Transportation.

- c.** Subdivision Application No. 2024-0-105  
Lloyd Sproule  
N ½ 25-6-30 W4

Councillor Jim Welsch

24/029

THAT the Country Residential subdivision of N1/2 25-6-30-W4M (Certificate of Title No. 231 229 964 +1, 231 229 694), to create an 8.10 acre (3.28 ha) parcel and an 81.81 acre (33.11 ha) parcel (in two parts) from two titles of 44.41 acres (17.97 ha) and 45.53 acre (18.42 ha) respectively for country residential and agricultural use; BE TABLED subject to the following:

**REASONS:**

1. Pending further information from Alberta Transportation.
2. Pending clarification regarding the private sewage system.

**6. NEW BUSINESS**

Nil

**7. NEXT MEETING – Tuesday, October 1<sup>st</sup>, 2024; 6:00 pm.**

**8. ADJOURNMENT**

**MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
September 3, 2024**

Councillor Tony Bruder

24/030

Moved that the meeting adjourn, the time being 6:30 pm.

Carried

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Dave Cox, Reeve  
Subdivision Authority

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Laura McKinnon, Secretary  
Subdivision Authority

## DRAFT RESOLUTION

Our File: 2024-0-104

October 22, 2024

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

Dear Mr. Milligan,

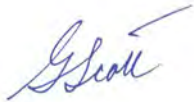
**RE: SW1/4 1-6-30-W4M / M.D. of Pincher Creek No. 9**

With regard to the subdivision application noted above, please find attached a draft resolution for your 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 - C. Wojtowicz, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AER, Canada Post and Pincher Creek Water Co-op.

After the Subdivision & Development 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

2024-0-104

**M.D. of Pincher Creek No. 9 Country Residential** subdivision of SW1/4 1-6-30-W4M

THAT the Country Residential subdivision of SW1/4 1-6-30-W4M (Certificate of Title No. 861 075 480), to create a 4.75 acre (1.92 ha) parcel from a previously unsubdivided quarter section of 157.43 acres (64.7 ha) for country residential use; BE APPROVED subject to the following:

## CONDITIONS:

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

## REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the *Matters Related to Subdivision and Development Regulation*.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.

## INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the *Municipal Government Act*, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Further to the above-noted circulation, TELUS Communications Inc. will require a utility right of way in order to provide service to this new subdivision development.

TELUS' reference number for this file is: RIGHTS OF WAY FILE: **ABROW-375**

We kindly request that, if possible, our Rights of Way file number be quoted on upcoming agreements and related correspondence for this file.

Please have TELUS' requirement added as a condition of approval and have the applicant contact [circulations@telus.com](mailto:circulations@telus.com) to initiate a TELUS Utility Right of Way Agreement.

- (e) Alberta Health Services has no comments.

- (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 Transportation – Leah Olsen, Development/Planning Technologist

Revised Comments Received September 4, 2024:

This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent 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 of the Regulation are not met. Alternate access is via the local road to the south of the proposed parcel. 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.

**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
2. Transportation and Economic Corridors accepts no responsibility for the effects of noise on adjacent development. Furthermore, the responsibility for mitigating the effects of noise, light, and pollutants on the provincial highway system are the responsibility of the developer and the municipality.
3. The existing access may remain on a temporary basis. All direct highway accesses are to be considered temporary. No compensation shall be payable to the landowner, or their assigns or successors when Transportation and Economic Corridors removes or relocates the access or if highway access is removed and access provided via a municipal road or service road.
4. The subject land is within the permit area of a highway as outlined in the Highways Development and Protection Regulation. Proposed development on the subject will require the benefit of a Roadside Development Permit from Transportation and Economic Corridors.

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.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information

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CHAIRMAN

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DATE



OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16<sup>th</sup> Avenue North  
Lethbridge, Alberta T1H 5E8

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

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** July 16, 2024

**Date of Receipt:**

July 9, 2024

**Date of Completeness:**

July 9, 2024

**TO: Landowner:** Harold J Lewis and Kathleen Lewis

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

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

**Adjacent Landowners:** Alexandra Steinke, Cindy Trodden, Claudia Steinke, Darren & Teresa Boese, G M H Bluebird Ranch Ltd, Jason Unruh, Lorraine Unruh, Pineview Solutions Inc, Raymond Bruns, Richard & Sherry Smith

**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 **August 6, 2024**. (Please quote our File No. **2024-0-104** in any correspondence with this office).

**File No.:** 2024-0-104

**Legal Description:** SW1/4 1-6-30-W4M

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

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

**Existing Use:** Agricultural

**Proposed Use:** Country Residential

**# of Lots Created:** 1

**Certificate of Title:** 861 075 480

**Meeting Date:** September 3, 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 4.75 acre (1.92 ha) parcel from a previously unsubdivided quarter section of 157.43 acres (64.7 ha) for country residential use.

The proposal is to accommodate the subdivision of an existing farmyard, which presently contains a dwelling, shipping container and a number of other out-buildings. Access to the lot is presently granted from an existing approach to the Highway 6 and off of a developed municipal road allowance. The existing residence is serviced by a septic system and a water CO-OP.

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

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
6. That any conditions of Alberta Transportation shall be established prior to finalization of the application.

**RESERVE:**

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

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



## APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

| FOR OFFICE USE ONLY                              |                                    |
|--------------------------------------------------|------------------------------------|
| Zoning (as classified under the Land Use Bylaw): |                                    |
| Fee Submitted:<br><u>\$1100.00</u>               | File No:<br><u>2024-0-104</u>      |
| APPLICATION SUBMISSION                           |                                    |
| Date of Receipt:<br><u>July 9, 2024</u>          | Received By:<br><u>[Signature]</u> |
| Date Deemed Complete:<br><u>July 9, 2024</u>     | Accepted By:<br><u>[Signature]</u> |

### 1. CONTACT INFORMATION

**Name of Registered Owner of Land to be Subdivided:** Harold J Lewis & Kathleen Lewis  
**Mailing Address:** Box 2048 **City/Town:** Pincher Creek  
**Postal Code:** T0K 1W0 **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  $\frac{1}{4}$  Section 1 Township 6 Range 30 West of 4 Meridian (e.g. SE $\frac{1}{4}$  36-1-36-W4M)  
b. Being all/part of: Lot/Unit \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
c. Total area of existing parcel of land (to be subdivided) is: \_\_\_\_\_ hectares 4.8 acres  
d. Total number of lots to be created: 1 Size of Lot(s): \_\_\_\_\_  
e. Rural Address (if applicable): 3~6003 Hwy 6  
f. Certificate of Title No.(s): 861 075 480

### 3. LOCATION OF LAND TO BE SUBDIVIDED

- a. The land is located in the municipality of Pincher Creek  
b. Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒  
If "yes", the adjoining municipality is \_\_\_\_\_  
c. Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes ☒ No ☐  
If "yes" the highway is No. 6  
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 Unknown  
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 Agriculture
- b. Proposed use of the land Agriculture

### 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.)  
treed with small creek
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) loam
- d. Is this a vacant parcel (void of any buildings or structures)? Yes ☐ No ☒  
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.  
existing house to be included in subdivision
- 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: Parker Creek  
Other ☐ Water Corp

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, Harold Lewis hereby certify that

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

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

Signed: [Signature] Date: May 15/24

**9. RIGHT OF ENTRY**

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

[Signature]  
Signature of Registered Owner(s)



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0021 484 655           4;30;6;1;SW           861 075 480

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 30 TOWNSHIP 6  
SECTION 1  
QUARTER SOUTH WEST  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT THE ROADWAY ON PLAN 442JK  
CONTAINING 1.040 HECTARES (2.57 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE(DMY)      DOCUMENT TYPE      VALUE              CONSIDERATION  
-----  
861 075 480      07/05/1986                                                              \$128,000

OWNERS

HAROLD J LEWIS (RANCHER)

AND

KATHLEEN LEWIS

BOTH OF:

BOX 2048

PINCHER CREEK

ALBERTA

AS JOINT TENANTS

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----  
8749KJ      .      02/10/1969 CAVEAT  
CAVEATOR - PLAINS WESTERN GAS & ELECTRIC CO LTD.

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 861 075 480

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

911 090 601      03/05/1991      UTILITY RIGHT OF WAY  
GRANTEE - PINCHER CREEK WATER CO-OPERATIVE LTD.

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 10 DAY OF JUNE,  
2024 AT 04:08 P.M.

ORDER NUMBER:      50753410

CUSTOMER FILE NUMBER:

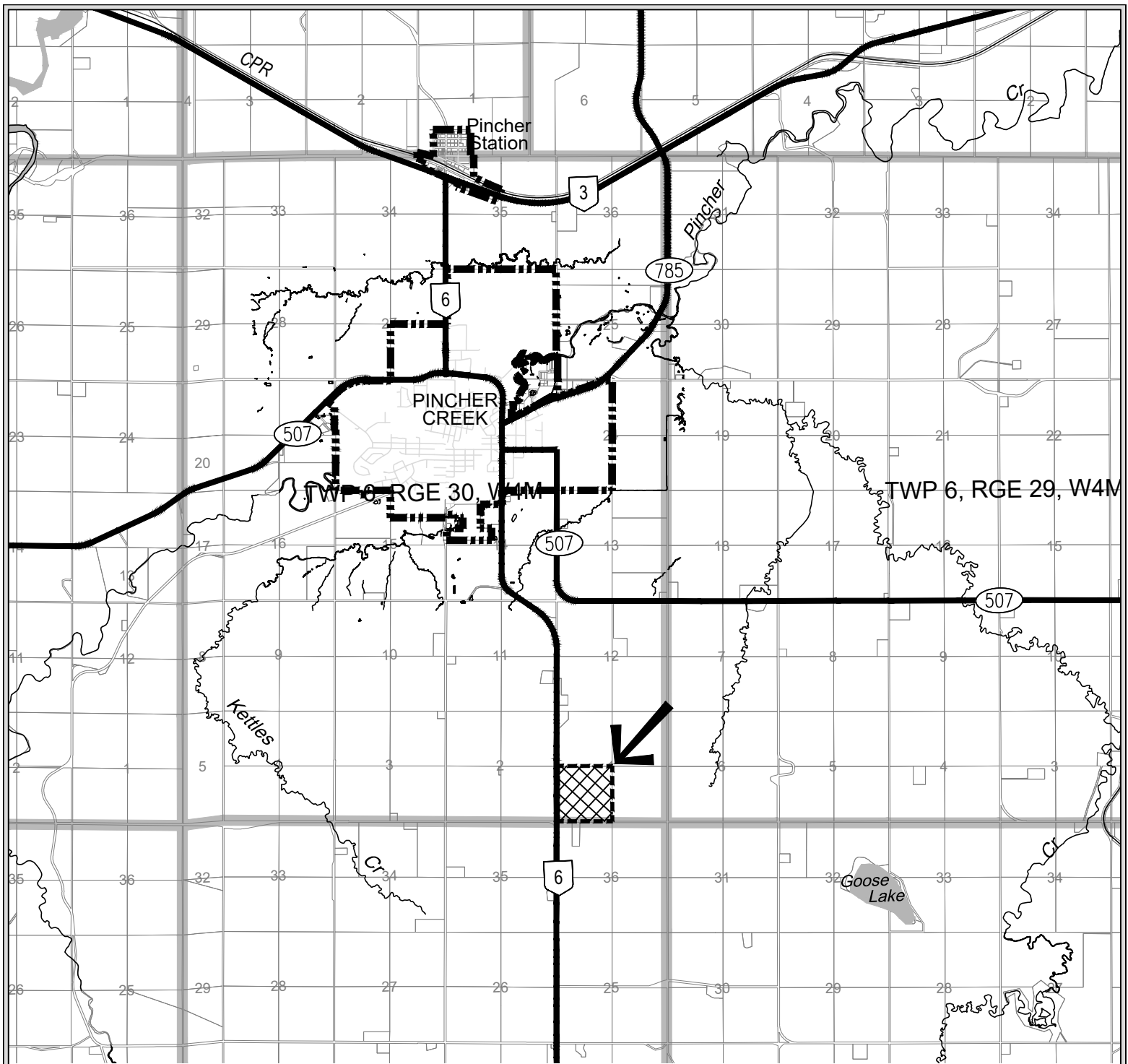


\*END OF CERTIFICATE\*

---

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

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



## SUBDIVISION LOCATION SKETCH

PORTION OF SW 1/4 SEC 1, TWP 6, RGE 30, W 4 M

MUNICIPALITY: MD OF PINCHER CREEK NO. 9

DATE: JULY 10, 2024

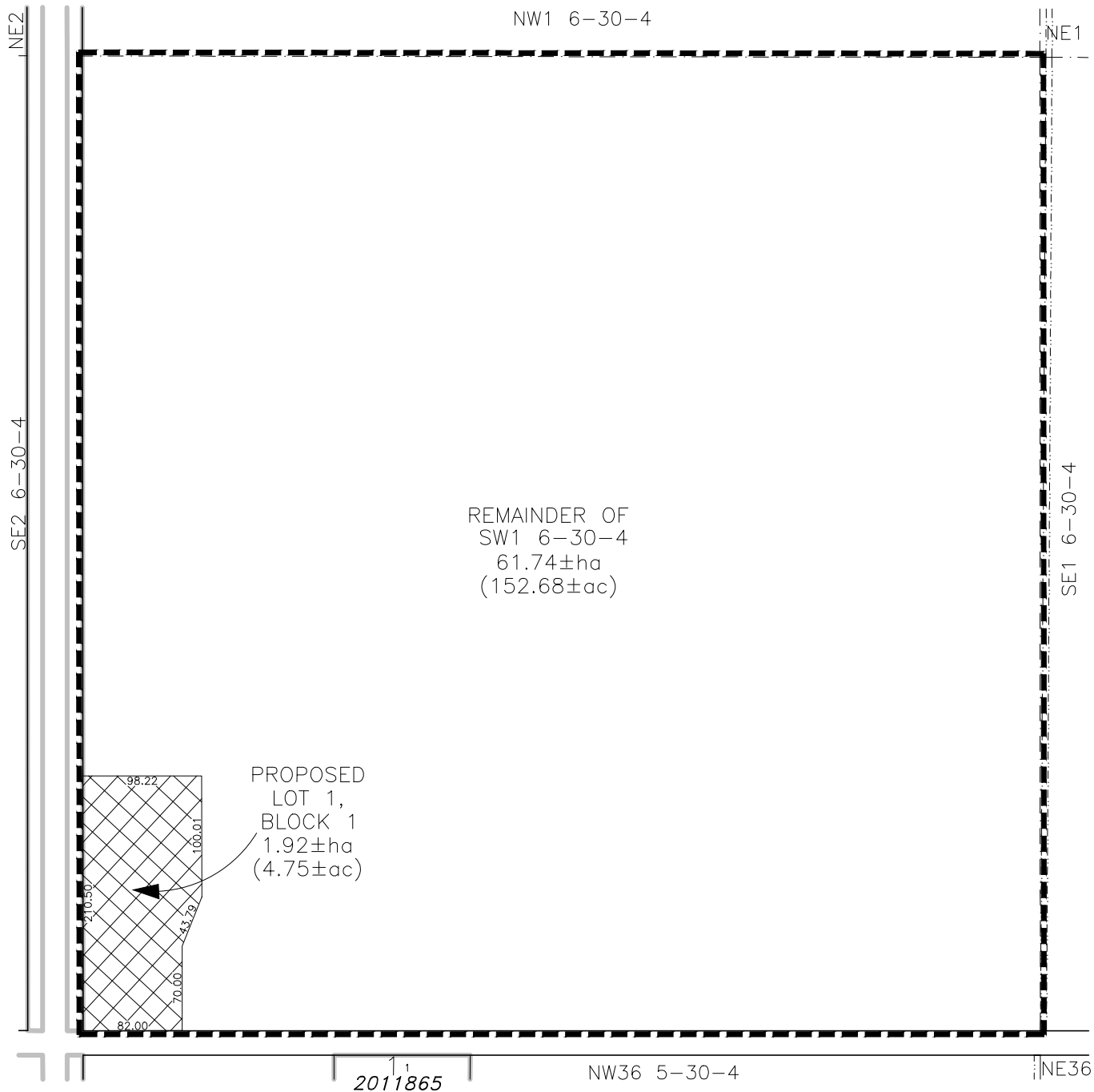
FILE No: 2024-0-104

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



July 10, 2024 N:\Subdivision\2024\2024-0-104.dwg





## SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no.24-16419T

PORTION OF SW 1/4 SEC 1, TWP 6, RGE 30, W 4 M

MUNICIPALITY: MD OF PINCHER CREEK NO. 9

DATE: JULY 10, 2024

FILE No: 2024-0-104





## SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no.24-16419T

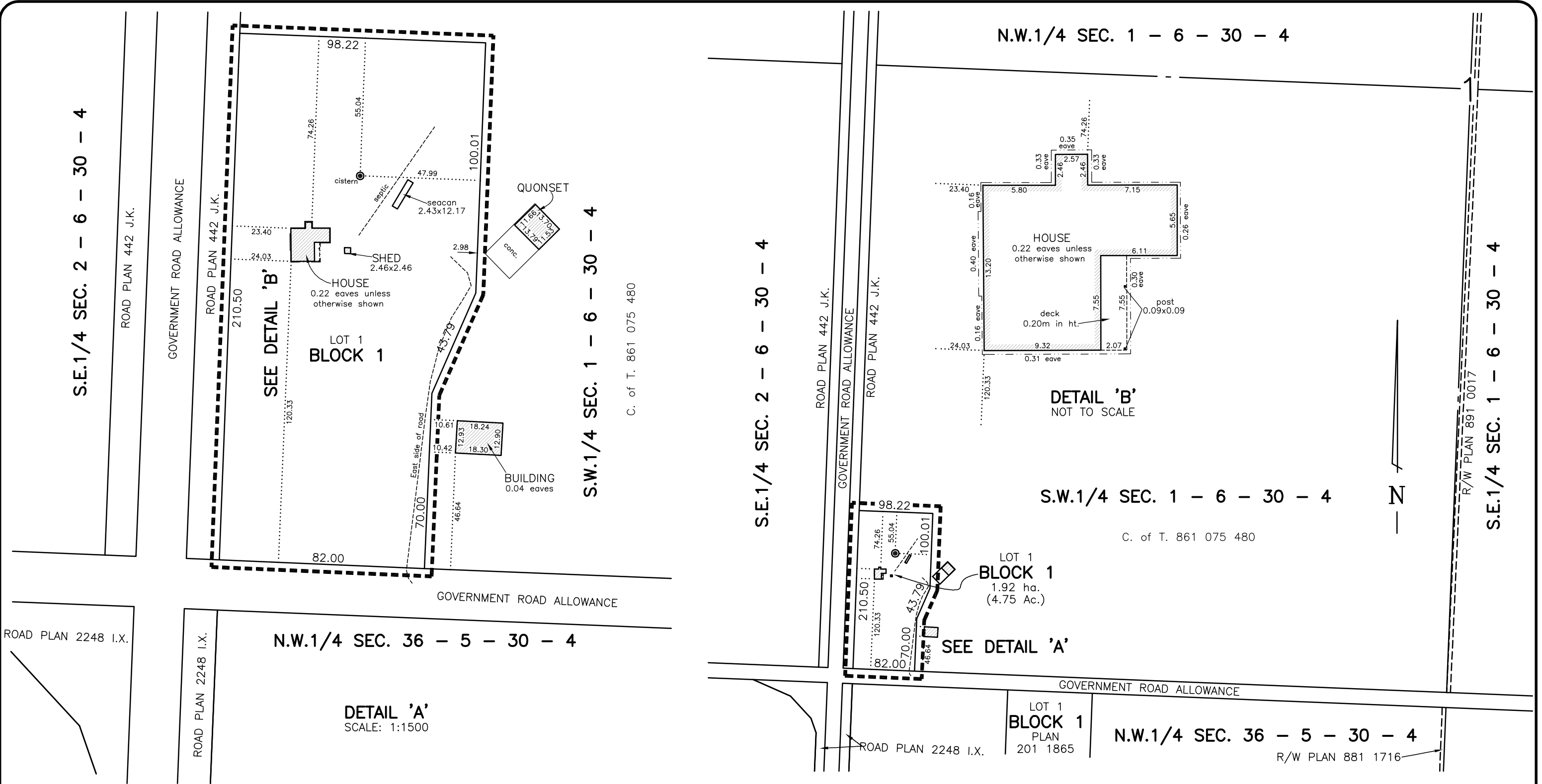
PORTION OF SW 1/4 SEC 1, TWP 6, RGE 30, W 4 M

MUNICIPALITY: MD OF PINCHER CREEK NO. 9

DATE: JULY 10, 2024

FILE No: 2024-0-104





| NO. | REVISION                                                                         | DATE | BY |
|-----|----------------------------------------------------------------------------------|------|----|
|     | Improvements shown were surveyed on June 21st, 2024                              |      |    |
|     | NOTE : Portion to be approved is outlined thus -----                             |      |    |
|     | and contains approximately 1.92 ha.                                              |      |    |
|     | Distances are in metres and decimal parts thereof.                               |      |    |
|     | Distances and areas are approximate and are subject to change upon final survey. |      |    |

HAROLD LEWIS

TENTATIVE PLAN SHOWING SUBDIVISION  
of part of  
S.W.1/4 SEC. 1; TWP. 6; RGE. 30; W.4 M.

MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

boa

brown okamura & associates ltd.

Professional Surveyors

2830 – 12th Avenue North, Lethbridge, Alberta

APPROVED

D. J. Amantea, A.L.S.

DRAWN CJB

CHECKED DJA

SCALE 1:5000

DATE JULY 8/24

JOB 24-16419

DRAWING 24-16419T

## DRAFT RESOLUTION

Our File: 2024-0-136

October 22, 2024

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

Dear Mr. Milligan,

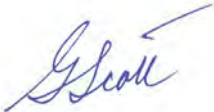
**RE: NW1/4 10-6-2-W5M / M.D. of Pincher Creek No. 9**

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

The Subdivision Authority should note that comments have not been received from the Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, AB Health Services - South Zone, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AER, Canada Post and Beaver Mines Neighbourhood Association.

After the Subdivision & Development 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

2024-0-136

## **M.D. of Pincher Creek No. 9 Residential** subdivision of NW1/4 10-6-2-W5M

THAT the Residential subdivision of NW1/4 10-6-2-W5M (Certificate of Title No. 181 151 940), to create two lots 0.32 acre (0.13 ha) lots and one 0.85 acre (0.343 ha) lot from a title of 2.0 acres (0.81 ha) for residential use; BE APPROVED subject to the following:

### **RESERVE:**

The 10% requirement for Municipal Reserve be dedicated (as shown on BOA tentative plan 24-16432TD) as land in accordance with s.666 of the Municipal Government Act.

### **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 Sections 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) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (b) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (c) Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

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

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.

- (e) 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).
- (f) In reference to the above request, please be advised of ATCO Gas' response and notify the landowner of the following:

- ATCO Gas CONDITIONALLY APPROVES with the following comments:

We require the landowner to reach out to [southlandadmin@atcogas.com](mailto:southlandadmin@atcogas.com) to obtain a URW for the below reason:

- o ATCO Gas will left without required Right of of Way coverage for existing lines from this change.

In most cases ATCO Gas would prefer to deal with the landowner directly, however, if a survey company/consultant is handling this on your behalf and you would like us to coordinate with them, please let us know.

We would like the landowner to be aware that a consultant cannot negotiate the URW location or terms. If clarification or negotiation is required, the landowner will need to reach out directly to ATCO Gas at the email above and we will be happy to discuss the URW with you.

Please note the following:

- o Obtaining a URW does take time so please contact us early to avoid delays.
- o ATCO Gas will require 1 fully executed, original copy of the URW for our records.
- o in cases where our gas lines are impacted, we prefer to register the URW's.

\*If ATCO Gas is registering the URW we will notify the MD/County once that has gone through\*

ATCO Gas would also like to make the MD/County and Landowner/Developer aware of the following:

- If conducting any ground disturbance on the subject property, the landowner/developer must ensure the location of all utilities by contacting Utility Safety Partners at 1-800-242-3447 or <https://utilitysafety.ca/>
- For any ground disturbance within 30m of an existing gas line please contact [Crossings@atcogas.com](mailto:Crossings@atcogas.com) to obtain permission (submit locate slip as back up)
- ATCO Gas requires a minimum of 6 months' notice to design and construct a new gas line, or alter an existing gas line. New Service installations, pipeline alterations, and Main extensions will be performed at the landowner/developers expense.
- If the landowner requires a single gas service please visit <https://gas.atco.com/en-ca/products-services-rates/new-services-changes/new-natural-gas-line.html>

Any further questions please email [southlandadmin@atco.com](mailto:southlandadmin@atco.com)"

(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) 507, 774

**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. Relocating the existing direct access to the proposed road location is an acceptable access management strategy. A Roadside Development Application will be required. 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



OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16<sup>th</sup> Avenue North  
Lethbridge, Alberta T1H 5E8

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

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** October 2, 2024

**Date of Receipt:**

September 9, 2024

**Date of Completeness:**

September 9, 2024

**TO: Landowner:** Connaught Simmons

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

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

**Adjacent Landowners:** Dean Samuel Parkinson, Fred Christie, Koren Drake, Garry William Marchuk, Deborah Lynn Marchuk, Kimberly Ann Gavelin, Lila Vastenhout, Daniel Vastenhout, Lorin Calder, Brigitte Calder, Michael Van Rootselaar, Leslie Van Rootselaar, Mundell Holdings Ltd., Philip Gavey, Isabelle Gavey

**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 **October 21, 2024**. (Please quote our File No. **2024-0-136** in any correspondence with this office).

**File No.:** 2024-0-136

**Legal Description:** NW1/4 10-6-2-W5M

**Municipality:** M.D. of Pincher Creek No. 9 – Hamlet of Beaver Mines

**Land Designation:** Hamlet Single-Detached Residential 1 – HR-1  
(Zoning)

**Existing Use:** Residential

**Proposed Use:** Residential

**# of Lots Created:** 5

**Certificate of Title:** 181 151 940

**Proposal:** To create two lots 0.32 acre (0.13 ha) lots and one 0.85 acre (0.343 ha) lot from a title of 2.0 acres (0.81 ha) for residential use.

**Planner's Preliminary Comments:**

The purpose of this application is to create two lots 0.32 acre (0.13 ha) lots and one 0.85 acre (0.343 ha) lot from a title of 2.0 acres (0.81 ha) for residential use.

The proposal is to accommodate the subdivision of an existing lot, which presently contains an old dwelling, and one other out-building, both of which will be demolished. Access to the lot is presently granted from an existing approach to the east, off of Highway 774. This approach will be removed, and a new access created central to the lots. All lots will be serviced with municipal water and sewer.

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:**

- The 10% requirement for Municipal Reserve is being dedicated as land in accordance with s.666 of the Municipal Government Act.

**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 URBAN MUNICIPALITY

| FOR OFFICE USE ONLY                               |                                    |
|---------------------------------------------------|------------------------------------|
| Zoning (as classified under the Land Use Bylaw):  |                                    |
| Fee Submitted:<br><u>\$2150.00</u>                | File No:<br><u>2024-0-136</u>      |
| APPLICATION SUBMISSION                            |                                    |
| Date of Receipt:<br><u>September 9, 2024</u>      | Received By:<br><u>[Signature]</u> |
| Date Deemed Complete:<br><u>September 9, 2024</u> | Accepted By:<br><u>[Signature]</u> |

### 1. CONTACT INFORMATION

**Name of Registered Owner of Land to be Subdivided:** Connaught Simmons

Mailing Address: Box 336 City/Town: Pincher Creek

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

Email: [REDACTED] Preferred Method of Correspondence: Email ☐ Mail ☐

**Name of Agent** (Person Authorized to act on behalf of Registered Owner): \_\_\_\_\_

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

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

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

**Name of Surveyor:** 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

- All/part of the NW  $\frac{1}{4}$  Section 10 Township 6 Range 2 West of 5 Meridian (e.g. SE $\frac{1}{4}$  36-1-36-W4M)
- Being all/part of: Lot/Unit \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_
- Total area of existing parcel of land (prior to subdivision) is: 0.810 hectares \_\_\_\_\_ acres
- Total number of lots to be created: 5 Size of Lot(s): 0.071, 0.052, 0.107, 0.089, 0.277 Ha
- Municipal/Civic Address (if applicable): 314 - 1 Avenue, Beaver Mines
- Certificate of Title No.(s): 181 151 940

### 3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of M.D. of Pincher Creek
- Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒  
If "yes", the adjoining municipality is \_\_\_\_\_
- 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. 774
- 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 \_\_\_\_\_
- 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 Large Parcel (HTA Hamlet Transitional)
- b. Proposed use of the land Smaller Residential Parcels

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

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Mixed
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)  
Trees / Grass
- 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.  
The Old House and Adjacent shed to be demolished - most likely next spring
- 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 \_\_\_\_\_
- b. Proposed source of water Municipal ☒ Other ☐  
If other, describe proposed source of potable water \_\_\_\_\_

**7. SEWER SERVICES**

- a. Existing sewage disposal Municipal ☒ Other ☐  
If other, describe existing sewage disposal \_\_\_\_\_
- b. Proposed sewage disposal Municipal ☒ Other ☐  
If other, describe proposed sewage disposal \_\_\_\_\_

**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: [Signature] Date: Aug 12/24

**9. RIGHT OF ENTRY**

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

[Signature]  
Signature of Registered Owner(s)



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0021 176 896        5;2;6;10;NW                      181 151 940

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 2 TOWNSHIP 6  
SECTION 10

THAT PORTION OF THE NORTH WEST QUARTER DESCRIBED AS FOLLOWS  
COMMENCING AT THE INTERSECTION OF THE WESTERN LIMIT OF FIRST  
AVENUE WITH THE NORTHERN BOUNDARY OF BLOCK C AS SAID AVENUE  
AND BLOCK ARE SHOWN ON PLAN BEAVER MINES 7850AL; THENCE NORTH  
ALONG SAID LIMIT OF FIRST AVENUE 330 FEET; THENCE WEST PARALLEL  
WITH SAID BOUNDARY OF BLOCK C, 264 FEET; THENCE SOUTH PARALLEL  
WITH SAID LIMIT OF FIRST AVENUE TO SAID BOUNDARY OF BLOCK C  
THENCE EAST ALONG SAID BOUNDARY TO THE POINT OF COMMENCEMENT  
CONTAINING 2 ACRES, MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 151D130 .

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE(DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----  
181 151 940      17/07/2018      TRANSFER OF LAND      \$280,000      \$280,000

OWNERS

CONNAUGHT SIMMONS  
OF PO BOX 336  
PINCHER CREEK  
ALBERTA T0K 1W0

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----  
181 256 855      27/11/2018      CAVEAT

( CONTINUED )

## REGISTRATION

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

RE : UTILITY RIGHT OF WAY  
CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK  
NO. 9.  
BOX 279, PINCHER CREEK  
ALBERTA T0K1W0  
AGENT - BRIDGE LAND & ENERGY SERVICES LTD.

231 218 861    21/07/2023    UTILITY RIGHT OF WAY  
GRANTEE - THE MUNICIPAL DISTRICT OF PINCHER CREEK  
NO. 9.

231 222 825    26/07/2023    CAVEAT  
RE : ACQUISITION OF LAND  
CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK  
NO. 9.  
BOX 279, PINCHER CREEK  
ALBERTA T0K1W0

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 19 DAY OF JUNE,  
2024 AT 03:28 P.M.

ORDER NUMBER:    50848939

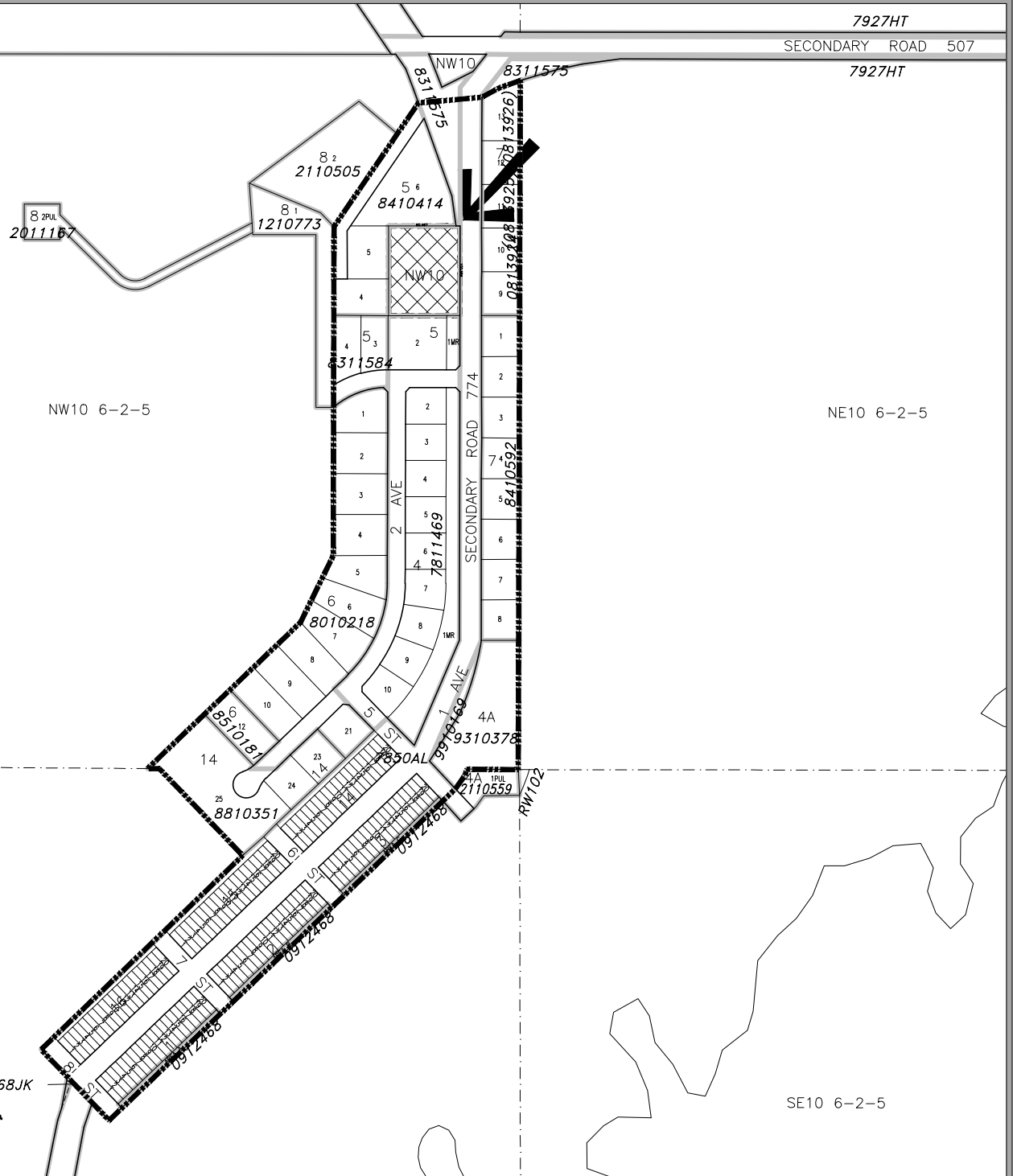
CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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

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



## SUBDIVISION LOCATION SKETCH

PORTION OF NW 1/4 SEC 10, TWP 6, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK No 9  
(HAMLET OF BEAVER MINES)

DATE: SEPTEMBER 12, 2024

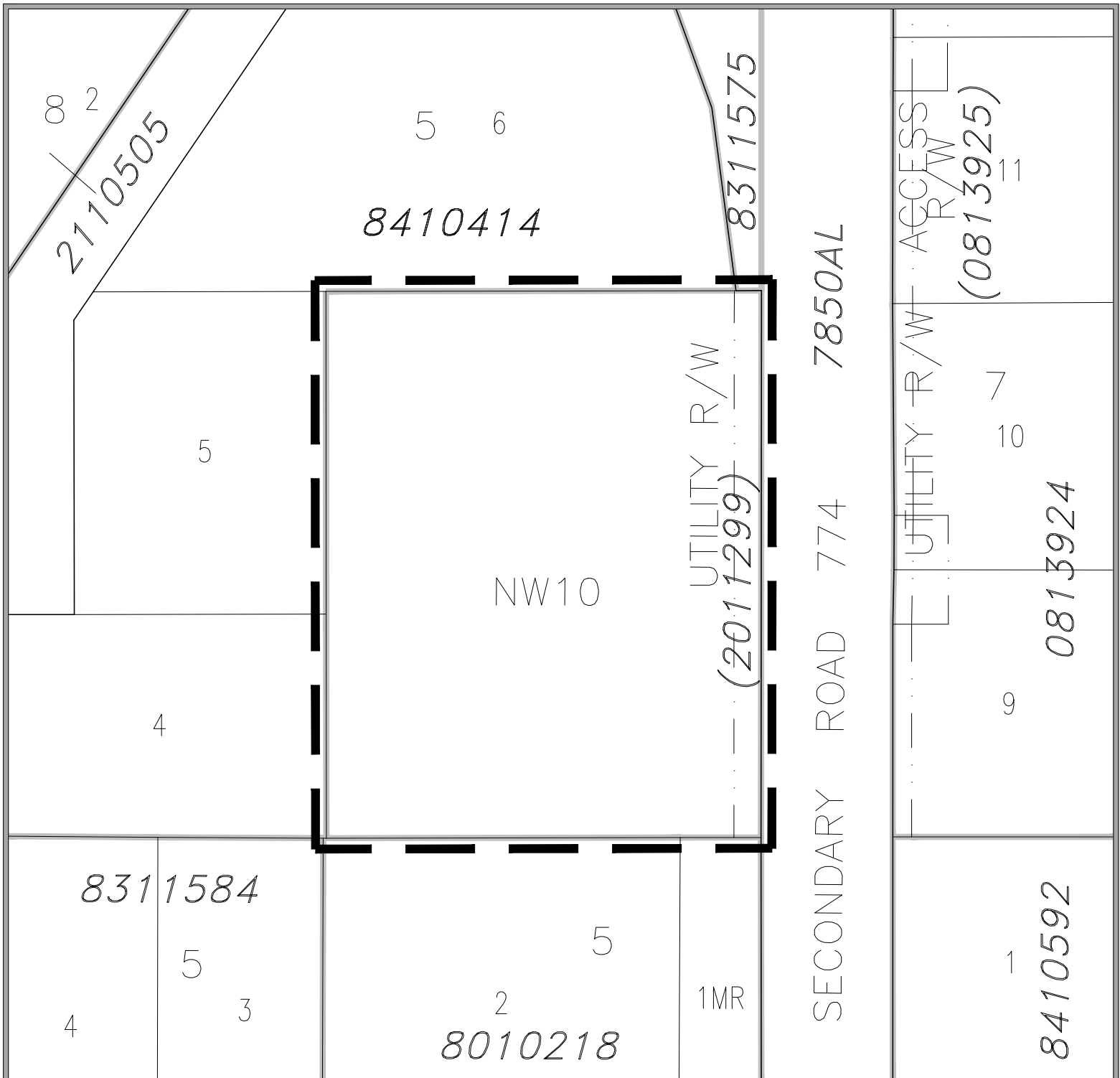
FILE: 2024-0-136



OLDMAN RIVER REGIONAL SERVICES COMMISSION

September 12, 2024 N:\Subdivision\2024\2024-0-136.dwg





## SUBDIVISION SKETCH - EXISTING

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16432TC

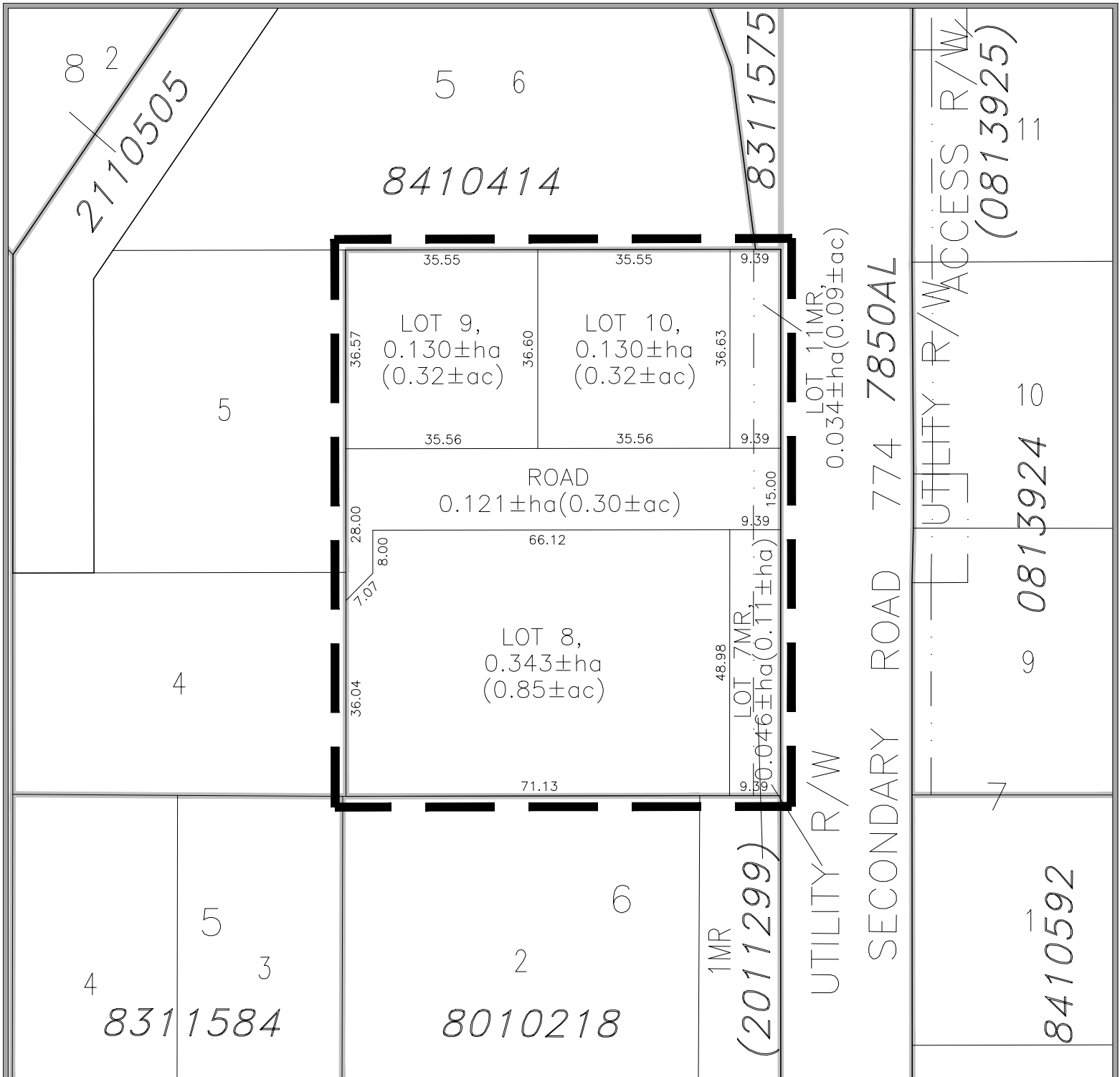
PORTION OF NW 1/4 SEC 10, TWP 6, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK No 9  
(HAMLET OF BEAVER MINES)

DATE: SEPTEMBER 12, 2024

FILE: 2024-0-136





## SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16432TC

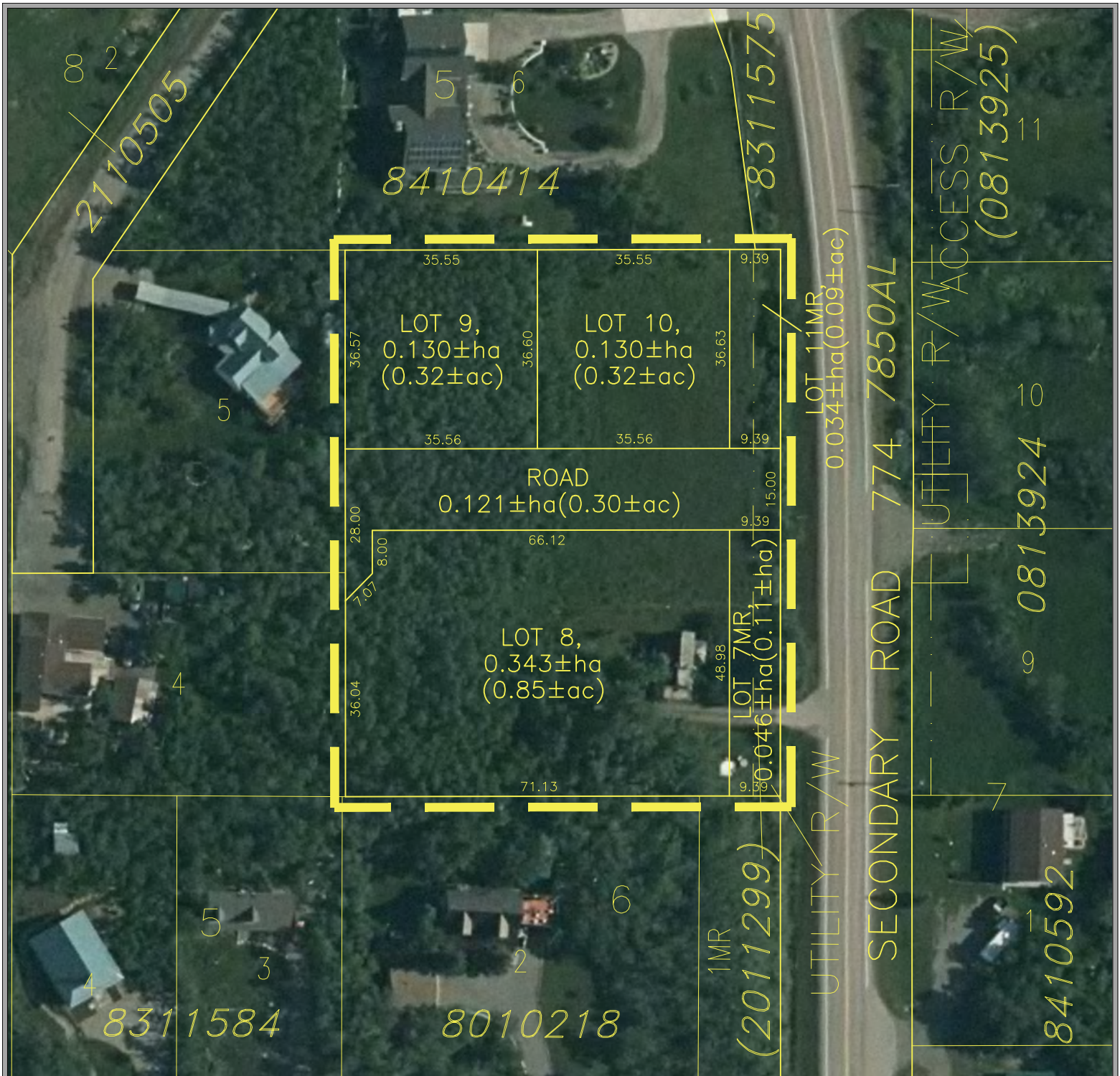
PORTION OF NW 1/4 SEC 10, TWP 6, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK No 9  
(HAMLET OF BEAVER MINES)

DATE: SEPTEMBER 12, 2024

FILE: 2024-0-136





## SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16432TC

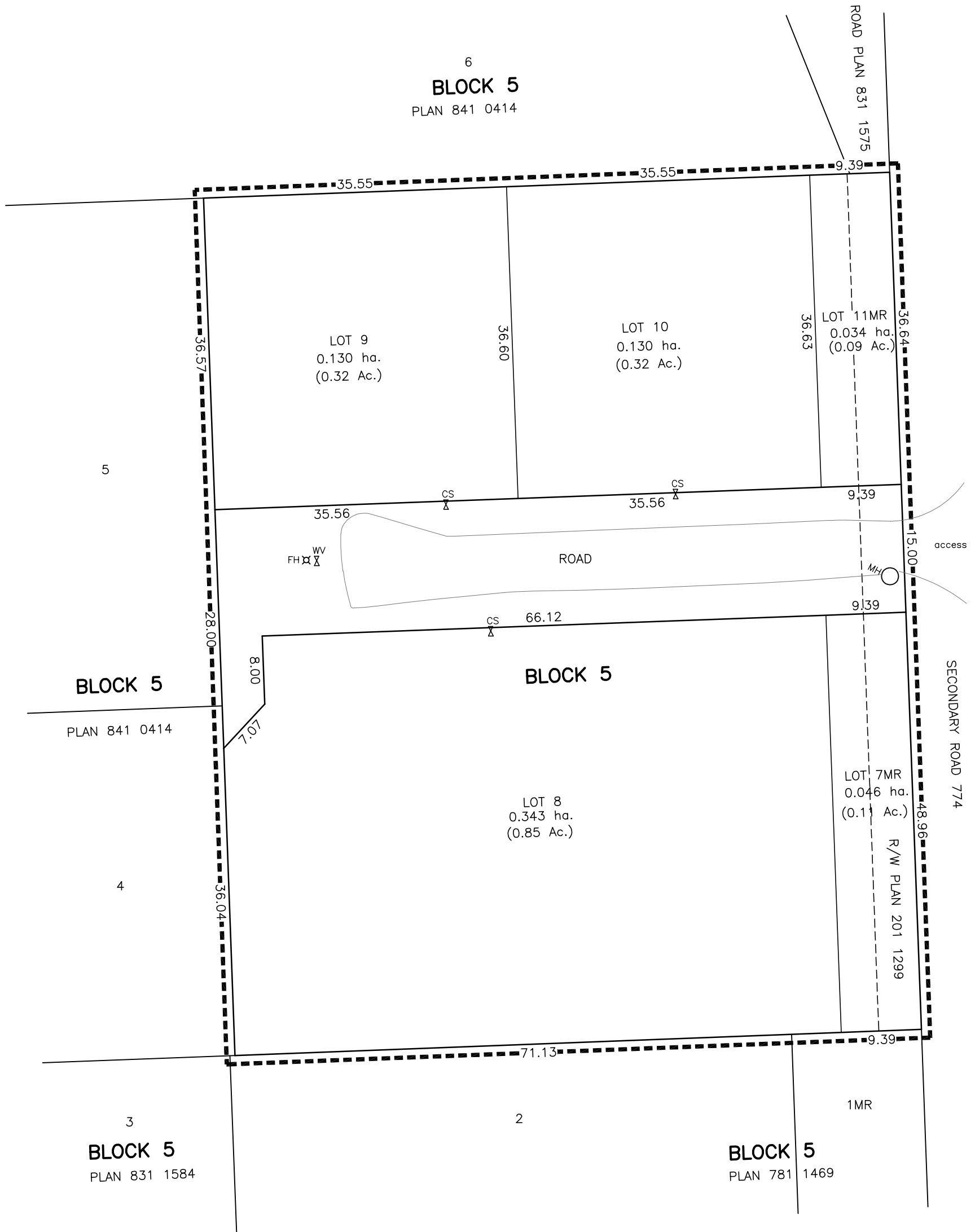
PORTION OF NW 1/4 SEC 10, TWP 6, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK No 9  
(HAMLET OF BEAVER MINES)

DATE: SEPTEMBER 12, 2024

FILE: 2024-0-136





NOTE : Portion to be approved is outlined thus   
and contains approximately 0.810 ha.  
Distances are in metres and decimal parts thereof.  
  
Distances and areas are approximate and are  
subject to change upon final survey.

CONNIE SIMMONS

TENTATIVE PLAN SHOWING SUBDIVISION  
of part of  
N.W.1/4 SEC. 10, TWP. 6, RGE. 2, W.5 M.

M.D. of Pincher Creek #9



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

|                                      |             |                    |
|--------------------------------------|-------------|--------------------|
| APPROVED<br><br>D.J. Amantea, A.L.S. | DRAWN MJ    | DATE AUG 14/24     |
|                                      | CHECKED DJA | JOB 24–16432       |
|                                      | SCALE 1:500 | DRAWING 24–16432TD |