Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
MD of Pincher Creek Council Chambers
September 3rd 2024
6:00 pm

1. **Adoption of Agenda**

2. **Adoption of Minutes**

   a. Minutes of June 4th, 2024

3. **Closed Meeting Session**

4. **Unfinished Business**

5. **Subdivision Application**

   a. Subdivision Application No. 2024-0-088
   Alexander Pourbaix and Kelly Jay Kingsley-Pourbaix, Waldron Grazing Co-operative Limited
   N ½ 30-10-2 W5 & S ½ 31-10-2 W5

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

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

6. **New Business**

7. **Next Regular Meeting** October 1, 2024 6:00 pm

8. **Adjournment**

Meeting Minutes of the Subdivision Authority
Tuesday, June 4th 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 24/016

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

Carried

2. ADOPTION OF MINUTES

Councillor John MacGarva 24/017

Moved that the May 7, 2024, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Rick Lemire 24/018

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 Rick Lemire 24/019

Moved that the Subdivision Authority open the meeting to the public, the time being 6:15 pm.

Carried

4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATIONS

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

Councillor Tony Bruder 24/020

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 the revised tentative plan 23-16237TB provided by BOA (Revision No. 1 dated June 4, 2024), indicating the location of the access along the east side of Lot 8 and revising the parcel sizes to 18.31 acre (7.41 ha) and 56.80 acre (22.99 ha) respectively, be submitted to the Subdivision Authority for 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. 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 18.22
5. The Subdivision Authority is satisfied with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.
6. The Subdivision Authority, in considering the written submission from Bill Thorpe, find 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.

b. Subdivision Application No. 2024-0-066
Warren Bules, Michael Drake and Cindy Mauthe
S ½ 34-8-1 W5

Councillor Jim Welsch 24/021

THAT the Agricultural subdivision of S1/2 34-8-1-W5M (Certificate of Title No. 031 171 575, 201 207 756 +3), to create a 141.52 acre (57.27 ha) and a 70.98 acre (28.73 ha) parcel from two titles of 136.63 acres (55.3 ha) and 76.27 acre (30.86 ha) for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.

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

3. That the 2.14 ha from SW 34-8-1 W5 be consolidated with the adjacent portion of the SE 34-8-1 W5 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.

2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.

3. 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 18.22.

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, July 2nd, 2024; 6:00 pm.

8. ADJOURNMENT

Councillor John MacGarva 24/022

Moved that the meeting adjourn, the time being 6:16 pm.

Carried

Dave Cox, Reeve Subdivision Authority	Laura McKinnon, Secretary Subdivision Authority

OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

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

DRAFT RESOLUTION

Our File: 2024-0-089 August 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: N1/2 30-10-2-W5M & S1/2 31-10-2-W5M / M.D. of Pincher Creek No. 9 and M.D. of Ranchland

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 Livingstone Range School Division, AltaLink, AB Environment & Protected Areas - J. Cayford, AB Environment & Protected Areas - M. Taje, Area Wildlife Biologist, AB Environment Range Department - Pincher Creek, AB Environment Range Department - Calgary South, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AER and Canada Post.

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

2024-0-089

M.D. of Pincher Creek No. 9 and M.D. of Ranchland **Agricultural** subdivision of N1/2 30-10-2-W5M & S1/2 31-10-2-W5M

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 and M.D. of Ranchland.
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 and M.D. of Ranchland 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 Creek IDP. As the proposal is a multi-jurisdictional 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.

INFORMATIVE:

(a) Since the proposed subdivision complies with Section 663(b) of the Municipal Government Act, Reserve is not required.

(b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

(c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)

(d) Thank you for including TELUS in your circulation.

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

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

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

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

(f) 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:

- We have no concerns at this time.

We do not foresee any new public health problems being created as a result of the above noted subdivision provided that the applicant complies with all pertinent regulations, by-laws, and standards.

If you require any further information, please don't hesitate to contact me."

(g) 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."

(h) 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."

(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)

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

OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

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

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: June 25, 2024

Date of Receipt: June 5, 2024
Date of Completeness: June 10, 2024

TO: **Landowners:** Alexander John Pourbaix and Kelly Jay Kingsley-Pourbaix, Waldron Grazing Co-operative Limited.

Agent or Surveyor: Bruce A. Barnett, A.L.S.

Referral Agencies: M.D. of Pincher Creek No. 9, M.D. of Ranchland No. 66, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Chief Mountain Gas Co-op Ltd., AB Health Services - South Zone, AB Environment & Protected Areas - J. Cayford, AB Environment & Protected Areas - M. Taje, Area Wildlife Biologist, AB Environment Range Department - Pincher Creek, AB Environment Range Department - Calgary South, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AB Transportation, Historical Resources Administrator, AER, Canada Post

Adjacent Landowners: Cathy Russell, Dayln Dennis, Fayra Michalsky, Kelly Boyce, Timothy Dennis, Val Dennis, Jan & Neila Horejsi, Einar & Judy Nelson

Planning Advisors: **Gavin Scott** GS **Steve Harty** S.H.

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 and M.D. of Ranchland. 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 **July 15, 2024**. (Please quote our File No. **2024-0-089** in any correspondence with this office).

File No.:	**2024-0-089**
Legal Description:	N1/2 30-10-2-W5M & S1/2 31-10-2-W5M
Municipality:	M.D. of Pincher Creek No. 9 and M.D. of Ranchland No. 66
Land Designation: *(Zoning)*	M.D. of Ranchland No. 66: Agricultural / White Area – AWA M.D. of Pincher Creek No. 9: Agriculture – A
Existing Use:	Agricultural
Proposed Use:	Agricultural
# of Lots Created:	2
Certificate of Title:	231 083 929, 231 083 928 +1, 231 083 928 +4, 231 083 928 +5

M.D. of Pincher Creek No. 9 Meeting Date: September 3, 2024
M.D. of Ranchland No. 66 Meeting Date: August 20, 2024

Note that meeting dates are subject to change. It is advisable to contact the M.D. of Pincher Creek No. 9 and the M.D. of Ranchland No. 66 three (3) days prior to the meeting for times and to confirm that this application is on the agenda.

Planner's Preliminary Comments - M.D. of Pincher Creek No. 9 - 2024-0-089(a):

The purpose of this application within the MD of Pincher Creek is to create a 312.40 acre (126.42 ha) parcel from portions of 4 quarter sections for agricultural use. There is a separate approval process within the MD of Ranchland (304.23 acres north of the Oldman River) being processed for concurrent registration.

The proposal is to accommodate the boundary line adjustment subdivision of 3 existing titles where portions of the title exist on either side of the Oldman River which is the municipal boundary between the MD of Pincher Creek and MD of Ranchland . The NE30 has never had legal access, which is being resolved with the consolidation with the NW30 which touches a government road allowance on its western boundary. The consolidation is also taking in portions of the SW/SE 31 10-2 W5M. The proposed residence within the NW30 is serviced by a septic system and on-site domestic water.

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 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.
7. That, any conditions of Alberta Culture, Historic Resources, shall be met prior to finalization. That the applicant submit a copy of the Historical Resources Act approval prior to registration of the plan of subdivision.
8. That a concurrent approval be provided by the MD of Ranchland Subdivision Authority prior to final endorsement.

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

Planner's Preliminary Comments - M.D. of Ranchland No. 66 - 2024-0-089(b):

The purpose of this application within the MD of Ranchland is to reconfigure title boundaries, through the subdivision and consolidation of land, and create a parcel 304.23 acres (121.11 ha) in size from portions of 4 quarter sections for agricultural use. There is a separate approval process within the MD of Pincher Creek for 312.40 acres (126.42 ha) south of the Oldman River being processed for concurrent registration. The parcels are located five miles west of Highway 22 and half-mile north of Maycroft Road (Twn Rd 10-1 in the MD of Pincher Creek).

The proposal is to accommodate the boundary line adjustment subdivision of 3 existing titles where portions of the title exist on either side of the Oldman River which is the municipal

boundary between the MD of Ranchland and the MD of Pincher Creek. The titles are owned by two different landowners and currently have split municipal jurisdiction. Portions of the SW/SE 31 10-2 W5M on the southside of the river have never had legal access and are physically severed from the other portions of the title on the northside of the river, which is being resolved with the consolidation. The remnant of the NW30 on the northside of the river, which touches a government road allowance on its western boundary, will be removed from the larger portion of the title on the MD of Pincher Creek side and consolidated with the larger portions of the SW/SE 31 10-2 W5M on the MD of Ranchland side. The existing approximately 15-acre (6.05 ha) title in the NE 30 10-2 W5M on the east side of the river (MD of Ranchland side) will also be consolidated to the north agricultural title for the SW/SE 31 10-2 W5M. This land, which is located just to the west of Bob Creek Road upon which obtains legal access, is agricultural grazing land of the Waldren Grazing Co-operative Limited.

Due to the location of the Oldman River and it delineating the north and south boundaries of these parcels, this application will be referred to the Alberta Environment Water Boundaries. The land is also identified by the province as potentially containing historical resources of a 4a, 4p, and 5a value. The application will be referred to the provincial Historical Resources Administrator as required, but typically for the boundary reconfiguration of agricultural parcels Historical Resource Act approval is not required.

The land is within the IDP boundary of the two adjacent municipalities and the proposal is determined to not contravene any policies. As the proposal is a multi-jurisdictional application between the MD of Ranchland and the MD of Pincher Creek a separate approval process within the MD of Pincher Creek for 312.40 acres (126.42 ha) south of the Oldman River is required. This proposal complies with the subdivision criteria of the MD of Ranchland's Municipal Development Plan and Land Use Bylaw as it involves the reconfiguration of parcels into rational and larger title holdings. 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 Ranchland.
2. The applicant or owner or both enter into a Development Agreement with the MD, if deemed necessary.
3. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
4. That the portions of land to be subdivided from the SW/SE31 10-2 W5M and NW/NE30 10-2 W5M be consolidated by a plan from an Alberta Land Surveyor into one title for each side of the Oldman River and municipal boundary, in a manner such that the resulting Certificate of Title(s) could not be subdivided without the approval of the Subdivision Authority.
5. That, any conditions of Alberta Culture, Historic Resources, shall be met prior to finalization. That the applicant submits a copy of the Historical Resources Act approval, if required, prior to registration of the plan of subdivision.
6. Consideration of adjacent landowners and referral agencies comments.
7. That a concurrent approval be provided by the MD of Pincher Creek Subdivision Authority prior to final endorsement.

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

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

OLDMAN RIVER REGIONAL SERVICES COMMISSION

APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): Agric. white Area / Agriculture - A MD of Ranchland / MD of Pincher Cr.	
Fee Submitted: $1450.00	File No: 2024-0-089
APPLICATION SUBMISSION	
Date of Receipt: June 5, 2024	Received By: JM
Date Deemed Complete: June 10, 2024.	Accepted By: S.H. / JM

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Alexander John Pourbaix and Kelly Jay-Pourbaix and Waldron Grazing Co-operative Limited

Mailing Address: [redacted] City/Town: Calgary and Nanton

Postal Code: T3R 1B2, and T0L 1R0 Telephone: [redacted] Cell: -

Email: [redacted] Preferred Method of Correspondence: Email ■ Mail ☐

Name of Agent *(Person Authorized to act on behalf of Registered Owner)*: Martin Geomatic Consultants Ltd.

Mailing Address: 255 - 31 Street North City/Town: Lethbridge

Postal Code: T1H 3Z4 Telephone: 403-329-0050 Cell:

Email: bruceb@mgcl.ca Preferred Method of Correspondence: Email ■ Mail ☐

Name of Surveyor: Bruce Barnett

Mailing Address: 255 - 31 Street North City/Town: Lethbridge

Postal Code: T1H 3Z4 Telephone: 403-329-0050 Cell:

Email: bruceb@mgcl.ca Preferred Method of Correspondence: Email ■ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the ____ ¼ Section 30 & 31 Township 10 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: 193.76 hectares 478.8 acres

d. Total number of lots to be created: 2 Size of Lot(s): refer to proposed plan

e. Rural Address (if applicable):

f. Certificate of Title No.(s): 231 083 939 and 231 083 928 +5

3. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is located in the municipality of Md of Pincher Creek No. 9 and Md of Ranchland No. 66

b. Is the land situated immediately adjacent to the municipal boundary? Yes ■ No ☐

If "yes", the adjoining municipality is Md of Pincher Creek No. 9 and Ranchland No. 66

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 Oldman River

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 Vacant

b. Proposed use of the land South of River - Residence, North of River - Grazing lease

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) N/A

b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)
N/A

c. Describe the kind of soil on the land (sandy, loam, clay, etc.) N/A

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 ☐ N/A

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 ☐ N/A Year Installed_____

b. Describe proposed sewage disposal:

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

Other ☐ _____ Year Installed to be installed 2024

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I Bruce A. Barnett 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: Bruce A. Barnett Date: June 5, 2024

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
0012 501 574	5;2;10;30;NW	231 083 929

LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION THIRTY (30)
TOWNSHIP TEN (10)
RANGE TWO (2)
WEST OF THE FIFTH MERIDIAN, AS SHOWN ON A TOWNSHIP
PLAN APPROVED AT OTTAWA ON 12 FEBRUARY 1906, CONTAINING
ONE HUNDRED AND FIFTY NINE AND SIXTY HUNDREDTHS (159.60)
ACRES MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.6 HECTARES (159.6 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9 / M.D. OF RANCHLAND NO. 66

REFERENCE NUMBER: 231 083 928 +9

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 083 929	18/03/2023	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

ALEXANDER JOHN POURBAIX

AND
KELLY JAY KINGSLEY-POURBAIX
BOTH OF:
243 CHURCH RANCHES WAY
CALGARY
ALBERTA T3R 1B2
AS JOINT TENANTS

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
901 223 900	30/08/1990	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. BOX 38 CARDSTON ALBERTA T0K0K0 AFFECTED PARTY: JULIA C GERWIEN (DATA UPDATED BY: CHANGE OF NAME 951153978) (DATA UPDATED BY: CHANGE OF NAME 021072683)
901 223 901	30/08/1990	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. BOX 38 CARDSTON ALBERTA T0K0K0 AFFECTED PARTY: WILLIAM E CROSS (DATA UPDATED BY: CHANGE OF NAME 951153980) (DATA UPDATED BY: CHANGE OF NAME 021072683)
901 223 902	30/08/1990	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. BOX 38 CARDSTON ALBERTA T0K0K0 AFFECTED PARTY: JOHN L CROSS (DATA UPDATED BY: CHANGE OF NAME 951153979) (DATA UPDATED BY: CHANGE OF NAME 021072684)

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 5 DAY OF JUNE, 2024 AT 10:34 A.M.

ORDER NUMBER: 50704691

CUSTOMER FILE NUMBER: 230637LS

END OF CERTIFICATE

(CONTINUED)

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
0012 464 665	5;2;10;31;NW	231 083 928 +5
0012 464 673	5;2;10;31;NE	
0012 464 681	5;2;10;31;SW	
0012 464 699	5;2;10;31;SE	

LEGAL DESCRIPTION

FIRST
MERIDIAN 5 RANGE 2 TOWNSHIP 10
SECTION 31
QUARTER NORTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.3 HECTARES (159 ACRES) MORE OR LESS

SECOND
THE NORTH EAST QUARTER OF SECTION 31
TOWNSHIP 10
RANGE 2
WEST OF THE FIFTH MERIDIAN
CONTAINING 64.3 HECTARES (159 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
THE ROADWAY ON PLAN 4246JK
CONTAINING 2.535 HECTARES (6.26 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

THIRD
MERIDIAN 5 RANGE 2 TOWNSHIP 10
SECTION 31
QUARTER SOUTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.6 HECTARES (159.6 ACRES) MORE OR LESS

FOURTH
THE SOUTH EAST QUARTER OF SECTION 31
TOWNSHIP 10
RANGE 2
WEST OF THE FIFTH MERIDIAN
CONTAINING 64.543 HECTARES (159.6 ACRES) MORE OR LESS

(CONTINUED)

EXCEPTING THEREOUT:
THE ROADWAY ON PLAN 4246JK
CONTAINING 2.417 HECTARES (5.98 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF RANCHLAND NO. 66

REFERENCE NUMBER: 221 248 424 +5

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 083 928	18/03/2023	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

WALDRON GRAZING CO-OPERATIVE LIMITED.
OF PO BOX 1314
NANTON
ALBERTA T0L 1R0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
751 142 850	17/12/1975	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. BOX 38 CARDSTON ALBERTA T0K0K0 AFFECTED LAND: 5;2;10;31;SE 5;2;10;31;NE 5;2;10;31;SW (DATA UPDATED BY: CHANGE OF NAME 951154008) (DATA UPDATED BY: CHANGE OF NAME 021072684)
901 223 879	30/08/1990	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. BOX 38 CARDSTON ALBERTA T0K0K0 AFFECTED LAND: 5;2;10;31;NW AFFECTED PARTY: JULIA C GERWIEN (DATA UPDATED BY: CHANGE OF NAME 951154008) (DATA UPDATED BY: CHANGE OF NAME 021072684)

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
901 223 903	30/08/1990	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. BOX 38 CARDSTON ALBERTA T0K0K0 AFFECTED LAND: 5;2;10;31;NW AFFECTED PARTY: JOHN L CROSS (DATA UPDATED BY: CHANGE OF NAME 951154008) (DATA UPDATED BY: CHANGE OF NAME 021072684)
901 223 904	30/08/1990	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. BOX 38 CARDSTON ALBERTA T0K0K0 AFFECTED LAND: 5;2;10;31;NW AFFECTED PARTY: WILLIAM E CROSS (DATA UPDATED BY: CHANGE OF NAME 951154008) (DATA UPDATED BY: CHANGE OF NAME 021072684)
221 023 971	04/02/2022	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - MSL LAND SERVICES LTD. AFFECTED LAND: 5;2;10;31;SE

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 5 DAY OF JUNE, 2024 AT 10:34 A.M.

ORDER NUMBER: 50704691

CUSTOMER FILE NUMBER: 230637LS

REGISTRAR OF LAND TITLES

END OF CERTIFICATE

(CONTINUED)

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.

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LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0012 501 582	5;2;10;30;NE	231 083 929 +1

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH EAST QUARTER OF SECTION THIRTY (30)
IN TOWNSHIP TEN (10)
RANGE TWO (2)
WEST OF THE FIFTH MERIDIAN WHICH LIES TO THE WEST OF THE RIGHT BANK OF
THE OLD MAN RIVER AS SHOWN ON THE TOWNSHIP PLAN APPROVED
AT OTTAWA 22 MARCH 1909 CONTAINING ONE HUNDRED AND THIRTY TWO AND SIXTY
HUNDRETHS (132.6) ACRES MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 231 083 928 +10

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 083 929	18/03/2023	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

ALEXANDER JOHN POURBAIX

AND
KELLY JAY KINGSLEY-POURBAIX
BOTH OF:
243 CHURCH RANCHES WAY
CALGARY
ALBERTA T3R 1B2
AS JOINT TENANTS

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
241 003 406	04/01/2024	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - ROB GUNN

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 5 DAY OF JUNE, 2024 AT 10:34 A.M.

ORDER NUMBER: 50704691

CUSTOMER FILE NUMBER: 230637LS

END OF CERTIFICATE

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LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0012 501 559	5;2;10;30;NE	231 083 928 +4

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH EAST QUARTER OF SECTION THRITY (30)
IN TOWNSHIP TEN (10)
RANGE TWOP (2)
WEST OF THE FIFTH MERIDIAN,
WHICH LIES TO THE EAST OF THE LEFT BANK OF THE OLD MAN RIVER AS
SHOWN ON THE TOWNSHIP PLAN APPROVED AT OTTAWA 22 MARCH 1909,
CONTAINING NINETEEN (19) ACRES MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF RANCHLAND NO. 66

REFERENCE NUMBER: 221 248 424 +4

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 083 928	18/03/2023	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

WALDRON GRAZING CO-OPERATIVE LIMITED.
OF PO BOX 1314
NANTON
ALBERTA T0L 1R0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 6 DAY OF JUNE, 2024 AT 09:39 A.M.

ORDER NUMBER: 50716813

CUSTOMER FILE NUMBER: 230637LS

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.

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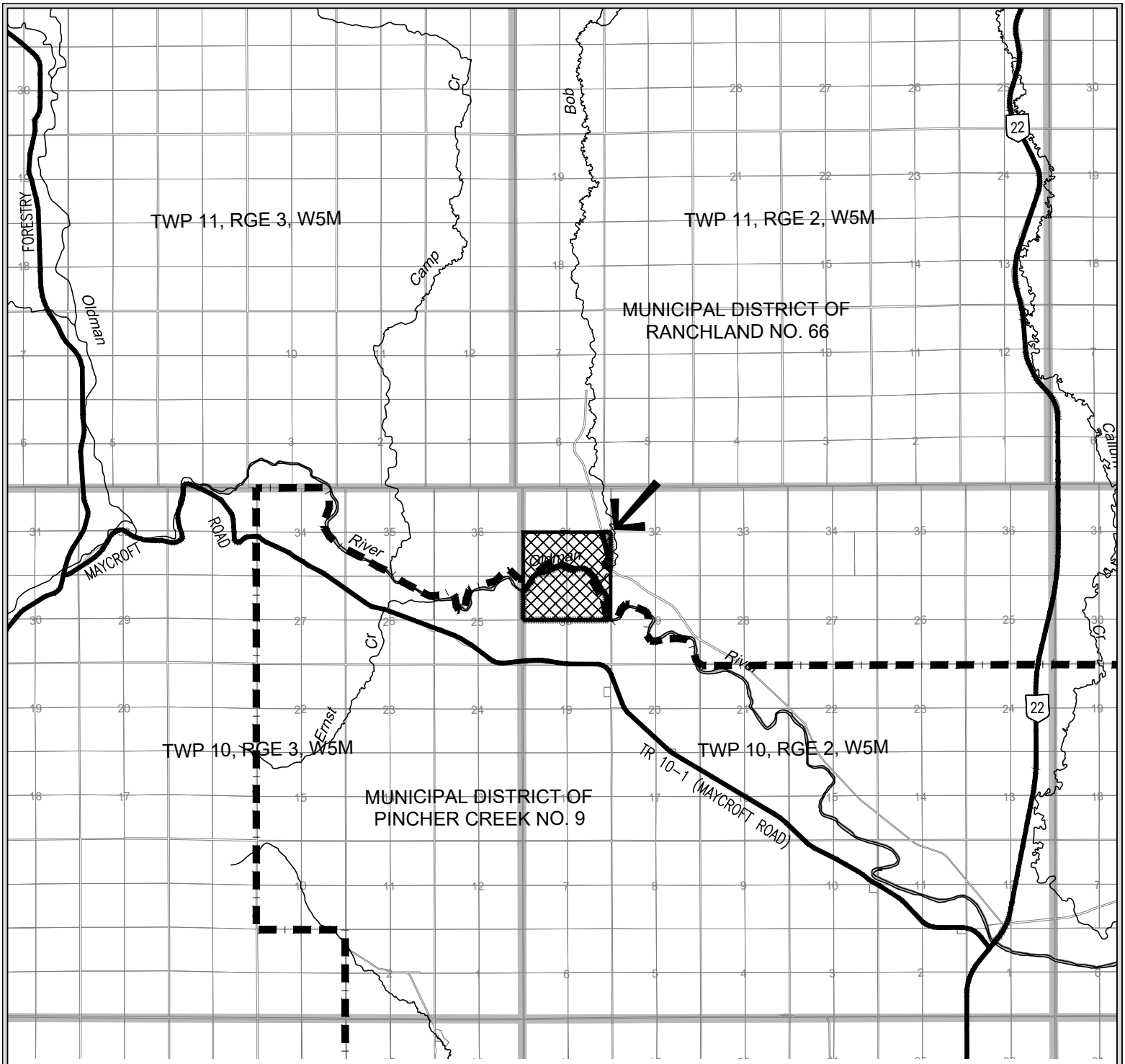
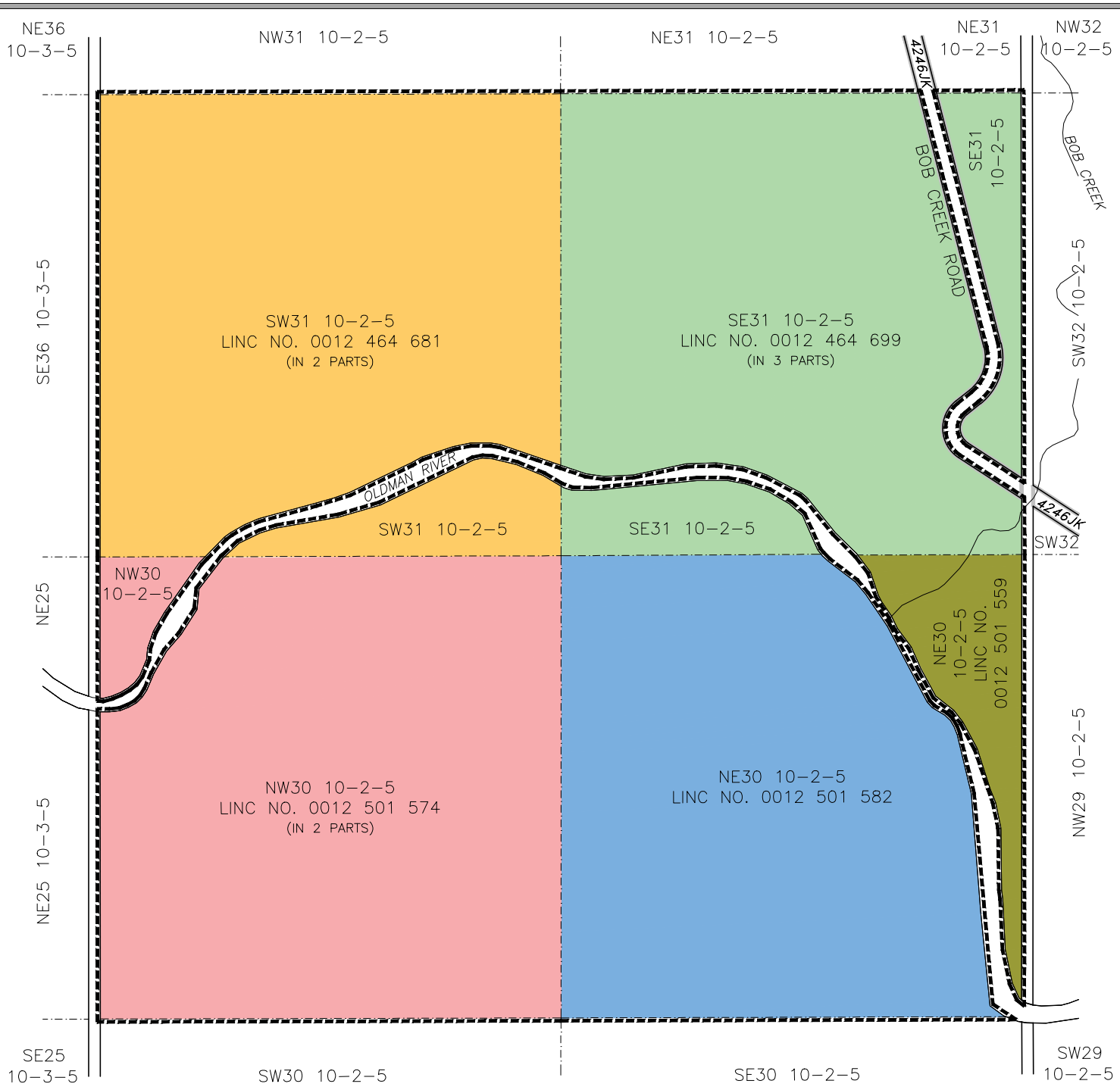


SUBDIVISION LOCATION SKETCH
S 1/2 SEC 31, TWP 10, RGE 2, W 5 M &
N 1/2 SEC 30, TWP 10, RGE 2, W 5 M
MUNICIPALITY: MUNICIPAL DISTRICT OF RANCHLAND NO. 66 & MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DATE: JUNE 12, 2024
FILE No: 2024-0-089

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

OLDMAN RIVER REGIONAL SERVICES COMMISSION

June 12, 2024 N:\Subdivision\2024\2024-0-089.dwg



SUBDIVISION SKETCH - **EXISTING**

S 1/2 SEC 31, TWP 10, RGE 2, W 5 M &
N 1/2 SEC 30, TWP 10, RGE 2, W 5 M
MUNICIPALITY: MUNICIPAL DISTRICT OF RANCHLAND NO. 66 &
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DATE: JUNE 12, 2024
FILE No: 2024-0-089

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 200 400 600 800

June 13, 2024 N:\Subdivision\2024\2024-0-089.dwg

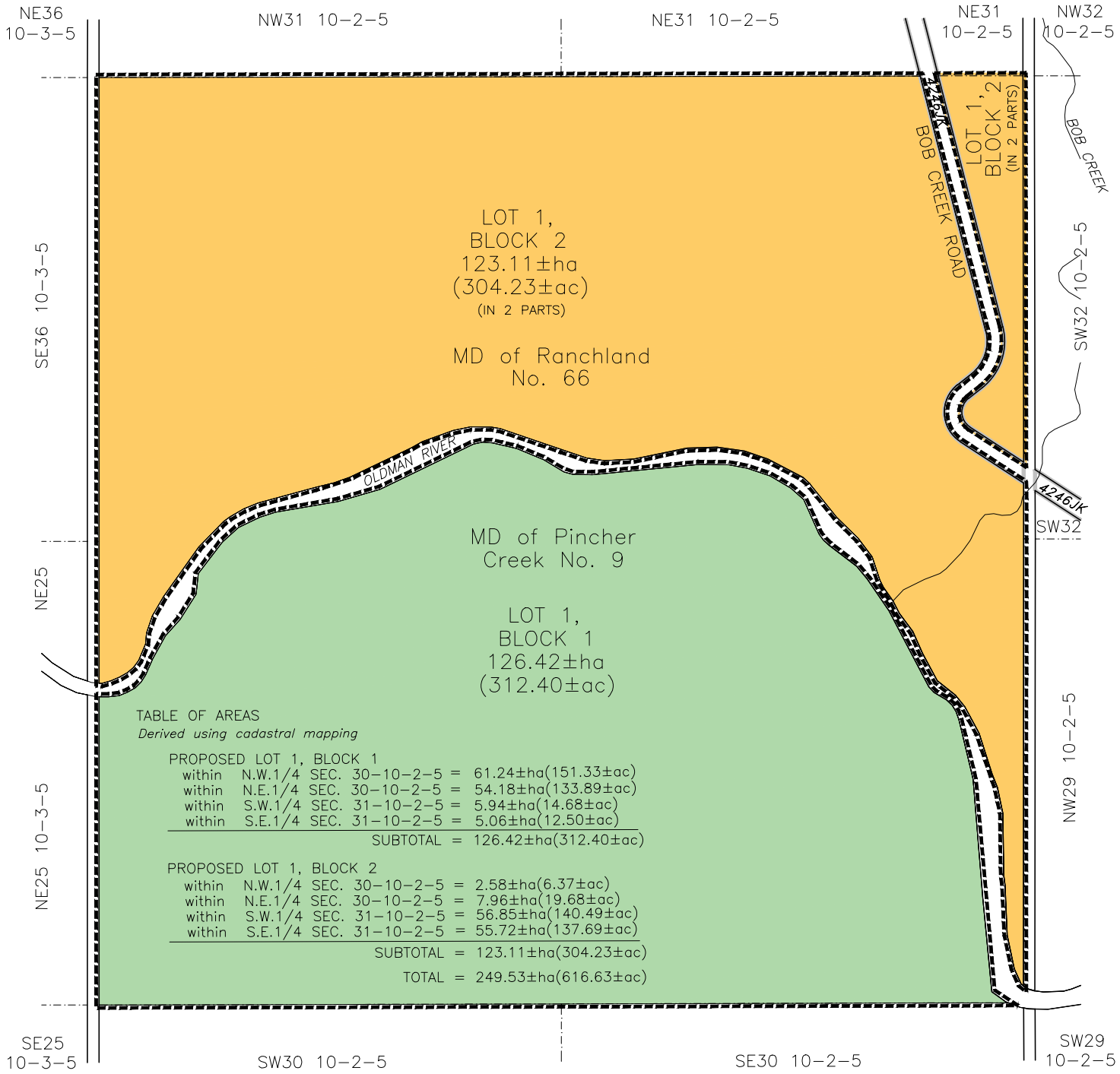


TABLE OF AREAS

Derived using cadastral mapping

PROPOSED LOT 1, BLOCK 1		
within	N.W.1/4 SEC. 30-10-2-5	= 61.24±ha(151.33±ac)
within	N.E.1/4 SEC. 30-10-2-5	= 54.18±ha(133.89±ac)
within	S.W.1/4 SEC. 31-10-2-5	= 5.94±ha(14.68±ac)
within	S.E.1/4 SEC. 31-10-2-5	= 5.06±ha(12.50±ac)
	SUBTOTAL	= 126.42±ha(312.40±ac)
PROPOSED LOT 1, BLOCK 2		
within	N.W.1/4 SEC. 30-10-2-5	= 2.58±ha(6.37±ac)
within	N.E.1/4 SEC. 30-10-2-5	= 7.96±ha(19.68±ac)
within	S.W.1/4 SEC. 31-10-2-5	= 56.85±ha(140.49±ac)
within	S.E.1/4 SEC. 31-10-2-5	= 55.72±ha(137.69±ac)
	SUBTOTAL	= 123.11±ha(304.23±ac)
	TOTAL	= 249.53±ha(616.63±ac)

SUBDIVISION SKETCH - **PROPOSED**

S 1/2 SEC 31, TWP 10, RGE 2, W 5 M &
N 1/2 SEC 30, TWP 10, RGE 2, W 5 M
MUNICIPALITY: MUNICIPAL DISTRICT OF RANCHLAND NO. 66
& MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DATE: JUNE 12, 2024
FILE No: 2024-0-089

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 200 400 600 800

June 20, 2024 N:\Subdivision\2024\2024-0-089.dwg

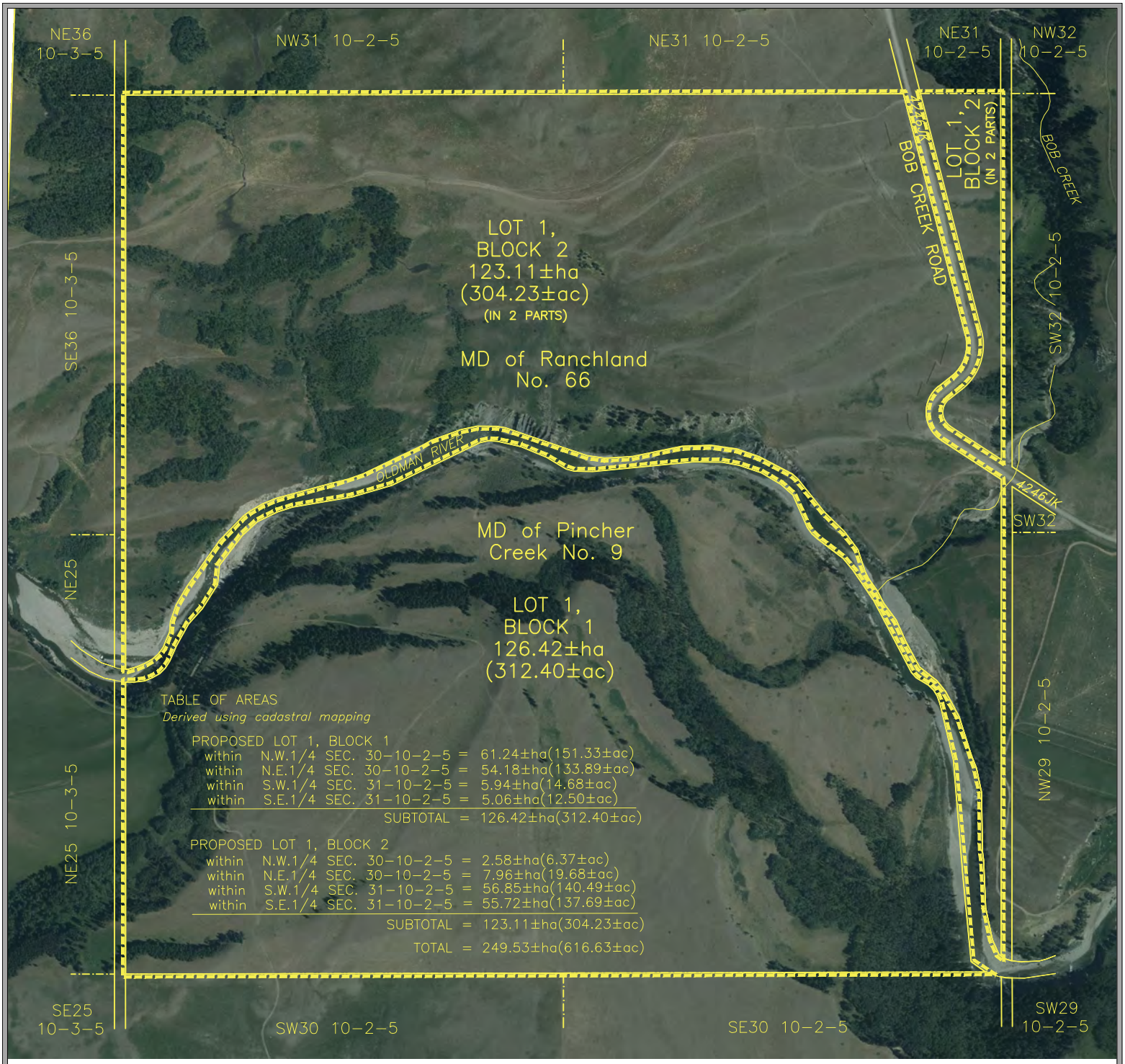


TABLE OF AREAS

Derived using cadastral mapping

PROPOSED LOT 1, BLOCK 1		
within	N.W.1/4 SEC. 30-10-2-5	= 61.24±ha(151.33±ac)
within	N.E.1/4 SEC. 30-10-2-5	= 54.18±ha(133.89±ac)
within	S.W.1/4 SEC. 31-10-2-5	= 5.94±ha(14.68±ac)
within	S.E.1/4 SEC. 31-10-2-5	= 5.06±ha(12.50±ac)
	SUBTOTAL	= 126.42±ha(312.40±ac)
PROPOSED LOT 1, BLOCK 2		
within	N.W.1/4 SEC. 30-10-2-5	= 2.58±ha(6.37±ac)
within	N.E.1/4 SEC. 30-10-2-5	= 7.96±ha(19.68±ac)
within	S.W.1/4 SEC. 31-10-2-5	= 56.85±ha(140.49±ac)
within	S.E.1/4 SEC. 31-10-2-5	= 55.72±ha(137.69±ac)
	SUBTOTAL	= 123.11±ha(304.23±ac)
	TOTAL	= 249.53±ha(616.63±ac)

SUBDIVISION SKETCH - **PROPOSED**

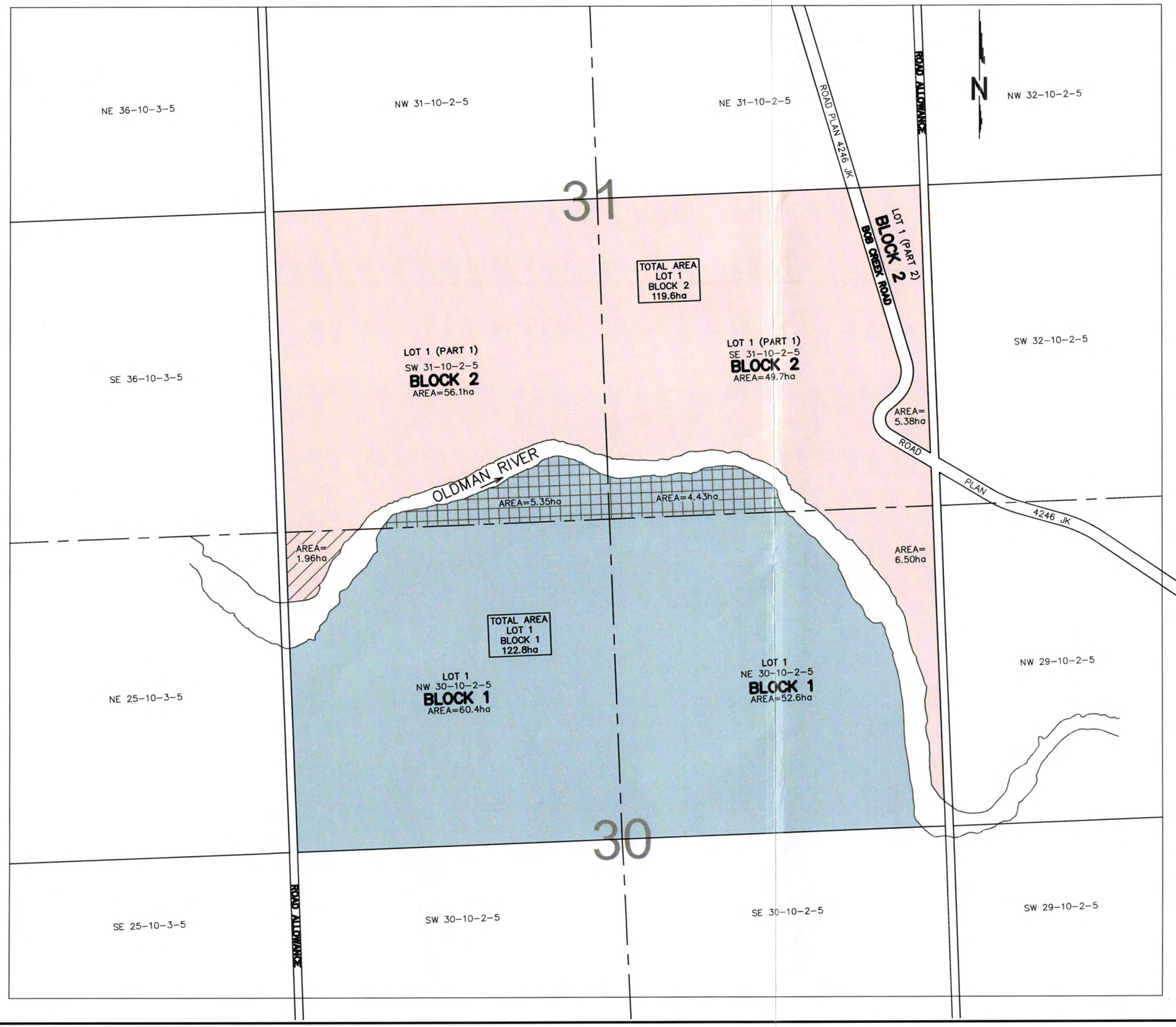
S 1/2 SEC 31, TWP 10, RGE 2, W 5 M &
N 1/2 SEC 30, TWP 10, RGE 2, W 5 M
MUNICIPALITY: MUNICIPAL DISTRICT OF RANCHLAND NO. 66
& MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DATE: JUNE 12, 2024
FILE No: 2024-0-089

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 200 400 600 800

June 20, 2024 N:\Subdivision\2024\2024-0-089.dwg

AERIAL PHOTO DATE: 2015



PROPOSED DESCRIPTIVE PLAN

SHOWING

SUBDIVISION

WITHIN

SOUTH 1/2 SEC. 31, TWP. 10, RGE. 2, W5M

AND

NORTH 1/2 SEC. 30, TWP. 10, RGE. 2, W5M

MUNICIPAL DISTRICT OF RANCHLAND NO. 66

MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

LEGEND

STATUTORY IRON POSTS FOUND ARE SHOWN THUS..... ● Fd. I.

AREA TO BE REGISTERED IS OUTLINED THUS... ▬▬ ...AND CONTAINS 242.4ha

DISTANCES ARE IN METRES AND DECIMALS THEREOF.

BC ..... BEGINNING OF CURVE
Blk. ..... BLOCK
c.s. ..... COUNTERSUNK
E. ..... EAST
E.C. ..... END OF CURVE
Fd. ..... FOUND
ha ..... HECTARE
I. ..... STATUTORY IRON POST
L# ..... CURVE LENGTH
M. ..... MERIDIAN
MR ..... MUNICIPAL RESERVE
N. ..... NORTH
Pl. ..... PLACED
(r). ..... RADIAL BEARING
R ..... RADIUS
Rge ..... RANGE
S. ..... SOUTH
Sec. ..... SECTION
Twp. ..... TOWNSHIP
UR/W ..... UTILITY RIGHT OF WAY
W. ..... WEST

TRANSFER LAND FROM
ALEX AND KELLY JAY POURBAIX
TO
WALDRON GRAZING CO-OPERATIVE LIMITED

TRANSFER LAND FROM
WALDRON GRAZING CO-OPERATIVE LIMITED
TO
ALEX AND KELLY JAY POURBAIX

SCALE

(METRES)
100 0 50 100 200 300 400 500

1:10000

REGISTERED OWNER
WALDRON GRAZING AND ALEX POURBAIX

MARTIN GEOMATIC CONSULTANTS LTD.
LETHBRIDGE, ALBERTA

DRAWN BY:	CLIENT:	FILE No.:
JW	ALEX POURBAIX	230637LS

Thursday, March 14, 2024
Z:\DATA\Active Projects\230637 Alex Pourbaix- Subdiv. align ownership\CADD\Legal\Field\230637LS PRO MAR-4-2024.dwg

OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

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

DRAFT RESOLUTION

Our File: 2024-0-104

August 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 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, AB Transportation, 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.

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 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 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.

_____ _____

CHAIRMAN DATE

OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344
Toll-Free: 1-844-279-8760
E-mail: subdivision@orrsc.com
Website: 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: *(Zoning)*	Agriculture – A
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.

OLDMAN RIVER REGIONAL SERVICES COMMISSION

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted: $1100.00	File No: 2024-0-104
APPLICATION SUBMISSION	
Date of Receipt: July 9, 2024	Received By:
Date Deemed Complete: July 9, 2024	Accepted By:

APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Harold J Lewis & Kathleen Lewis

Mailing Address: [redacted] 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 ¼ Section 1 Township 6 Range 30 West of 4 Meridian *(e.g. SE¼ 36-1-36-W4M)*

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

c. Total area of existing parcel of land (to be subdivided) is: _____ hectares 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 subdivison

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: Pincher Creek Water Co-op

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 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: _____ Date: May 13/24

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 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)

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.

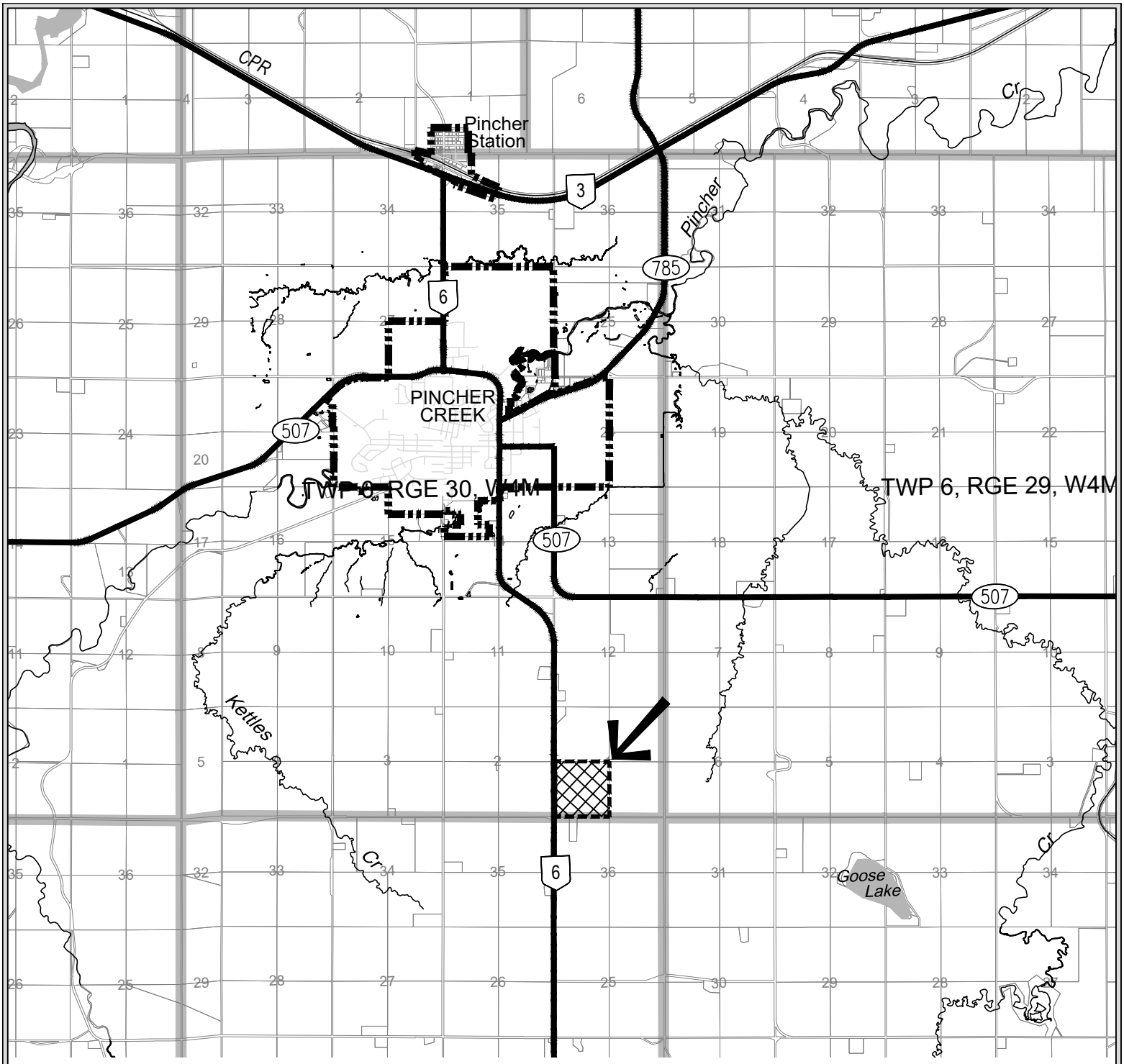
ORDER NUMBER: 50753410

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 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

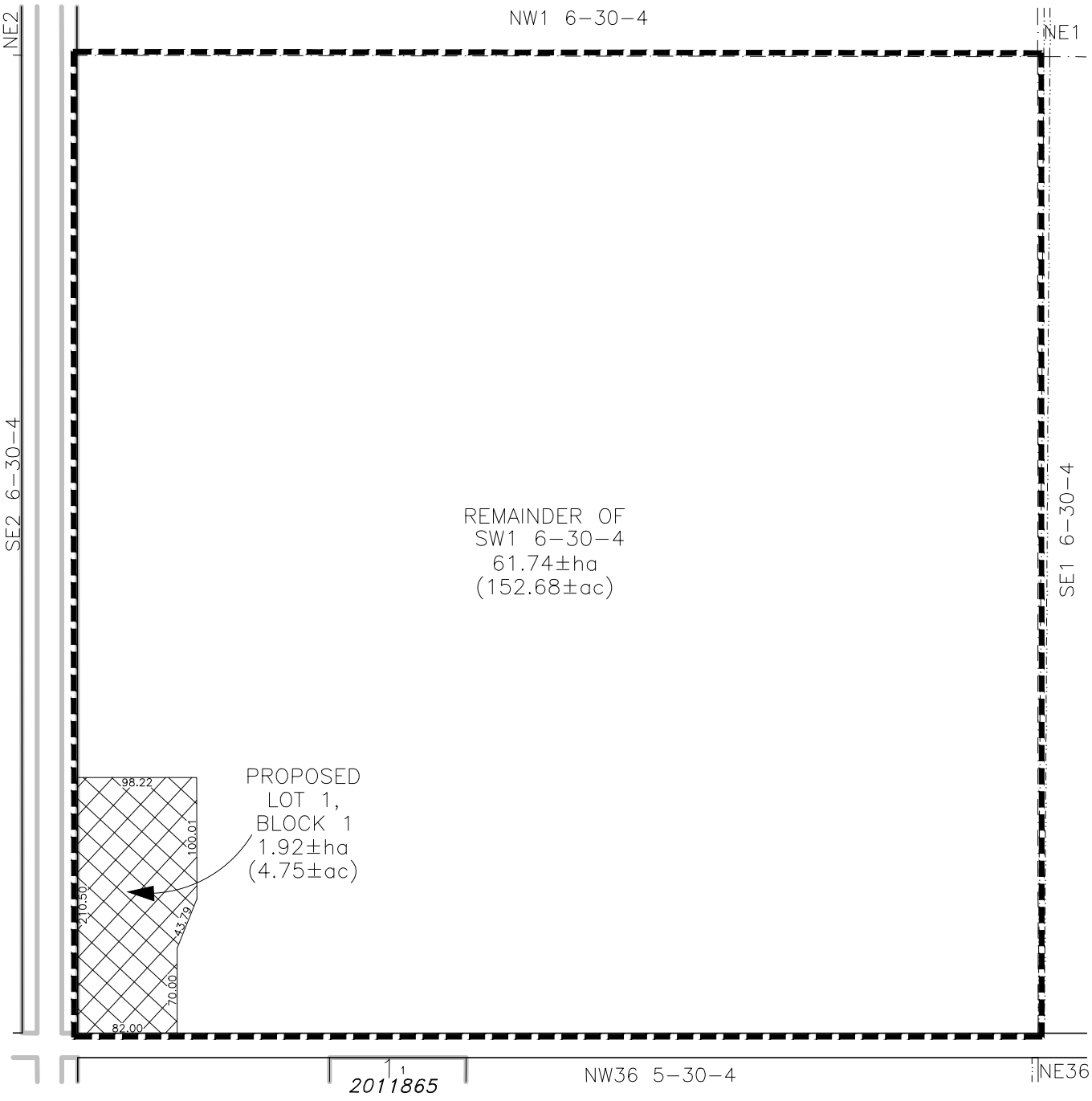
PORTION OF SW 1/4 SEC 1, TWP 6, RGE 30, W 4 M

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 16th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

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

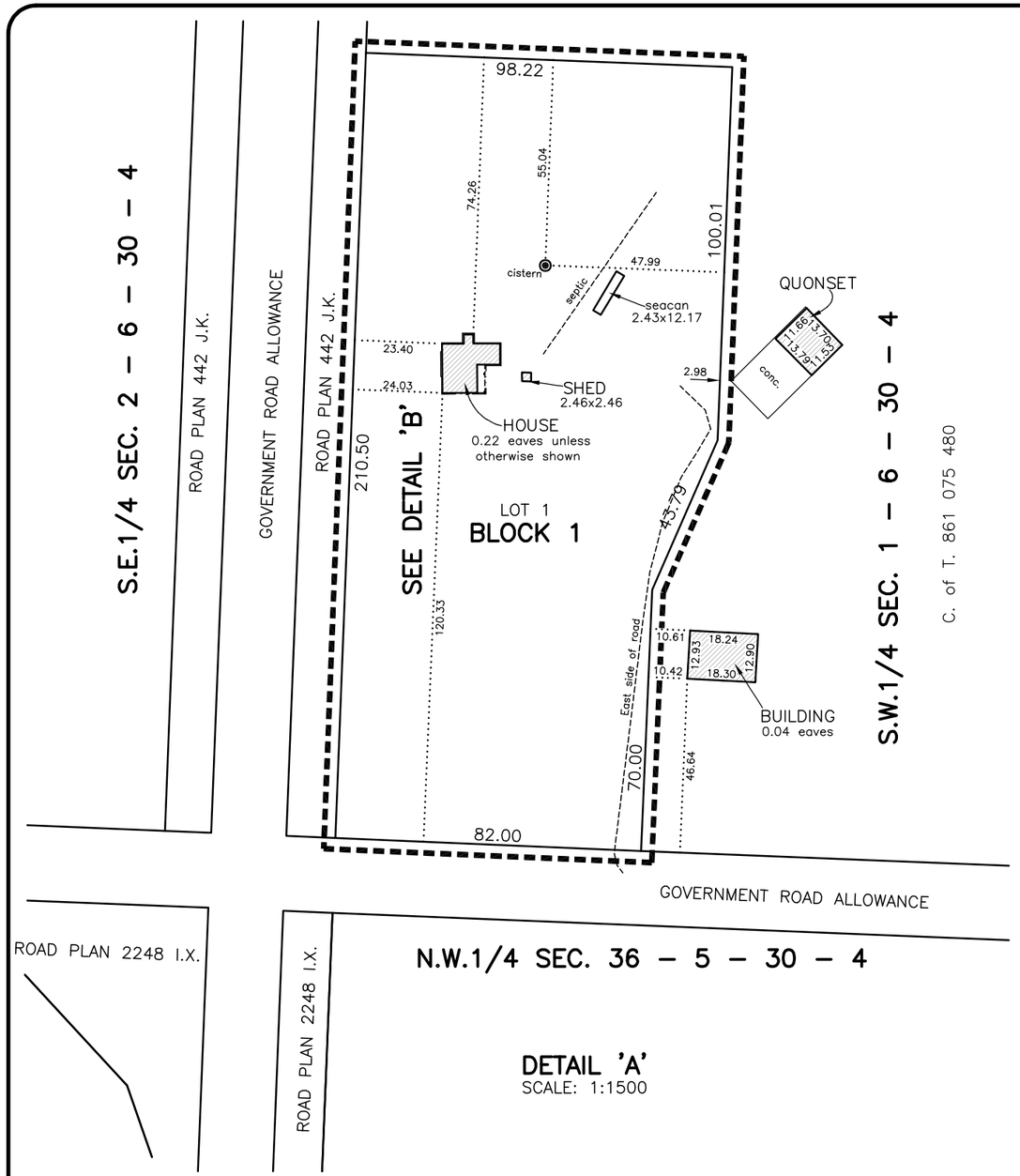
FILE No: 2024-0-104

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

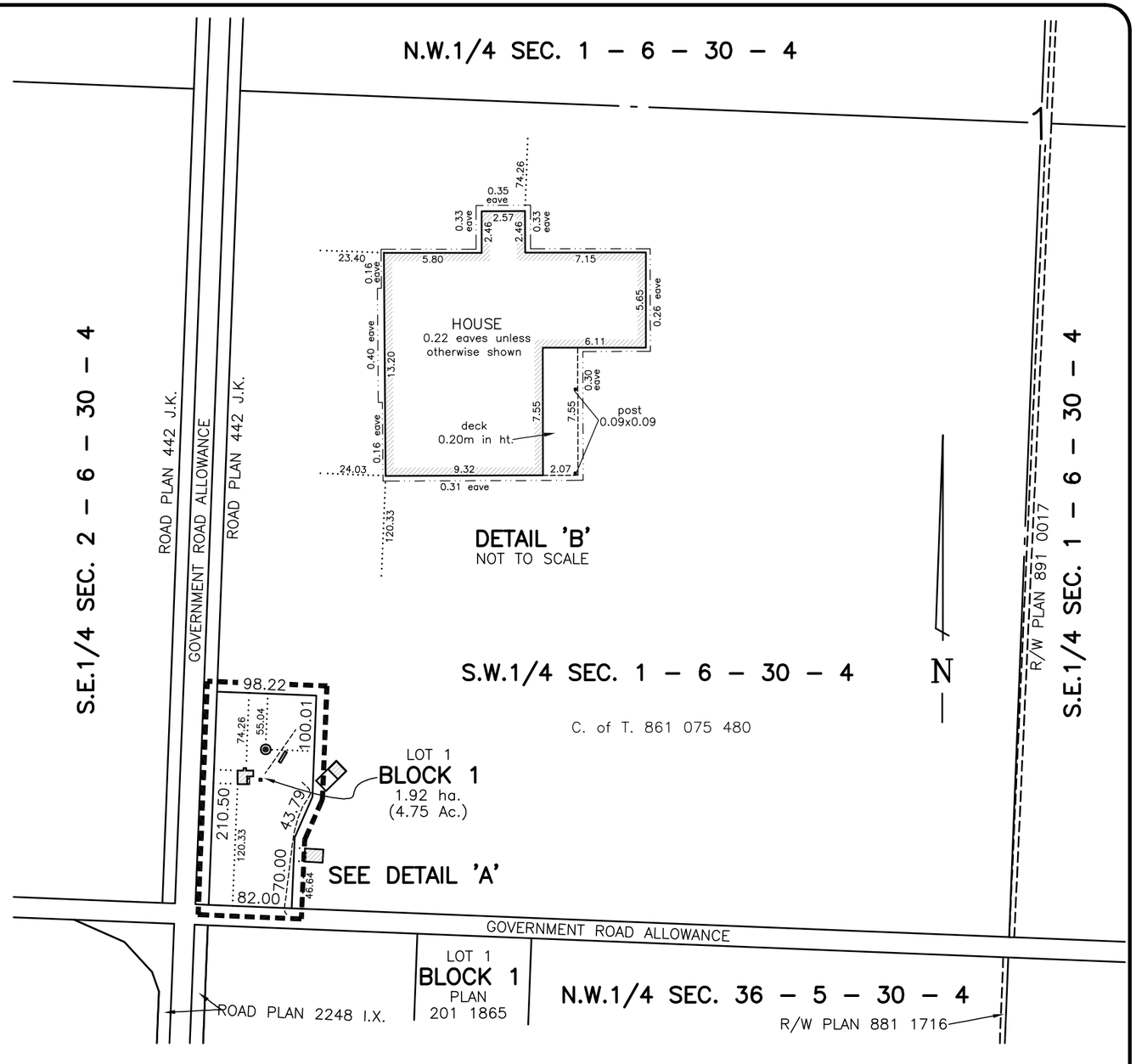
July 10, 2024 N:\Subdivision\2024\2024-0-104(Aerial).dwg

AERIAL PHOTO DATE: 2018



DETAIL 'A'
SCALE: 1:1500

DETAIL 'B'
NOT TO SCALE



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

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

APPROVED	DRAWN CJB	DATE JULY 8/24
	CHECKED DJA	JOB 24–16419
D. J. Amantea, A.L.S.	SCALE 1:5000	DRAWING 24–16419T

OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

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

DRAFT RESOLUTION

Our File: 2024-0-105

August 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: N1/2 25-6-30-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, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, Historical Resources Administrator, AER and Canada Post.

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

2024-0-105

M.D. of Pincher Creek No. 9 Country Residential subdivision of N1/2 25-6-30-W4M

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 APPROVED subject to the following:

RESERVE:

The payment of the applicable 10% Municipal Reserve on the 8.10 acres with the actual amount to be determined at the final stage for Municipal Reserve purposes. Land valuation is $3,700 per acre so the estimated amount owing is $2,997.

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 an easement for legal access across the driveway of the proposed lot shall be provided before final approval of the subdivision. A copy of the signed easement agreement is required by the Subdivision Authority.
4. That the residual portion of Certificate of Title 231229964 be consolidated with the adjacent Certificate of Title 231229964+1 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
5. That the applicant removes the encroachment of the building/structure that is located over the proposed new property line, or that an encroachment agreement is established in accordance with Section 72 of the *Land titles Act* (RSA 2000) with the SE36 6-30 W4M.
6. That a water license to service two properties be obtained for the existing well located with the quarter section to the north, a new water well be sought through Alberta Environment *Water Act* Approval, or proof of the installation of a cistern as a domestic water source be provided to the Subdivision Authority prior to endorsement for registration.
7. That the applicant complies with all requirements of Alberta Transportation and Economic Corridors file RPATH0044617 which includes that a 10 metre by 10 metre service roadway shall be dedicated by plan of survey and constructed to municipal standard. The applicant shall contact Alberta Transportation for a roadside development permit and the MD Public Works Department prior to construction.

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, in considering the written submissions from Marjorie Latimer and Don Carlson finds that the concerns are focused on the existing agricultural practices and are therefore outside the parameters of the subdivision policies pertaining to the proposal.

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

5. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Section 18 of the *Matters Related to Subdivision and Development Regulation* to accommodate the proposal.

INFORMATIVE:

(a) The payment of the applicable 10% Municipal Reserve on the 8.10 acres must be satisfied using Municipal District of Pincher Creek Policy 422. The MD assessor has provided a land value for the 8.10 acre (3.28 ha) being subdivided at $3,700 per acre. Using the formula from Policy 422, the amount owing to satisfy Municipal Reserve is approximately $2,997 with the actual amount to be determined at the finalization stage for Municipal Reserve purposes.

(b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

(c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)

(d) Town of Pincher Creek – Kim Kozak, Planning and Development Officer:

"The application is an IDP item due to the proposal of consolidating the two existing parcels together, as the existing westerly title (231 229 964 +1) is zoned Urban Fringe - UF and the existing easterly title (231 229 964) is zoned Agriculture – A. A split zoning will result but there are no issues with that. It would be the Town's preference for the west portion to remain as is and as Urban Fringe – UF.

The land is outside the future growth area or direction of the Town as identified in the MDP, at least for the foreseeable future. The IDP does not identify anything special for the land and the yard area itself is situated outside the IDP boundary.

There was higher level thought in the past to having a future road connect from the town's northeast area through this parcel area to Highway 785 to the east. However, as the land is just east of the area identified by Alberta Transportation for moving forward with the plans for the Highway 3/6 interchange and bypass, a future east connector at this location may no longer be a need. The location of the existing driveway may be the logical location for such a road, so the proposal itself may be seen to not interfere in any regard anyway.

Overall, see no major concerns from the Town from a planning or land use perspective."

(e) Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.

(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 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:

- As per the planner’s notes, AHS recommends the applicant provide verification to the approving authority that there is sufficient and approved water allocation.
- AHS recommends that water sources and septic systems be completely contained on the property being served. This will help to avoid future conflicts or access concerns.
- Please be advised of drinking water well setbacks (Nuisance and General Sanitation Regulation section 15).

We do not foresee any new public health problems being created as a result of the above noted subdivision provided that the applicant complies with all pertinent regulations, by-laws, and standards.

If you require any further information, please don’t hesitate to contact me.”

(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) 6X, 3, 785, 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. To ensure future access management requirements are met a service road is required. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 19 of the Regulation, Transportation and Economic Corridors will accept service road dedication as described below:

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

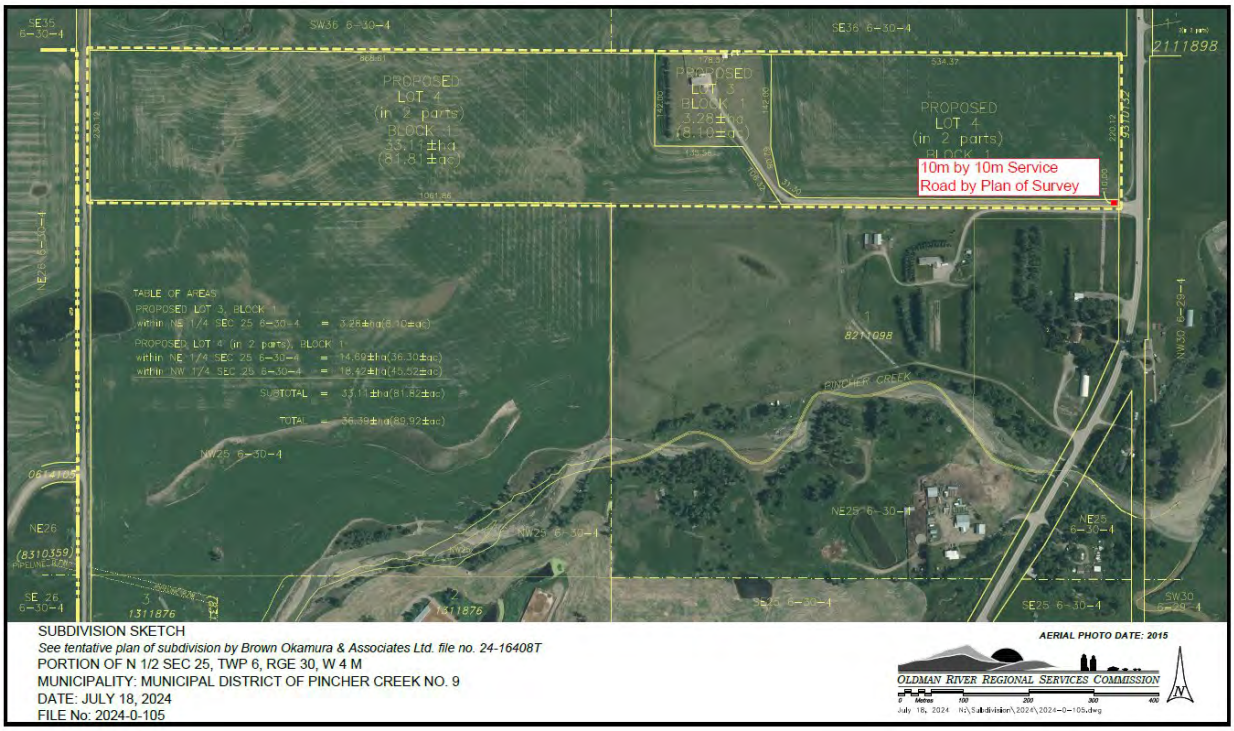
2. To satisfy Section 19 of the Subdivision and Development Regulation, a 10 metre by 10 metre service road shall be dedicated and constructed along the highway frontage as shown on the attached plan. The service road shall be dedicated by plan of survey and clearly delineated on the final survey as "service road" and the service road shall be constructed to a suitable municipal standard as a condition of subdivision approval.

3. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. The subdivision design should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Some of these features might, for example, include landscaping and/or berming, to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner/municipality.

4. 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.

5. 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.

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



(j) Comments from Marjorie Latimer:

"I am writing regarding File No. 2024-0-105. As an adjacent landowner, I have concerns regarding the proposed subdivision.

The applicant has established a pattern of over spraying and spray drift. On the family farm, for the past two years—and previous to that, but not continuously—significant native grass has been killed along fence lines between the applicant and ourselves. Once the spray kills the native grass, the first plants in are thistles, giving grass no chance of recovery. A drive around the Municipal District of Pincher Creek indicates that other farms and ditches have been impacted the same way. In our case, seeking restitution via conversation, text, phone, and letter have proved unfruitful.

While it is only speculation that a potential landowner might be similarly impacted if a subdivision were created, a pattern has clearly been established. Over spraying of an acreage would not only impact any grass on “the place,” it might impact the health and well-being of any people and animals living there. There is no reason to believe that more care would be taken in that scenario, than is currently being taken.

I recognize that this email likely sounds like the emotional response; certainly any financial loss and rising cynicism about the responsibility of a neighbour rouses emotion. Dead native grass; however, is a fact. Approving the subdivision would not be in the best interests of a future owner.”

(k) Comments from Don Carlson:

Thank you for the opportunity to make comments regarding the proposed subdivision of land--File No. 2024-0-105. I am not in favour of the proposed development.

While you indicate that the westerly title is zoned Urban Fringe, there is significant pride and value in maintaining the farmland that predated zoning, going back to the 1800's. I am not in favour of further urban expansion into our rural neighbourhood.

Having shared land borders with the application for some years has not proven beneficial to me, given his propensity for overspraying and/or spray drift and refusing to provide any compensation for the resulting damages. It seems likely that an acreage owner in the midst of the applicant's farming operation, might suffer similar carnage with no likelihood of restitution.

Historically, the applicant has been neither communicative nor responsible, lacking the integrity to make restitution for the damages caused, thus I am not in favour of giving him further opportunity for negative impact.”

_____ _____

CHAIRMAN DATE

OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

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

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: July 24, 2024

Date of Receipt: July 10, 2024
Date of Completeness: July 16, 2024

TO: **Landowner:** Lloyd Winston Sproule

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, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Transportation, Historical Resources Administrator, AER, Canada Post

Adjacent Landowners: 1232146 Alberta Ltd., Audrey Westrop, Donald Carlson & Marjorie Latimer, Elizabeth Hilliard, Kelly & Jaycne Bischoff, Macleod View Dairy (1994) Ltd, Malcolm Holtman, Ryan and Kendra Yanke

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 12, 2024**. (Please quote our File No. **2024-0-105** in any correspondence with this office).

File No.:	**2024-0-105**
Legal Description:	N1/2 25-6-30-W4M
Municipality:	M.D. of Pincher Creek No. 9
Land Designation: *(Zoning)*	Agriculture – A / Urban Fringe - UF
Existing Use:	Agricultural
Proposed Use:	Country Residential
# of Lots Created:	1
Certificate of Title:	231 229 964 +1, 231 229 694

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 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.

The proposal is to accommodate the subdivision of an existing farmyard, which presently contains a dwelling, and two other out-buildings which encroach into SE36 6-30 W4M. Access to the lot is presently granted from an existing approach to the east, off of Highway 785. The driveway moving from the house southward creates the title in two parts scenario. The existing residence is serviced by a septic system and off-site domestic well. The off-site well will either need to be licensed or replaced with a new well or cistern on-site. A new well would require Water Act approval as the new lot will be the seventh in the quarter.

The existing westerly title (231 229 964 +1) is zoned Urban Fringe - UF and the existing easterly title (231 229 964) is zoned Agriculture – A. In accordance with MD Bylaw 1200-10, an Intermunicipal Development Plan (IMDP) meeting will be held to gather a recommendation from the IMDP committee.

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

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
6. That any conditions of Alberta Transportation shall be established prior to finalization of the application.
7. That the residual portion of Certificate of Title 231 229 964 be consolidated with the adjacent Certificate of Title 231 229 964 +1 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
8. That the applicant removes the encroachment of the building/structure that is located over the north property line, or that an encroachment agreement is established in accordance with Section 72 of the Land titles Act (RSA 2000).
9. That a water license to service two properties be obtained for the existing well located with the quarter section to the north, a new water well be sought through Alberta Environment Water Act Approval, or proof of the installation of a cistern as a domestic water source be provided to the Subdivision Authority prior to endorsement for registration.

10. That, any conditions of Alberta Culture, Historic Resources, shall be met prior to finalization. That the applicant submit a copy of the Historical Resources Act approval prior to registration of the plan of subdivision.

RESERVE:

- The payment of the applicable 10% Municipal Reserve on the 8.10 acres with the actual amount to be determined at the final stage for Municipal Reserve purposes. Land valuation is $3,700 per acre so the estimated amount owing is $2,997.

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

OLDMAN RIVER REGIONAL SERVICES COMMISSION

APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): Agriculture - A	
Fee Submitted: $1100.00	File No: 2024-0-105
APPLICATION SUBMISSION	
Date of Receipt: July 10, 2024	Received By: JM
Date Deemed Complete: July 16, 2024	Accepted By:

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Lloyd Winston Sproule

Mailing Address: [redacted] 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 N½ ¼ Section 25 Township 6 Range 30 West of 4 Meridian *(e.g. SE¼ 36-1-36-W4M)*

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

c. Total area of existing parcel of land (to be subdivided) is: 36.39 hectares _____ acres

d. Total number of lots to be created: 2 Size of Lot(s): 3.28 ha (8.10 ac) & 33.11 ha (81.81 ac)

e. Rural Address (if applicable): _____

f. Certificate of Title No.(s): 231 229 964+1 & 231 229 964

3. LOCATION OF LAND TO BE SUBDIVIDED

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

b. Is the land situated immediately adjacent to the municipal boundary? Yes ■ No ☐

If "yes", the adjoining municipality is 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. 785

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 Residential & Agriculture

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) Flat

b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)
AG & Grass

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

d. Is this a vacant parcel *(void of any buildings or structures)*? Yes ☐ No ■

If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.

_____

e. Is there a Confined Feeding Operation on the land or within 1.6 kilometres (1 mile) of the land being subdivided? Yes ☐ No ■

f. Are there any active oil or gas wells or pipelines on the land? Yes ☐ No ■

g. Are there any abandoned oil or gas wells or pipelines on the land? Yes ☐ No ■

6. WATER SERVICES

a. Describe existing source of potable water:

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 _____ 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: July 10/24

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
0021 481 403	4;30;6;25;NW	231 229 964 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 30 TOWNSHIP 6
SECTION 25
THE MOST NORTHERLY 755 FEET THROUGHOUT OF THE NORTH WEST QUARTER
CONTAINING 18.5 HECTARES MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 801 183 480 C .

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 229 964	02/08/2023	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

LLOYD WINSTON SPROULE
OF PO BOX 1180
PINCHER CREEK
ALBERTA T0K 1W0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 21 DAY OF MAY, 2024 AT 02:11 P.M.

ORDER NUMBER: 50561748

CUSTOMER FILE NUMBER: CH-Sproule

END OF CERTIFICATE

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

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

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0021 478 888	4;30;6;25;NE	231 229 964

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 30 TOWNSHIP 6
SECTION 25
THE MOST NORTHERLY 755 FEET THROUGHOUT THE NORTH EAST QUARTER
CONTAINING 18.5 HECTARES (45.7 ACRES) MORE OR LESS
EXCEPTING THEREOUT THE EAST 66 FEET THEREOF, CONTAINING
.462 HECTARES (1.14 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 801 183 480

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 229 964	02/08/2023	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

LLOYD WINSTON SPROULE
OF PO BOX 1180
PINCHER CREEK
ALBERTA T0K 1W0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
231 199 307	29/06/2023	EASEMENT OVER AND FOR BENEFIT OF - SEE INSTRUMENT

TOTAL INSTRUMENTS: 001

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 21 DAY OF MAY, 2024 AT 02:09 P.M.

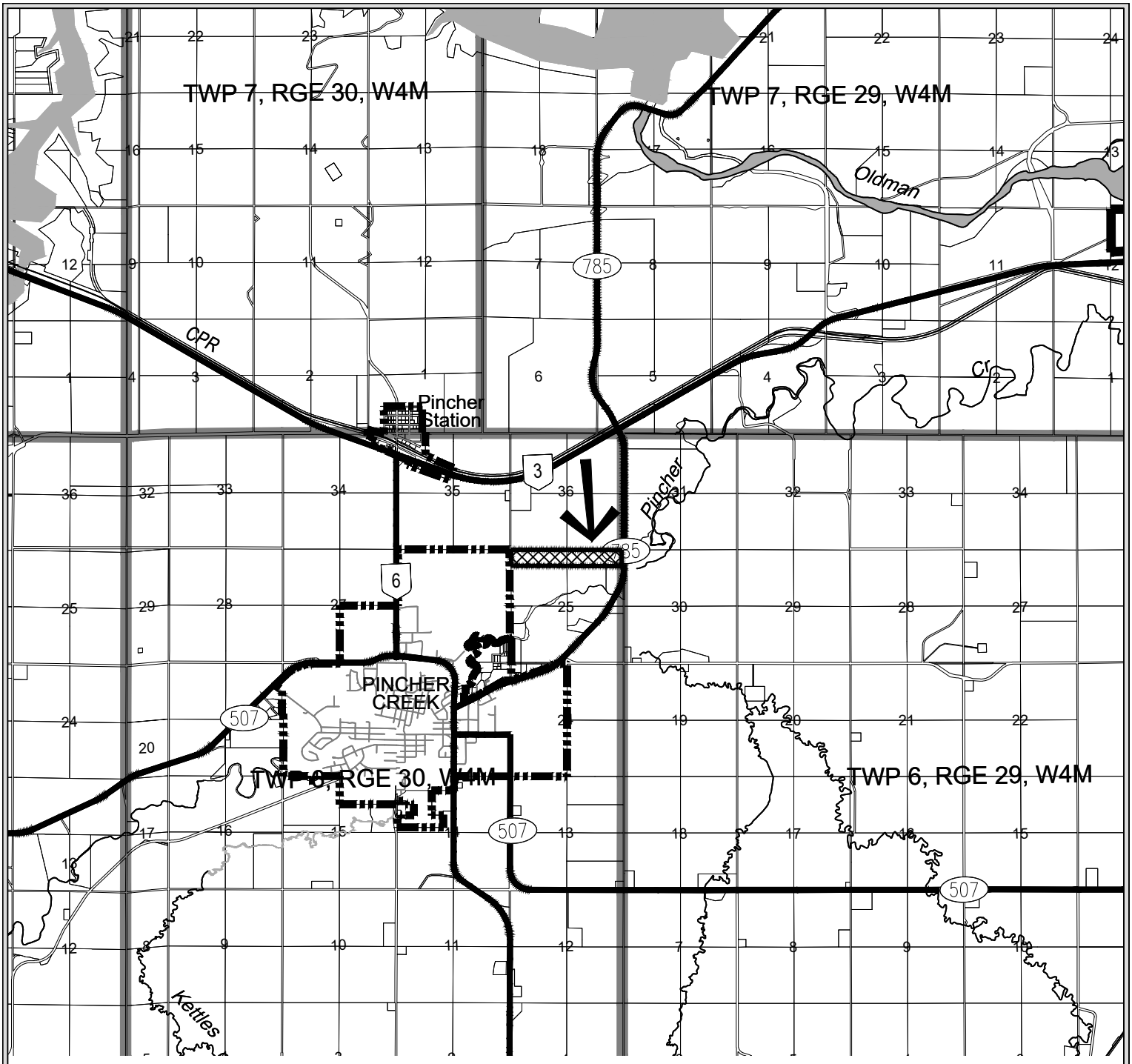
ORDER NUMBER: 50561677

CUSTOMER FILE NUMBER: CH-Sproule

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).

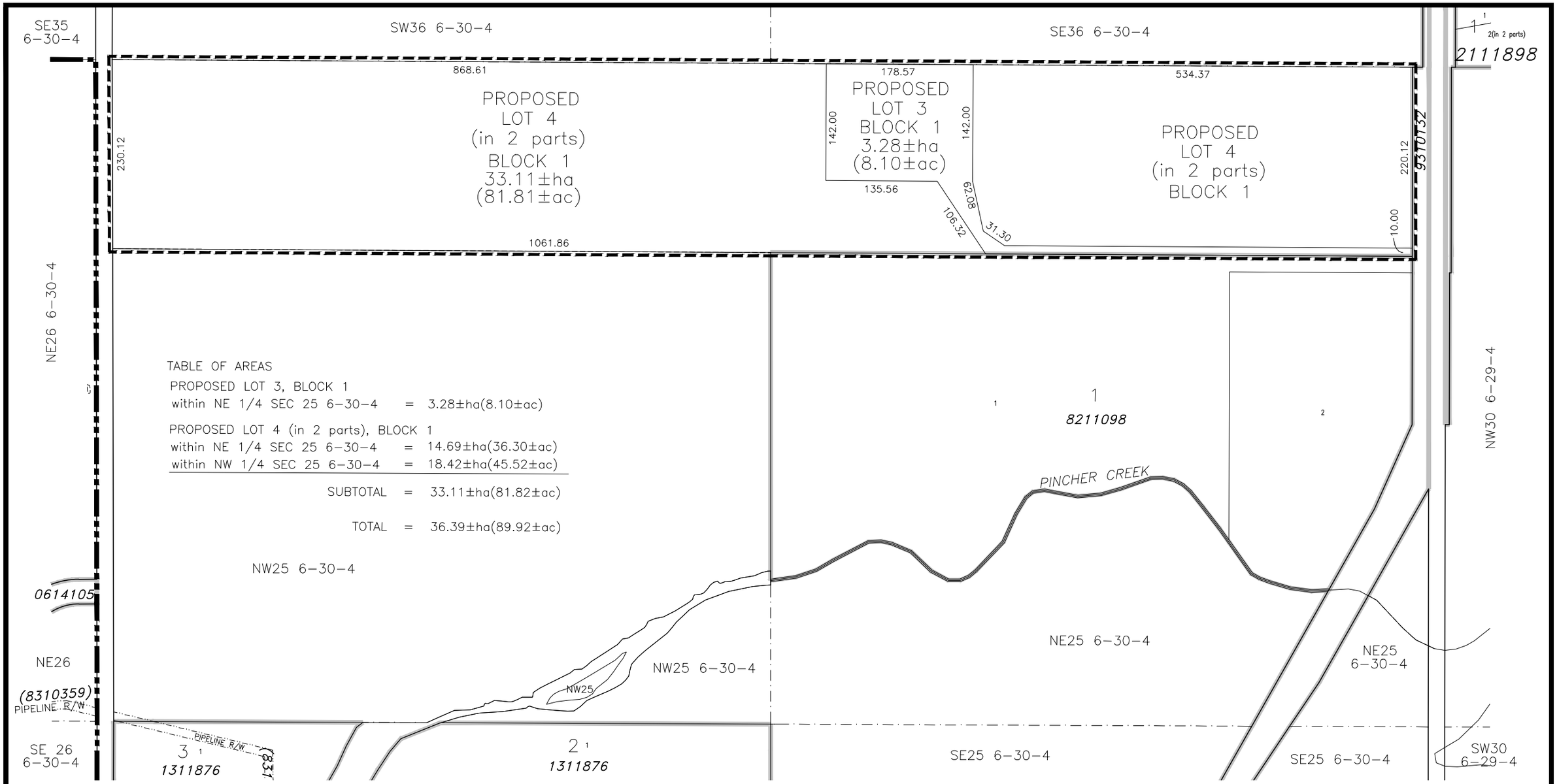


SUBDIVISION LOCATION SKETCH
PORTION OF N 1/2 SEC 25, TWP 6, RGE 30, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DATE: JULY 18, 2024
FILE No: 2024-0-105

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

July 17, 2024 N:\Subdivision\2024\2024-0-105.dwg



SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16408T

PORTION OF N 1/2 SEC 25, TWP 6, RGE 30, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

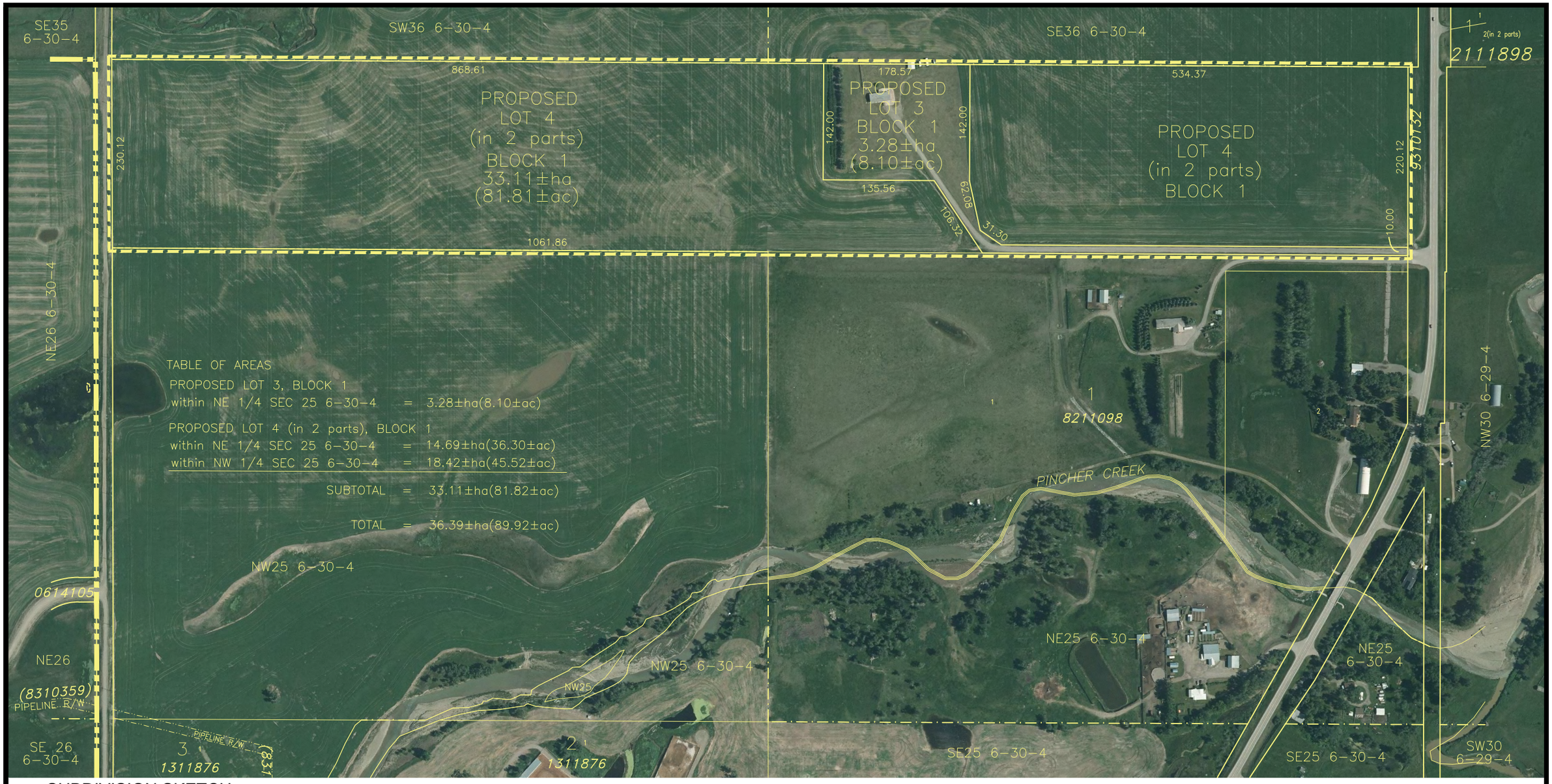
DATE: JULY 18, 2024

FILE No: 2024-0-105

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

July 18, 2024 N:\Subdivision\2024\2024-0-105.dwg



SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16408T

PORTION OF N 1/2 SEC 25, TWP 6, RGE 30, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JULY 18, 2024

FILE No: 2024-0-105

AERIAL PHOTO DATE: 2015

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

July 18, 2024 N:\Subdivision\2024\2024-0-105.dwg

TABLE OF AREAS

LOT 3; BLOCK 1
within N.E.1/4 Sec. 25–6–30–4= 3.28 ha.(C. of T. 231 229 964)

LOT 4(in 2 parts); BLOCK 1
within N.E.1/4 Sec. 25–6–30–4=14.69 ha.(C. of T. 231 229 964)
within N.E.1/4 Sec. 25–6–30–4=18.42 ha.(C. of T. 231 229 964 +1)

sub–total=33.11 ha.

Total=36.39 ha.

S.E.1/4 SEC. 35
6 – 30 – 4

S.W.1/4 SEC. 36 – 6 – 30 – 4

S.E.1/4 SEC. 36 – 6 – 30 – 4

N.E.1/4 SEC. 26
6 – 30 – 4

GOVERNMENT ROAD ALLOWANCE

Well

PP

OP

1.98 eave
1.70 building
encroachment

2.43 eave
2.11 building
encroachment

BLDG.
0.30 & 0.40 eaves
7.36x7.98

868.61

230.12

LOT 4
(in 2 parts)
BLOCK 1
33.11 ha.
(81.81 Ac.)

N.W.1/4 SEC. 25 - 6 - 30 - 4
C. of T. 231 229 964 +1

C. of T. Boundary

C. of T. Boundary 1061.86

178.57

37.76

34.89

68.10

534.37

LOT 3
BLOCK 1
3.28 ha.
(8.10 Ac.)

LOT 4
(in 2 parts)
BLOCK 1

56.04
septic tank
66.76

98.87
HOUSE
0.60 eaves

142.00

septic field

79.30

edge of
driveway

ditch

septic dugout

135.56

SEE DETAIL

62.08

106.32

31.30

142.00

220.12

N.E.1/4 SEC. 25 - 6 - 30 - 4
C. of T. 231 229 964

496.00

10.00

519.07

LOT 1
BLOCK 1
PLAN 211 1898

LOT 2

ROAD PLAN 931 0132

DETAIL
SCALE: 1:1000

37.76

34.89

HOUSE
0.60 eaves

56.04

23.85

98.87

9.20

7.98

0.63

17.70

12.82

6.14

1.24

1.53

0.54 cantilever

landing
0.90 in ht.
1.24x1.53

septic tank

66.76

edge of
driveway

septic field

79.30

N.W.1/4 SEC. 25 – 6 – 30 – 4
C. of T. 201 000 523 +2

LOT 1
BLOCK 1
PLAN 821 1098

LOT 2

ROAD PLAN 931 0132

GOVERNMENT ROAD ALLOWANCE

N.W.1/4 SEC. 30 – 6 – 29 – 4

PINCHER CREEK

N

ROAD PLAN
061 4105

LOT 1
BLOCK 3
DESCRIPTIVE PLAN 131 1876

R/W PLAN 831 0359

N.E.1/4 SEC. 25 – 6 – 30 – 4

25

LOT 1 BLOCK 2 DESCRIPTIVE PLAN 131 1876

S.E.1/4 SEC. 25 – 6 – 30 – 4

NO.	REVISION	DATE	BY

Improvements shown were surveyed on June 6th, 2024

NOTE : Portion to be approved is outlined thus ▬▬▬▬▬▬
and contains approximately 36.39 ha.
Distances are in metres and decimal parts thereof.
Overhead line is shown thus ——OP——OP——
PP stands for utility pole.
Fence lines are shown thus ——X——X——
Distances and areas are approximate and are
subject to change upon final survey.

LLOYD SPROULE

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
N.1/2 SEC. 25; TWP. 6; RGE. 30; W.4 M.

MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

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

APPROVED	DRAWN CJB	DATE JULY 8/24	
	CHECKED DJA	JOB 24–16408	
D. J. Amantea, A.L.S.	SCALE 1:5000	DRAWING 24–16408T	