

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
MD of Pincher Creek Council Chambers
June 3rd, 2025
6:00 pm

1. Adoption of Agenda

2. Adoption of Minutes

- a. Minutes of March 4, 2025

3. Closed Meeting Session

4. Unfinished Business

5. Subdivision Application

- a. Subdivision Application No. 2025-0-062
Jensen
SW 25-3-29 W4

6. New Business

7. Next Regular Meeting July 2, 2025 6:00 pm

8. Adjournment

Meeting Minutes of the Subdivision Authority
Tuesday, March 4th 2024
6:00 pm
MD of Pincher Creek Council Chambers

IN ATTENDANCE

Members: Reeve Rick Lemire, Councillors Dave Cox, 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

Reeve Rick Lemire called the meeting to order, the time being 6:00 pm.

1. ADOPTION OF AGENDA

Councillor Dave Cox 25/007

Moved that the Subdivision Authority Agenda for March 4, 2025, be approved as presented.

2. ADOPTION OF MINUTES

Councillor Tony Bruder 25/008

Moved that the February 4, 2025, Subdivision Authority Minutes, be approved as amended.

Carried

3. CLOSED MEETING SESSION

Councillor Jim Welsch 25/009

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 John MacGarva 25/010

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

Carried

**MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
March 4, 2025**

4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATIONS

- a.** Subdivision Application No. 2025-0-013
Henry & Carolyn Primrose
SW 25-3-29 W4

Councillor Tony Bruder

25/011

THAT the Country Residential subdivision of SW1/4 25-3-29-W4M (Certificate of Title No. 061 293 135), to create a 14.98 acre (6.06 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

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

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the *Matters Related to Subdivision and Development Regulation*.
3. The That a waiver of the maximum lot size of 10 acres within the Agriculture – A district of the M.D. of Pincher Creek Land Use Bylaw, pursuant to Municipal Government Act section 654(2) was deemed appropriate and granted.
4. With the waiver, the proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, April 1st, 2025; 6:00 pm.

8. ADJOURNMENT

**MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
March 4, 2025**

Councillor John MacGarva

25/012

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

Carried

Rick Lemire, 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: 2025-0-062

May 26, 2025

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

Dear Mr. Milligan,

RE: S1/2 32-7-2-W5M / M.D. of Pincher Creek No. 9

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

The Subdivision Authority should note that comments have not been received from the Livingstone Range School Division, AltaLink, ATCO Gas & ATCO Transmission, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, Historical Resources Administrator, AER, Canada Post and Southern Alberta Land Trust Society.

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

2025-0-062

M.D. of Pincher Creek No. 9 Agricultural subdivision of S1/2 32-7-2-W5M

THAT the Agricultural subdivision of S1/2 32-7-2-W5M (Certificate of Title No. 251 028 922 +1, 251 028 922 +2), to create a 219.68 acre (88.90 ha) parcel from two previously unsubdivided quarter sections of 158.85 acres (64.3 ha) and 160 acres (64.7 ha) respectively, 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 59.95 acres from the SW32 be consolidated with the SE32 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority is satisfied that with the consolidation; the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.
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 – Kristen Dykstra, Public Health Inspector:

“Thank you for the opportunity to comment on File No. 2025-0-062. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this subdivision application is for a property realignment to provide access to Range Road 2-5 for both new titles. The land is vacant and used for agricultural purposes.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns.”

- (g) Alberta Forestry and Parks - Michael Taje, Land Officer, Bow/Crow Districts:

“I have no concerns from a Public Lands perspective, other than there will be access to the to land being subdivided by way of Public Land located with NE29-7-2-W5M.”

- (h) Alberta Forestry and Parks - Jody Best, Rangeland Agrologist Lands Delivery & Coordination South Branch:

“This parcel of proposed subdivision is directly adjacent to a grazing lease that I manage and is also an integral part of a wildlife corridor across Highway 3. There are many organizations that have been working on conserving this (and other) wildlife corridors as intact parcels of habitat, including some parcels that our department has purchased for this purpose within the last ten years or so. I am ccing Maria as she has been much more involved with this initiative recently. Feel free to contact us if you need further information.”

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: April 23, 2025

Date of Receipt:

April 8, 2025

Date of Completeness:

April 9, 2025

TO: Landowners: Douglas Bruce Jensen, David Lynn Jensen, Daniel Marvin Jensen

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

Referral Agencies: M.D. of Pincher Creek No. 9, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas & ATCO Transmission, 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, Historical Resources Administrator, AER, Canada Post, Southern Alberta Land Trust Society

Adjacent Landowners: Dale Garry Paton, Karen Ann Tamminga-Paton, Dana Lee Connelly, Debra J McGee, David A McGee, Douglas Stuart Robert Connelly, Sarah Mae Connelly, Grant Leslie Jasman, Kimberly Gail Groot, Jason Joseph Groot, Laverne Audrey Langlois, Nancy Denette Rinke, No Data / Non-Titled Parcel, Non-Patent

Planning Advisor: Gavin Scott *GS*

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 **May 12, 2025**. (Please quote our File No. 2025-0-062 in any correspondence with this office).

File No.:	2025-0-062
Legal Description:	S1/2 32-7-2-W5M
Municipality:	M.D. of Pincher Creek No. 9
Land Designation: (Zoning)	Agriculture – A
Existing Use:	Agricultural
Proposed Use:	Agricultural
# of Lots Created:	1 (Realignment)
Certificate of Title:	251 028 922 +1, 251 028 922 +2

Proposal: To create a 219.68 acre (88.90 ha) parcel from two previously unsubdivided quarter sections of 158.85 acres (64.3 ha) and 160 acres (64.7 ha) respectively, for agricultural use.

Planner's Preliminary Comments:

The purpose of this application is to create a 219.68 acre (88.90 ha) parcel from two previously unsubdivided quarter sections of 158.85 acres (64.3 ha) and 160 acres (64.7 ha) respectively, for agricultural use.

The proposal is to accommodate a property realignment. Access to the SW32 is presently granted from an existing developed municipal road allowance. Access to the SE32 is only legally granted from a municipal road allowance to the east. The reconfiguration provides access to Range Road 2-5 for both new titles.

This land is subject to a Conservation Easement with SALTS. The proposed subdivision is identified and allowed within the registered easement agreement.

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 59.95 acres from the SW32 be consolidated with the SE32 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

RESERVE:

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

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



APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Agriculture - A</u>	
Fee Submitted: <u>\$1100.00</u>	File No: <u>2025-0-062</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>April 8, 2025</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>April 9, 2025</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Douglas Bruce Jensen, David Lynn Jensen & Daniel Marvin Jensen
Mailing Address: Box 215 **City/Town:** Cowley
Postal Code: T0K 0P0 **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: Zachary J. Prosper, ALS brown okamura & associates ltd.
Mailing Address: 2830 - 12 Avenue North **City/Town:** Lethbridge
Postal Code: T1H 5J9 **Telephone:** 403-329-4688 ex 132 **Cell:** _____
Email: zach@bokamura.com **Preferred Method of Correspondence:** Email ☒ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the SW $\frac{1}{4}$ Section 32 Township 7 Range 2 West of 5 Meridian (e.g. SE $\frac{1}{4}$ 36-1-36-W4M)
- Being all/part of: Lot/Unit _____ Block _____ Plan _____
- Total area of existing parcel of land (to be subdivided) is: 64.3 hectares 158.9 acres
- Total number of lots to be created: 1 Size of Lot(s): 24.26 hectares (59.95 Acres)
- Rural Address (if applicable): _____
- Certificate of Title No.(s): 251 028 922 + 1, 251 028 922 +2

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of Municipal District of Pincher Creek No. 9
- Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒
If "yes", the adjoining municipality is _____
- Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes ☐ No ☒
If "yes" the highway is No. _____
- Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes ☐ No ☒
If "yes", state its name _____
- Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Unknown ☐ Yes ☐ No ☒

3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

- f. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by any of the provincial agencies or regulatory bodies listed below?

Yes ☐ No ☒

Provincial agencies and regulatory bodies:

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

If 'yes', please describe: _____

- g. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act*?

Yes ☐ No ☒

*The Minister is responsible for the following Acts:

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

If 'yes', please describe: _____

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land Mixture of grazing and dryland within both quarter sections.
- b. Proposed use of the land Subdivide to realign boundaries of quarters, connect easterly portion to developed road

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) mixed
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) mixed
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) unknown
- d. Is this a vacant parcel (*void of any buildings or structures*)? Yes ☒ No ☐
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.

- 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 ☒ N/A

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 ☒ N/A Year Installed _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

Danny Jensen hereby certify that:

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

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

Signed: [Signature] Date: APR 7 2015

9. RIGHT OF ENTRY

Danny Jensen 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)

[Signature] [Signature] [Signature]



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 213 913 5;2;7;32;SE 251 028 922 +2

LEGAL DESCRIPTION
MERIDIAN 5 RANGE 2 TOWNSHIP 7
SECTION 32
QUARTER SOUTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 221 027 105

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

251 028 922 30/01/2025 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

DOUGLAS BRUCE JENSEN
OF BOX 112,LUNDBRECK
ALBERTA T0K 1H0

AND
DAVID LYNN JENSEN
OF BOX 248
LUNDBRECK
ALBERTA T0K 1H0

AND
DANIEL MARVIN JENSEN
OF BOX 215
COWLEY
ALBERTA T0K 0P0
ALL AS JOINT TENANTS

251 028 922 +2

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

Group	Black Bar	Grey Bar 1	Grey Bar 2	Grey Bar 3	Grey Bar 4
1	Short	Medium	Long	Medium	Medium
2	Short	Long	Very Long	Medium	Medium
3	Short	Medium	Medium	Medium	Medium



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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 213 905 5;2;7;32;SW 251 028 922 +1

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 2 TOWNSHIP 7
SECTION 32
QUARTER SOUTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING:

PLAN	NUMBER	HECTARES MORE OR LESS	ACRES MORE OR LESS
ROADWAY	2608K	0.251	0.62
ROADWAY	2365EZ	0.166	0.41

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 221 027 099

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
251 028 922	30/01/2025	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

DOUGLAS BRUCE JENSEN
OF BOX 112, LUNDBRECK
ALBERTA T0K 1H0

AND

DAVID LYNN JENSEN
OF BOX 248
LUNDBRECK
ALBERTA T0K 1H0

AND

DANIEL MARVIN JENSEN
OF BOX 215
COWLEY
ALBERTA T0K 0P0
ALL AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

251 028 922 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

[REDACTED]	[REDACTED]	[REDACTED]
		[REDACTED]
		[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
		[REDACTED]
		[REDACTED]
		[REDACTED]
		[REDACTED]
		[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
		[REDACTED]
		[REDACTED]
		[REDACTED]
		[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
		[REDACTED]
		[REDACTED]

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 7 DAY OF APRIL,
2025 AT 03:57 P.M.

ORDER NUMBER: 53357059

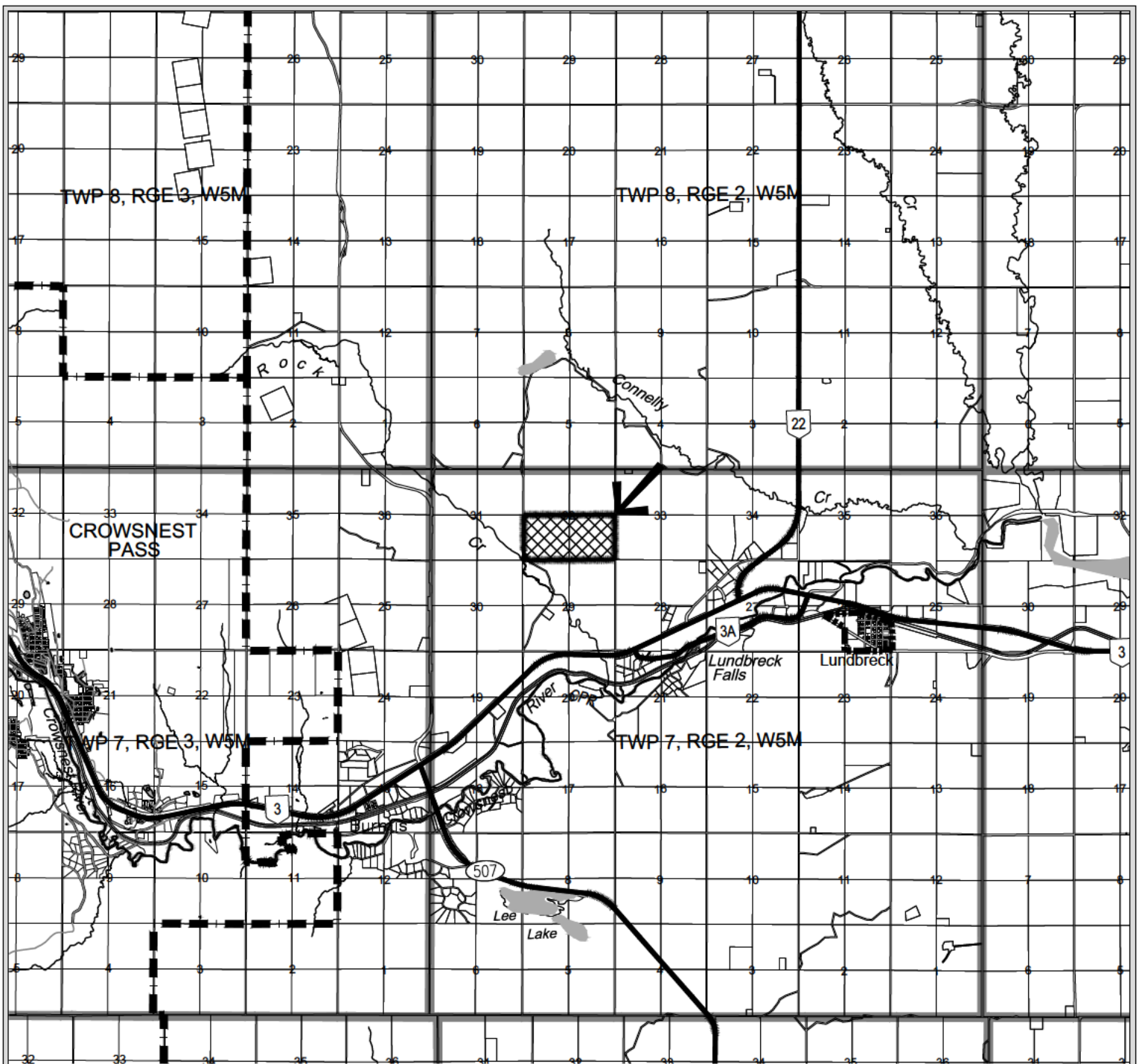
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



SUBDIVISION LOCATION SKETCH

S 1/2 SEC 32, TWP 7, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: APRIL 10, 2025

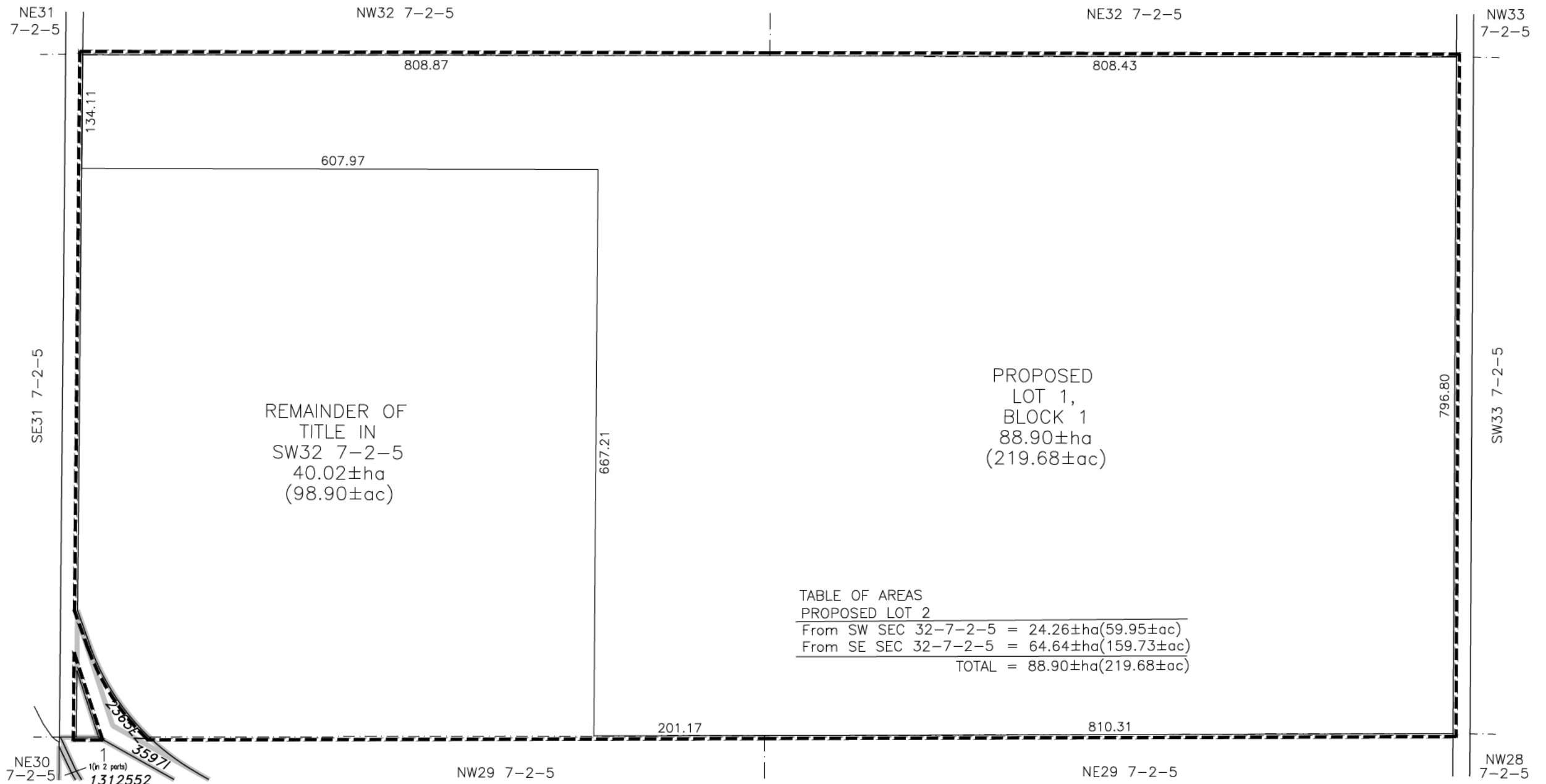
FILE No: 2025-0-062

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 18th AVENUE NORTH, LETHBRIDGE, AB T1Y 1S9
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



April 10, 2025 N:\Subdivision\2025\2025-0-062.dwg





SUBDIVISION SKETCH

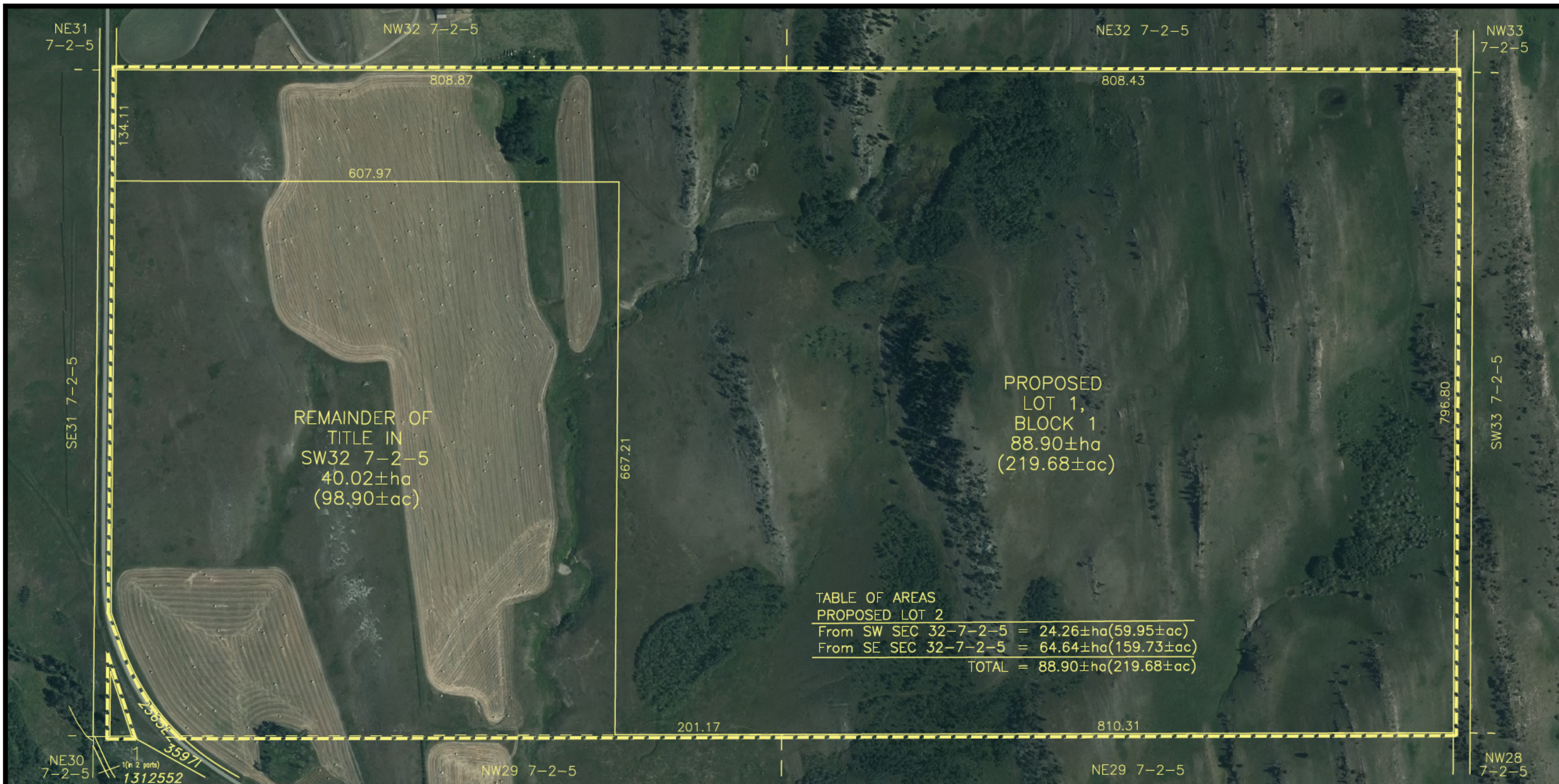
See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16733TA

S 1/2 SEC 32, TWP 7, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: APRIL 10, 2025

FILE No: 2025-0-062



SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16733TA

S 1/2 SEC 32, TWP 7, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: APRIL 10, 2025

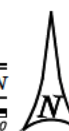
FILE No: 2025-0-062

AERIAL PHOTO DATE: 2015



0 100 200 300 400 Metres

April 10, 2025 N:\Subdivision\2025\2025-0-062.dwg



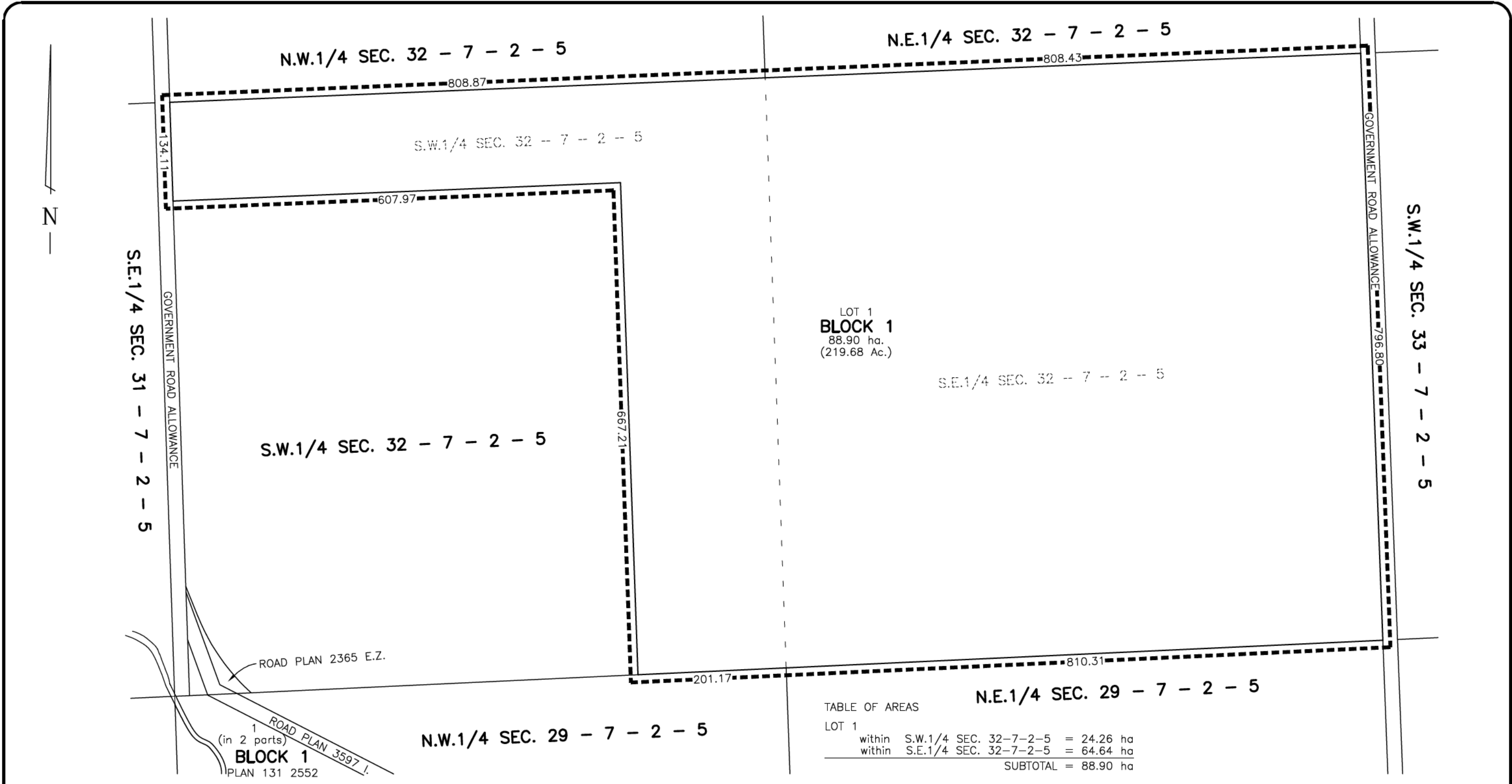


TABLE OF AREAS

LOT 1		
within	S.W.1/4 SEC. 32-7-2-5	= 24.26 ha
within	S.E.1/4 SEC. 32-7-2-5	= 64.64 ha
SUBTOTAL		= 88.90 ha

NO.	REVISION	DATE	BY
<p>*Area derived from ATS Coordinates</p> <p>NOTE : Portion to be approved is outlined thus -----</p> <p>and contains approximately 88.90 ha.</p> <p>Distances are in metres and decimal parts thereof.</p> <p>Distances and areas are approximate and are subject to change upon final survey.</p>			

DANNY JENSEN

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
S.W.1/4 SEC. 32, TWP. 7, RGE. 2, W.5 M.
and all of
S.E.1/4 SEC. 32, TWP. 7, RGE. 2, W.5 M.
M.D. of Pincher Creek No. 9

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

APPROVED Z.J. Prosper, A.L.S.	DRAWN MJ	DATE APR 7/25
	CHECKED ZJP	JOB 25-16733
	SCALE 1:5000	DRAWING 25-16733TA