

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority
July 5, 2016
6:00 pm

- 1. Adoption of Agenda**
- 2. Minutes**
 - a) Minutes of June 7, 2016
- 3. In Camera**
- 4. Unfinished Business**
- 5. Subdivision Applications**
 - a) Subdivision Application No. 2016-0-077
Suzanne and Murray Kirby
SW 15-4-30 W4M
- 6. Subdivision No. 2016-0-024**
 - Request to Realign Approved Subdivision Boundary
- 7. New Business**
- 8. Next Regular Meeting** September 6, 2016; 6:00 pm
- 9. Adjournment**

**Meeting Minutes of the Subdivision Authority
Tuesday, June 7, 2016; 6:00 pm
M.D. of Pincher Creek No. 9 Council Chambers**

IN ATTENDANCE

Members: Reeve Brian Hammond, Deputy Reeve Terry Yagos, Councillors Fred Schoening, Quentin Stevick and Garry Marchuk

Staff: Chief Administrative Officer Wendy Kay, Director of Development and Community Services Roland Milligan, Planning Advisor Gavin Scott, and Executive Assistant Tara Cryderman

COMMENCEMENT

Reeve Brian Hammond called the meeting to order, the time being 6:00 pm.

1. ADOPTION OF AGENDA

Councillor Terry Yagos 16/029

Moved that the Subdivision Authority Agenda for June 7, 2016, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Fred Schoening 16/030

Moved that the April 5, 2016 Subdivision Authority Minutes, be approved as presented.

Carried

3. IN CAMERA

Councillor Garry Marchuk 16/031

Moved that the Subdivision Authority and staff move In-Camera, the time being 6:02 pm.

Carried

Councillor Terry Yagos 16/032

Moved that the Subdivision Authority and staff move out of In-Camera, the time being 6:30 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
June 7, 2016

4. UNFINISHED BUSINESS

- a) Subdivision Application No. 2016-0-040
Lee and Tracey Evenson
Plan 9410018, Lot 4; NE ½ and S ½ 19-4-29 W4M

Councillor Terry Yagos

16/033

Moved that the Country Residential subdivision of Plan 9410018, Lot 4, within the NE ¼ and S ½ 19-4-29 W4M (Certificate of Title No. 941 134 880), to create a 16.10 acre (6.5 ha) parcel from a title of 229.93 acres (93.05 ha) for country residential use; be approved, subject to the following:

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 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.

Carried

5. SUBDIVISION APPLICATION

- a) Subdivision Application No. 2016-0-055
Lorraine Unruh c/o Keelan Unruh
NW 35-5-30 W4M

Councillor Garry Marchuk

16/034

Moved that the Country Residential subdivision of NW 35-5-30 W4M (Certificate of Title No. 151 048 267), to create a 10.0 acre (4.04 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use, be approved, subject to the following:

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 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.

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3. That the septic system and water well be installed and the locations be determined by surveyor sketch prior to finalization of any proposed lot line to ensure the required setbacks are met.

Councillor Quentin Stevick requested a recorded vote.

Councillor Quentin Stevick – Opposed
Councillor Garry Marchuk – In Favour
Reeve Brian Hammond – In Favour
Councillor Fred Schoening – Opposed
Councillor Terry Yagos – In Favour
Motion Carried

- b) Subdivision Application No. 2016-0-065
Randy and Virginia Donahue
NW 14-9-2 W5M

Councillor Quentin Stevick

16/035

Moved that the Country Residential subdivision of NW 14-9-2 W5M (Certificate of Title No. 001 037 885), to create a 9.9 acre (4.0 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use, be denied.

Councillor Quentin Stevick requested a recorded vote.

Councillor Garry Marchuk – Opposed
Reeve Brian Hammond – Opposed
Councillor Fred Schoening – Opposed
Councillor Terry Yagos – Opposed
Councillor Quentin Stevick – In Favour
Motion Defeated

Councillor Garry Marchuk

16/036

Moved that the Country Residential subdivision of NW 14-9-2 W5M (Certificate of Title No. 001 037 885), to create a 9.9 acre (4.0 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use, be approved, subject to the following:

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 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.

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3. That the proposed parcel be reduced in size to contain only the acreage west of Todd Creek sufficient to accommodate existing buildings, structures and improvements.

Councillor Quentin Stevick requested a recorded vote.

Councillor Quentin Stevick – Opposed
Councillor Terry Yagos – In Favour
Councillor Fred Schoening – In Favour
Reeve Brian Hammond – In Favour
Councillor Garry Marchuk – In Favour
Motion Carried

6. NEW BUSINESS

Nil

7. **NEXT MEETING** – Tuesday, July 5, 2016; 6:00 pm.

8. ADJOURNMENT

Councillor Fred Schoening

16/037

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

Carried

Brian Hammond, Chair
Subdivision Authority

Wendy Kay, Secretary
Subdivision Authority

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

Phone: (403) 329-1344

Toll-Free: 1-844-279-8760

Fax: (403) 327-6847

E-mail: subdivision@orrsc.com

Website: www.orrsc.com



DRAFT RESOLUTION

Our File: 2016-0-077

June 27, 2016

Wendy Kay
Chief Administrative Officer
M.D. of Pincher Creek No. 9
P.O. Box 279
Pincher Creek AB T0K 1W0

Dear Ms. Kay:

RE: SW 1/4 15-4-30-W4M / M.D. of Pincher Creek No. 9

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

The Subdivision Authority should note that comments have not been received from the Livingstone School Division, TELUS, AltaLink, ATCO Gas, ATCO Pipelines, AB Health Services, AB Agriculture, AB Environment & Parks – K. Murphy, Historical Resources Administrator, AER, Shell Canada Ltd., and Plains Western Gas and Electric.

After the Subdivision Approval Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.

Gavin Scott
Senior Planner

GS/so
Attachment

RESOLUTION

2016-0-077

M.D. of Pincher Creek No. 9 Country Residential subdivision of SW 1/4 15-4-30-W4M

THAT the Country Residential subdivision of SW 1/4 15-4-30-W4M (Certificate of Title No. 071 064 179), to create a 16.0 acre (6.49 ha) parcel from a fragmented quarter section where the title contains 150.8 acres (61.0 ha); BE APPROVED subject to the following:

RESERVE:

The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 16.0 acres at the market value of \$2,400 per acre with the actual acreage and amount to be paid to the MD of Pincher Creek be determined at the final stage, for Municipal Reserve Purposes.

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 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 SW15 4-30 W4M to the benefit of NW15 4-30 W4M shall be provided before final approval of the subdivision with a copy of the signed easement agreement being submitted to the Subdivision Authority.
4. That any road closures and consolidations, as indicated on BOA drawing 16-13176T, be prepared, approved and adopted by the MD of Pincher Creek and subsequently consented to by the Minister of Infrastructure, for concurrent registration with the subdivision.

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 7 of the Subdivision and Development Regulation.
3. The proposed subdivision with waiver complies with the M.D. of Pincher Creek subdivision policy R.14.
4. That a waiver of the maximum lot size of 10 acres within the Agriculture – A district of the M.D. of Pincher Creek Land Use Bylaw, pursuant to Municipal Government Act section 654(2) was deemed appropriate and granted.

INFORMATIVE:

- (a) The requirement for Municipal Reserve on the portion of SE16 6-30 W4M must be satisfied using Municipal District of Pincher Creek Policy 422. The MD assessor has provided a land value for the 16.0 acre (6.49 ha) being subdivided at \$2,400 /acre. Using the formula from Policy 422, the amount owing to satisfy the Municipal Reserve is \$3840.
- (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 Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)

- (d) The Subdivision Approval Authority of the MD of Pincher Creek No.9 waived the 10 acre maximum parcel size requirement in accordance with Section 654(2) of the Municipal Government Act.
- (e) The MD of Pincher Creek has no objections with this subdivision.
- (f) FortisAlberta, Naseeb Dhaliwal – Land Department:

“Easement are required for this development. FortisAlberta will contact the developer to initiate the process of securing an easement for the proposed subdivision. FortisAlberta is requesting that the Oldman River Regional Services Commission defer its subdivision approval until such time as this easement process is complete and the developer has entered into an appropriate easement agreement with FortisAlberta and the easement has been properly registered with Land Titles (Alberta). FortisAlberta will notify Oldman River Regional Services Commission once these steps have been completed and confirm to you that FortisAlberta no longer has any concerns with Oldman River Regional Services Commission’s approval of this subdivision.

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

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

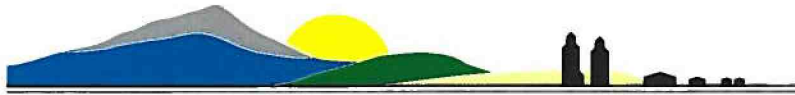
- (g) AltaGas, Genevieve Abaya – Analyst, Land & Property Tax:

“We acknowledge receipt of your letter dated May 30, 2016, enclosing the aforementioned proposal subdivision of land to create a 16.00 acre parcel from a fragmented quarter section for county-residential use (“R-CR”) (the “Application”). AltaGas Holdings Inc. successor to AltaGas Extraction and Transmission Limited Partnership (“AltaGas”) has no objection to the proposed subdivision of land.

If you have any comments or concerns, please contact the undersigned at (403) 691-7180.”

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
Fax: (403) 327-6847
E-mail: subdivision@orrsc.com
Website: www.orrsc.com

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: May 30, 2016

Date of Receipt: May 25, 2016

TO: Landowner: Suzanne Kirby & Murray Kirby

Agent or Surveyor: Thomas C. Penner, A.L.S.

Referral Agencies: M.D. of Pincher Creek No. 9, Fred Schoening, Livingstone School Division, TELUS, FortisAlberta, AltaLink, AB Health Services, AB Agriculture, AB Environment & Parks - K. Murphy, AER, Shell Canada Ltd., Plains Western Gas & Electric Co. Ltd., Historical Resources Administrator

Adjacent Landowners: Suzanne and Murray Kirby, Darryl Carlson, Shell Canada Energy Tax and Insurance, Richard Hardy, Kim and Patsy Hardy

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. In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email, fax or mail no later than **June 20, 2016**. (Please quote our File No. 2016-0-077 in any correspondence with this office).

File No.: 2016-0-077

Legal Description: SW 1/4 15-4-30-W4M

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

Land Designation: Agriculture – A
(Zoning)

Existing Use: Country Residential

Proposed Use: Country Residential

of Lots Created: 1

Certificate of Title: 071 064 179

Meeting Date: July 5, 2016

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 16.00 acre (6.49 ha) parcel, from a fragmented quarter section where the title contains 150.8 acres (61.03 ha), for country residential use.

The proposal is to accommodate the subdivision of an existing farmyard, which presently contains a dwelling, garage, shop, summer cabin, corrals and number of other out-buildings. The existing residence is serviced by a septic system and domestic well.

Access to the lot is presently granted from an existing approach to the west, off of a developed municipal road. The developed municipal road is not within the road allowance. Separate road closure and dedication processes are being pursued by the MD to remedy the situation. North of the proposed lot an adjacent landowner takes access through the quarter section. It may be prudent to protect that access via easement at this time.

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

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyors sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies or the municipality shall be established prior to finalization of the application.
6. That a waiver of the Land Use Bylaw 10 acre maximum parcel size requirement be granted by the Subdivision Approval Authority of the MD of Pincher Creek or that the proposed parcel be reduced in size sufficient to accommodate existing buildings, structures and improvements.
7. That an easement for legal access across SW15 4-30 W4M to the benefit of NW15 4-30 W4M shall be provided before final approval of the subdivision with a copy of the signed easement agreement being submitted to the Subdivision Authority.
8. That any road closures and consolidations, as indicated on BOA drawing 16-13176T, be prepared, approved and adopted by the MD of Pincher Creek and subsequently consented to by the Minister of Infrastructure, for concurrent registration with the subdivision.
9. That, any conditions of Alberta Culture and Tourism, Historic Resources, shall be met prior to finalization.

RESERVE:

The payment of the applicable 10% Municipal Reserve on the 16 acres with the actual amount to be determined at the final stage for Municipal Reserve purposes.

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



**APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY		
Zoning (as classified under the Land Use Bylaw):		
Fee Submitted: <u>\$925</u>	File No: <u>2016-0-077</u>	
APPLICATION SUBMISSION		
Date of Receipt:	Date Deemed Complete: <u>May 25/16</u>	Accepted By:

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Suzanne Kirby and Murray Kirby
 Mailing Address: Box 1694, Pincher Creek AB Postal Code: TOK 1W0
 Telephone: 403-627-8261 Cell: _____ Fax: _____
 Email: _____

Name of Agent (Person Authorized to act on behalf of Registered Owner): Thomas C. Penner, ALS
 Mailing Address: brown okamura & associates ltd. BOX 655 LETHBRIDGE AB Postal Code: T1J 3Z4
 Telephone: 403-329-4688 ex. 28 Cell: _____ Fax: 403-320-9144
 Email: thomas@bokamura.com

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All (part) of the SW ¼ Section 15 Township 4 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: 61.03 hectares 150.80 acres
 d. Total number of lots to be created: 1 Size of Lot(s): 6.49 ha (16.0 ac)
 e. Rural Address (if applicable): 4209 RR 30-3
 f. Certificate of Title No.(s): 071 064 179

3. LOCATION OF LAND TO BE SUBDIVIDED

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

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

c. Is the land situated within 0.8 kilometres (½ mile) of the right-of-way of a highway? Yes No
 If "yes" the highway is No. _____

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

e. Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Yes No

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

a. Existing use of the land rural residential

b. Proposed use of the land rural residential

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) mixed
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)
trees / bushes
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) unknown
- d. Is this a vacant parcel (void of any buildings or structures)? Yes No
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.
see tentative plan
- e. Is there a Confined Feeding Operation on the land or within 1.6 kilometres (1 mile) of the land being subdivided? Yes No
- f. Are there any active oil or gas wells or pipelines on the land? Yes No
- g. Are there any abandoned oil or gas wells or pipelines on the land? Yes No

6. WATER SERVICES

Describe:

- a. Existing source of potable water well and cistern
- b. Proposed source of potable water well and cistern

7. SEWER SERVICES

Describe:

- a. Existing sewage disposal: Type septic tank and field Year Installed 2007
- b. Proposed sewage disposal: Type septic tank and field

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I THOMAS C. PENNER, ALS (BOA File: 16-13176) 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.

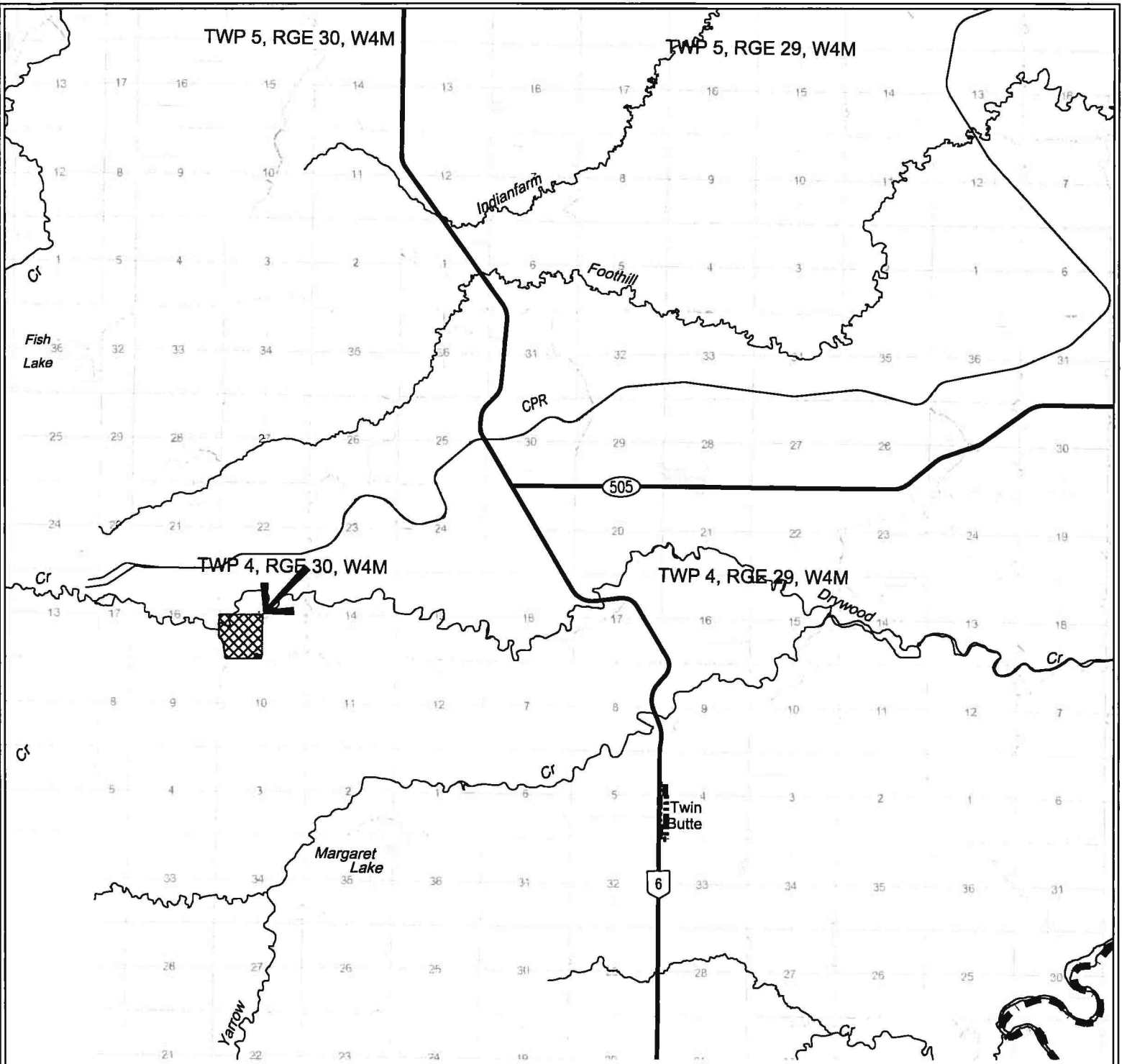
Signed: _____ Date: _____

9. RIGHT OF ENTRY

I Murray Kirby hereby authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.

This right is granted pursuant to Section 653(2) of the Municipal Government Act.

Murray Kirby
Signature of Registered Owner



SUBDIVISION LOCATION SKETCH

SW 1/4 SEC 15, TWP 4, RGE 30, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

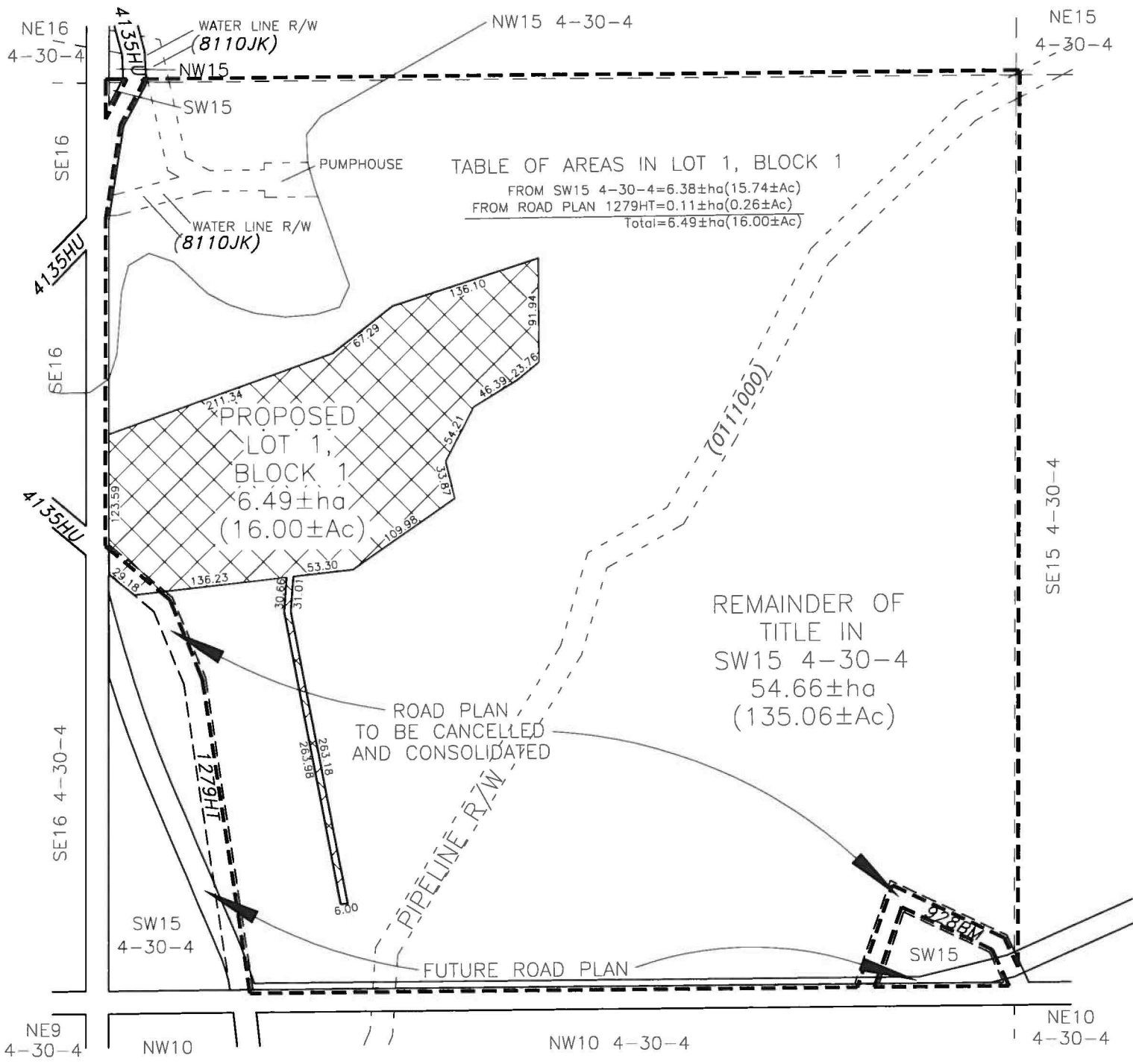
DATE: MAY 26, 2016

FILE No: 2016-0-077

MAP PREPARED BY
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 105 10th AVENUE NORTH LETHBRIDGE, AB T1H 1S2
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



OLDMAN RIVER REGIONAL SERVICES COMMISSION



SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 16-13176T

SW 1/4 SEC 15, TWP 4, RGE 30, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: MAY 26, 2016

FILE No: 2016-0-077





SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 16-13176T

SW 1/4 SEC 15, TWP 4, RGE 30, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: MAY 26, 2016

FILE No: 2016-0-077



AERIAL PHOTO DATE: 2015

RESOLUTION


2016-0-024

Approved
Resolution
March 1, 2016

M.D. of Pincher Creek No. 9 Country Residential subdivision of W1/2 1-8-1-W5M

THAT the Country Residential subdivision of W1/2 1-8-1-W5M (Certificate of Title No. 141 025 139 +1, 141 025 139 +2 & 141 025 139 +3), to create a 16.00 acre (6.48 ha) parcel from three existing titles 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 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 residual portion of Certificate of Title 141 025 139+1 be consolidated with the adjacent portion of the NW1 8-1 W5M (Title 141 025 139+3) in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority. 
4. That the abandoned house be demolished or removed prior to finalization of the subdivision and that the demolition debris is not to be buried on site, but removed and disposed of at a landfill that accepts such material.
5. That an easement for legal access across proposed Lot 1 Block 1 and NW1 8-1 W5M to the benefit of NE1 8-1 W5M shall be provided before final approval of the subdivision. A copy of the signed easement agreement is required by the subdivision authority.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with the Municipal Development Plan, Oldman River Reservoir Area Structure 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 7 of the 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 with waiver complies with the M.D. of Pincher Creek subdivision policy R.11 and R.21.
5. That a waiver of the maximum lot size of 10 acres within the Agriculture – A district of the M.D. of Pincher Creek Land Use Bylaw, pursuant to Municipal Government Act section 654(2) was deemed appropriate and granted.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a)(d) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

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

(d) Pincher Creek Emergency Services, David Cox – Chief:

“No issues with this development.”

(e) Municipal District of Pincher Creek No. 9 Public Works Department has “no problem with this application.”

(f) FortisAlberta has 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) Chief Mountain Gas Co-op has no objection to the subdivision “as long as our Utility Right of 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.


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

(h) Alberta Transportation, John Thomas – Development/Planning Technologist:

“Reference your file to create a boundary adjusted country residential parcel at the above noted location.

The parcel to be created does not front onto the provincial highway system (in this instance 510) and access to the highway will be indirect solely by way of the local road system. Pursuant to the “Memorandum of Agreement” that was ratified by the Minister of Transportation and the Municipal District of Pincher Creek No. 9 on November 20, 2001, this application is not a required referral.

Notwithstanding the foregoing, we have no objections and/or concerns with the creation of the boundary adjusted country residential parcel as proposed and/or favorable consideration by the Municipal District of Pincher Creek No. 9 subdivision land use authority.”


CHAIRMAN

_____ March 1, 2016
DATE

Approved
Sketch
March 1, 2016

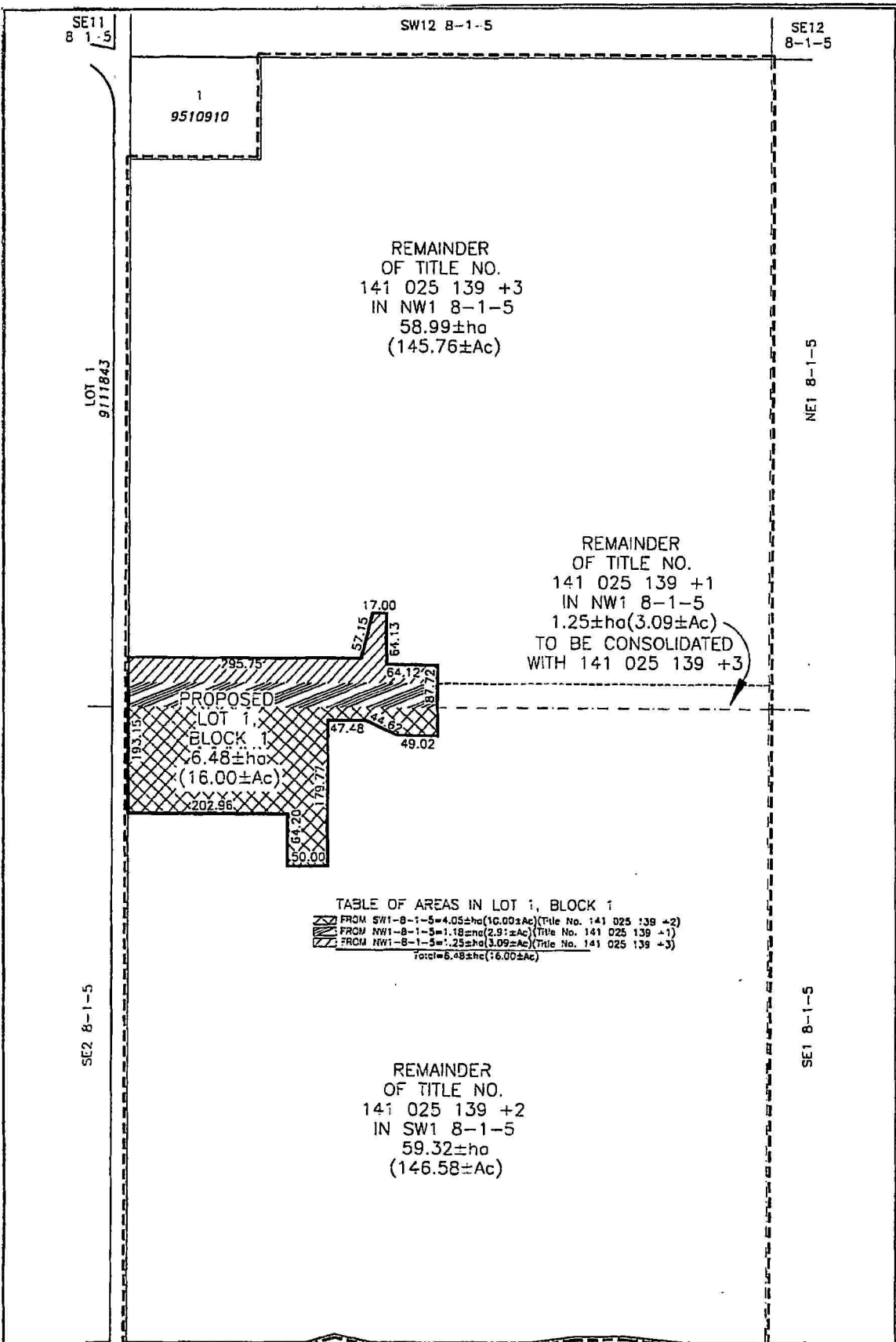


TABLE OF AREAS IN LOT 1, BLOCK 1

	FROM SW1-8-1-5=4.05±ha(10.00±Ac)(Title No. 141 025 139 +2)
	FROM NW1-8-1-5=1.18±ha(2.91±Ac)(Title No. 141 025 139 +1)
	FROM NW1-8-1-5=1.25±ha(3.09±Ac)(Title No. 141 025 139 +3)
Total=6.48±ha(16.00±Ac)	

SUBDIVISION SKETCH
See tentative plan of subdivision by Brown Okamura & Associates Ltd. File no. 15-129927
W 1/2 SEC 1, TWP 8, RGE 1, W 5 M
M. D. OF PINCHER CREEK NO. 9
DATE: FEBRUARY 9, 2016
FILE No: 2016-0-024

APPROVED
File No. 2016-0-024

Approved
 Approved subject to revised parcel configuration

Approved Subdivision is subject to the conditions listed in the Approval letter attached

[Signature]
Oldman River Regional Services Commission

OLDMAN RIVER REGIONAL SERVICES COMMISSION

February 09, 2016 H:\Subdivision\2016\2016-0-024.dwg

Proposed Sketch

