

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
February 2, 2021
6:00 pm

1. Adoption of Agenda

2. Adoption of Minutes

- a. Minutes of January 5, 2021

3. Closed Meeting Session

4. Unfinished Business

5. Subdivision Application

- a. Subdivision Application No. 2021-0-002
Karen Ann Fritz & Alvin Reinhard Fritz, Jenny Dawn Horch,
Joshua Reuben Fritz & Dustin Aaron Fritz
NE1/4 32-5-1 W5M

6. New Business

7. Next Regular Meeting March 2, 2021 6:00 pm

8. Adjournment

**Meeting Minutes of the Subdivision Authority
Tuesday, January 5, 2021; 6:00 pm
MD of Pincher Creek No. 9, via Virtual Meeting**

IN ATTENDANCE

Members: Reeve Brian Hammond, Councillors' Quentin Stevick, Rick Lemire, Bev Everts and Terry Yagos

Staff: Director of Development and Community Services Roland Milligan, Financial Services and Planning Clerk Joyce Mackenzie-Grievé

Planning Advisors: ORRSC, Senior Planner Gavin Scott

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor Quentin Stevick 21/001

Moved that the Subdivision Authority Agenda for January 5, 2021, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Bev Everts 21/002

Moved that the November 3, 2020, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Terry Yagos 21/003

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

Carried

Councillor Rick Lemire 21/004

Moved that the Subdivision Authority open the meeting to the public, the time being 6:31 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
January 5, 2021

4. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATIONS

- a. Subdivision Application No. 2020-0-052
Antonio Olivieri, Giovannie Olivieri & Rosina Olivieri
NW1/4 15-8-2-W5M

Councillor Terry Yagos

21/005

Moved that the Country Residential subdivision of NW1/4 15-8-2-W5M (Certificate of Title No. 131 300 222), to create a 10 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:

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.

Carried

6. NEW BUSINESS

- a. Subdivision Application No. 2018-0-185
Sheran Carter – Request to waive Reserve
NE 16-6-30 W4M and S1/2 21-6-30 W4M

Councillor Quentin Stevick

21/006

Moved to defer the Municipal Reserve requirement for Subdivision 2018-0-185 onto proposed Lot 2 Block 2 in accordance with the Municipal Government Act (MGA) Section 669.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
January 5, 2021

7. **NEXT MEETING** – Tuesday, February 2, 2021; 6:00 pm.

8. **ADJOURNMENT**

Councillor Terry Yagos

21/007

Moved that the meeting adjourn, the time being 6:35 pm.

Carried

Brian Hammond, Chair
Subdivision Authority

Roland Milligan, Secretary
Subdivision Authority



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: 2021-0-002

January 22, 2021

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

Dear Mr. MacCulloch,

RE: NE1/4 32-5-1-W5M / M.D. of Pincher Creek No. 9

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

The Subdivision Authority should note that comments have not been received from the Livingstone Range School Division, AltaLink, FortisAlberta, Utilities Inc, AB Environment & Parks - J. Wu, AB Environment Operations Infrastructure Branch (OIB), AB Water Boundaries, AER and The Nature Conservancy Of Canada.

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

Please contact this office if you require any further information.

Gavin Scott
Senior Planner

GS/jm
Attachment

RESOLUTION

2021-0-002

M.D. of Pincher Creek No. 9 Country Residential subdivision of NE1/4 32-5-1-W5M

THAT the Country Residential subdivision of NE1/4 32-5-1-W5M (Certificate of Title No. 201 191 337), to create an 11.56 acre (4.68 ha) parcel from a previously unsubdivided quarter section of 96.62 acres (39.10 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 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 prior to finalization and in accordance with the Water Act and Environmental Protection and Enhancement Act, the applicant or owner shall provide a copy of the approved license of the water well within the NE1/4 32-5-1-W5M submitted to the Subdivision Authority.
4. That a 10m right-of-way from the well to the proposed lot covering the water line service and as a means of access for maintenance.

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. 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. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy R.7 and 11.

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 Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) TELUS Communications Inc. has no objections to the mentioned circulation.
- (e) Canada Post has no comment.

(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:

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

If you require any further information, please call me at 403-562-5030."

(g) Alberta Environment & Parks – Cory Wojtowicz, Supervisor – Lands Program:

"Please apply, "Steeping Back from the Water" Principals and guidelines to this application."

(h) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

"Reference your file to create a parcel for country residential/farmstead use at the above noted location.

The proposal is to create a single parcel of land from an unsubdivided quarter section to accommodate an existing residence and related improvements. As such, this application is in accordance with Section 14(b) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017 ("the regulation").

Notwithstanding the foregoing, resultant of the fact that the lot to be created does have direct access to Highway 775 this application is subject to the requirements of Section 15(2) of the regulation.

Alberta Transportation's primary objective is to allow subdivision and development of adjacent properties in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway network.

To that end, for subdivision and development purposes, Alberta Transportation and the Municipal District of Pincher Creek No. 9 have classified Highway 775 as a minor two-lane highway (low volume 290 AADT), which due to site specific circumstance, allows Alberta Transportation to apply discretion when considering an acceptable access management strategy for applications along the provincial minor-highway network.

Therefrom, as the proposal is in accordance with said Section 14(b) and by virtue of Alberta Transportation's current access management guidelines, use of the existing direct highway access for a single country residential lot is an acceptable access management strategy. Moreover, the remnant land has indirect access available by the local road system (Range Road 223) and Access Right-of-Way (Plan 0915779). Given this, strictly from Alberta Transportation's point of view, we do not anticipate that creation of the country residential/farmstead lot as proposed would have any appreciable impact on the highway.

Therefore, pursuant to Section 16 of the regulation, in this instance, Alberta Transportation grants a waiver of said Section 15(2).

Even though the waiver of Section 15(2) has been granted, the applicant is advised that no additional access to the highway will be allowed as a result of this application, and that the existing direct access could remain on a temporary basis and limited to use for the country residential/farmstead lot being created only.

The applicant would also be advised that any future subdivision/development of the subject property will be subject to the terms and conditions of the "Memorandum of Agreement" ("the agreement") that was ratified by the Minister of Transportation and the Municipal District of Pincher Creek No. 9 on November 20, 2001.

Pursuant to the agreement, provided that no new access to the highway is proposed and the minimum development setback as stipulated in the agreement is maintained, future development proposals could proceed under the direction, control, and management of the Municipal District of Pincher Creek No. 9 subdivision and development land use authority. The applicant could contact Alberta Transportation through the undersigned, at Lethbridge 403-388-3105, in this regard.

Alberta Transportation accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof. Noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the subdivision/development design.

Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

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 5(5)(d) of the regulation, Alberta Transportation agrees to waive the referral distance for this particular subdivision application. As far as Alberta Transportation 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.”

CHAIRMAN

DATE



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: January 11, 2021

Date of Receipt: December 23, 2020

Date of Completeness: January 6, 2021

TO: Landowners: Karen Ann Fritz and Alvin Reinhard Fritz, Jenny Dawn Horch,
Joshua Reuben Fritz and Dustin Aaron Fritz

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

Referral Agencies: M.D. of Pincher Creek No. 9, Bev Everts, Livingstone Range School Division, AltaLink, FortisAlberta. TELUS, Altagas Utilities Inc., AB Health Services - South Zone, AB Environment & Parks - C. Wojtowicz, AB Environment & Parks - J. Wu, AB Environment Operations Infrastructure Branch (OIB), AB Water Boundaries, AB Transportation, AER, Canada Post, The Nature Conservancy Of Canada

Adjacent Landowners: 1817323 Alberta Ltd., Alvin & Lorraine Robbins, Donald Paul Elliott, Dorothy Toney, Ken & Carolee Elliott, Matias Vormawald & Maria Didkowsky, Robert Keith Lang, The Nature Conservancy Of Canada, Thomas Toney

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 Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **February 1, 2021**. (Please quote our File No. 2021-0-002 in any correspondence with this office).

File No.: 2021-0-002

Legal Description: NE1/4 32-5-1-W5M

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

Land Designation: Agriculture – A
(Zoning)

Existing Use: Agricultural

Proposed Use: Country Residential

of Lots Created: 1

Certificate of Title: 201 191 337

Meeting Date: February 2, 2021

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 11.56 acre (4.68 ha) parcel from a previously unsubdivided quarter section of 96.62 acres (39.10 ha) for country residential use.

The proposal is to accommodate the subdivision of an existing farmyard, which presently contains a dwelling, garage, barn, and number of other out-buildings. Access to the lot is presently granted from an existing approach to the north, off Highway 775. The existing residence is serviced by a septic system and domestic well. The domestic well will have to be licensed by Alberta Environment to service two titled properties.

This quarter section is split into 2 pieces north and south of Marna Lake (Lake No.3). Currently, a right of way plan (0915779) provides access through an adjoining property linking both halves.

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

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyors sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies or the municipality shall be established prior to finalization of the application.
6. That any conditions of Alberta Transportation shall be established prior to finalization of the application.
7. That 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.
8. That prior to finalization and in accordance with the Water Act and Environmental Protection and Enhancement Act, the applicant or owner shall provide a copy of the approved license of the water well within the NE1/4 32-5-1-W5M submitted to the Subdivision Authority. And further provide a 10m easement from the well to the proposed lot covering the water line service and as a means of access for maintenance.

RESERVE:

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

PROCESSING NOTES: No further comment pending a site inspection.

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>\$1040.00</u>	File No: <u>2021-0-002</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>December 23, 2020</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>January 6, 2021</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Karen Ann Fritz & Alvin Reinhard Fritz, 2825 Parkside Dr. S Lethbridge T1J 1M8

Mailing Address: Jenny Dawn Horch, Joshus Reuben Fritz, Dustin Aaron Fritz - See Title for Addresses City/Town: _____

Postal Code: _____ Telephone: [Redacted] Cell: [Redacted]

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

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

Mailing Address: _____ City/Town: _____

Postal Code: _____ Telephone: _____ Cell: _____

Email: _____ Preferred Method of Correspondence: Email Mail

Name of Surveyor: David J. Amantea, ALS, P.Eng brown okamura & associates ltd.

Mailing Address: 2830 - 12 Avenue North City/Town: Lethbridge

Postal Code: T1H 5J9 Telephone: 403-329-4688 ext. 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 NE ¼ Section 32 Township 5 Range 1 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: 39.3 hectares 97 acres

d. Total number of lots to be created: 1 Size of Lot(s): 4.68 Ha (11.56 Ac)

e. Rural Address (if applicable): 1413 Hwy 775

f. Certificate of Title No.(s): 201 191 337

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 _____

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. 775

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 Marna Lake

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

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

- Describe:
- a. Existing use of the land farmstead
- b. Proposed use of the land Subdividing off yard

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.)
Agriculture, Trees, 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.
See Sketch
- e. Is there a Confined Feeding Operation on the land or within 1.6 kilometres (1 mile) of the land being subdivided? Yes No
- f. Are there any active oil or gas wells or pipelines on the land? Yes No
- g. Are there any abandoned oil or gas wells or pipelines on the land? Yes No

6. WATER SERVICES

- a. Describe existing source of potable water Well
- b. Describe proposed source of potable water No Change

7. SEWER SERVICES

- a. Describe existing sewage disposal: Type Septic Year Installed ?
- b. Describe proposed sewage disposal: Type No Change

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, David J. Amantea, ALS, P.Eng (boa file: 20-15142) 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: D. Amantea Date: Dec 23/2020

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)

Personal information collected on this form is collected in accordance with Section 653 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the information being collected, contact the Oldman River Regional Services Commission FOIP Coordinator at 403-329-1344.



LAND TITLE CERTIFICATE

S LINC SHORT LEGAL TITLE NUMBER
0019 148 204 5;1;5;32;NE 201 191 337

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 5 SECTION 32 THAT PORTION OF THE NORTH EAST WHICH IS NOT COVERED BY ANY OF THE WATERS OF LAKE NO. 3 AS SHOWN ON TOWNSHIP PLAN APPROVED AT OTTAWA 1 MARCH 1888 CONTAINING 39.3 HECTARES (97.0 ACRES) MORE OR LESS

EXCEPTING:

PLAN NUMBER HECTARES ACRES (MORE OR LESS) ROADWAY 7510054 0.154 0.38

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 091 358 960

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



OWNERS

KAREN ANN FRITZ

AND

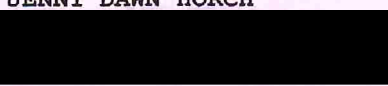
ALVIN REINHARD FRITZ

BOTH OF:



AND

JENNY DAWN HORCH



ALBERTA T2E 0V8

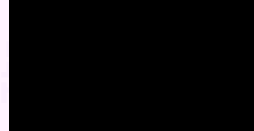
AND

JOSHUA REUBEN FRITZ



AND

DUSTIN AARON FRITZ



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
7681IF .	06/12/1961	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320 - 17 AVENUE S.W. CALGARY ALBERTA T2S2Y1 "PORTION DESCRIBED" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001293907) (DATA UPDATED BY: CHANGE OF NAME 051007354)
2112KX .	17/11/1971	WATER RESOURCES ACT CERTIFICATE "LEGAL SUBDIVISIONS 11 & 14 IN THE NORTH WEST QUARTER AND THE NORTH EAST QUARTER IN FAVOUR OF THE SOUTH WEST QUARTER OF SECTION 33"
3236KX .	28/07/1972	CAVEAT RE : PUBLIC WORK CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF HIGHWAYS AND TRANSPORT
821 186 967	02/11/1982	UTILITY RIGHT OF WAY GRANTEE - ICG UTILITIES (PLAINS-WESTERN) LTD.
021 003 130	04/01/2002	CAVEAT RE : CONSERVATION EASEMENT CAVEATOR - THE NATURE CONSERVANCY OF CANADA. PO BOX 93014 STAMPEDE STATION PO CALGARY ALBERTA T2G0X6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

201 191 337

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

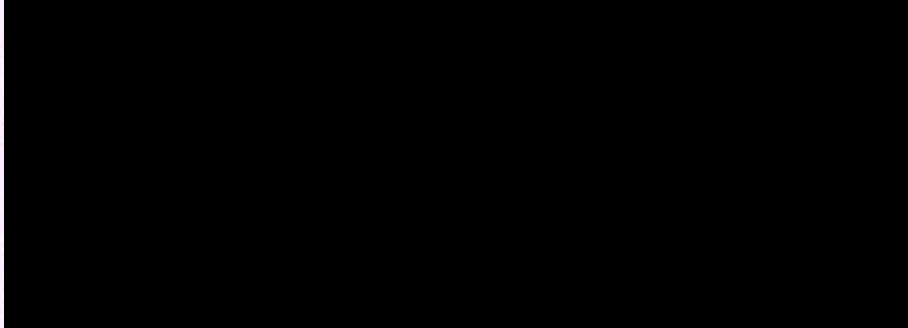
AGENT - KEITH LUFT

(DATA UPDATED BY: CHANGE OF ADDRESS 151201922)

091 392 402 31/12/2009 EASEMENT

OVER AND FOR BENEFIT OF: SEE INSTRUMENT

AS TO PLAN: SEE INSTRUMENT



TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 3 DAY OF
NOVEMBER, 2020 AT 03:53 P.M.

ORDER NUMBER: 40441128

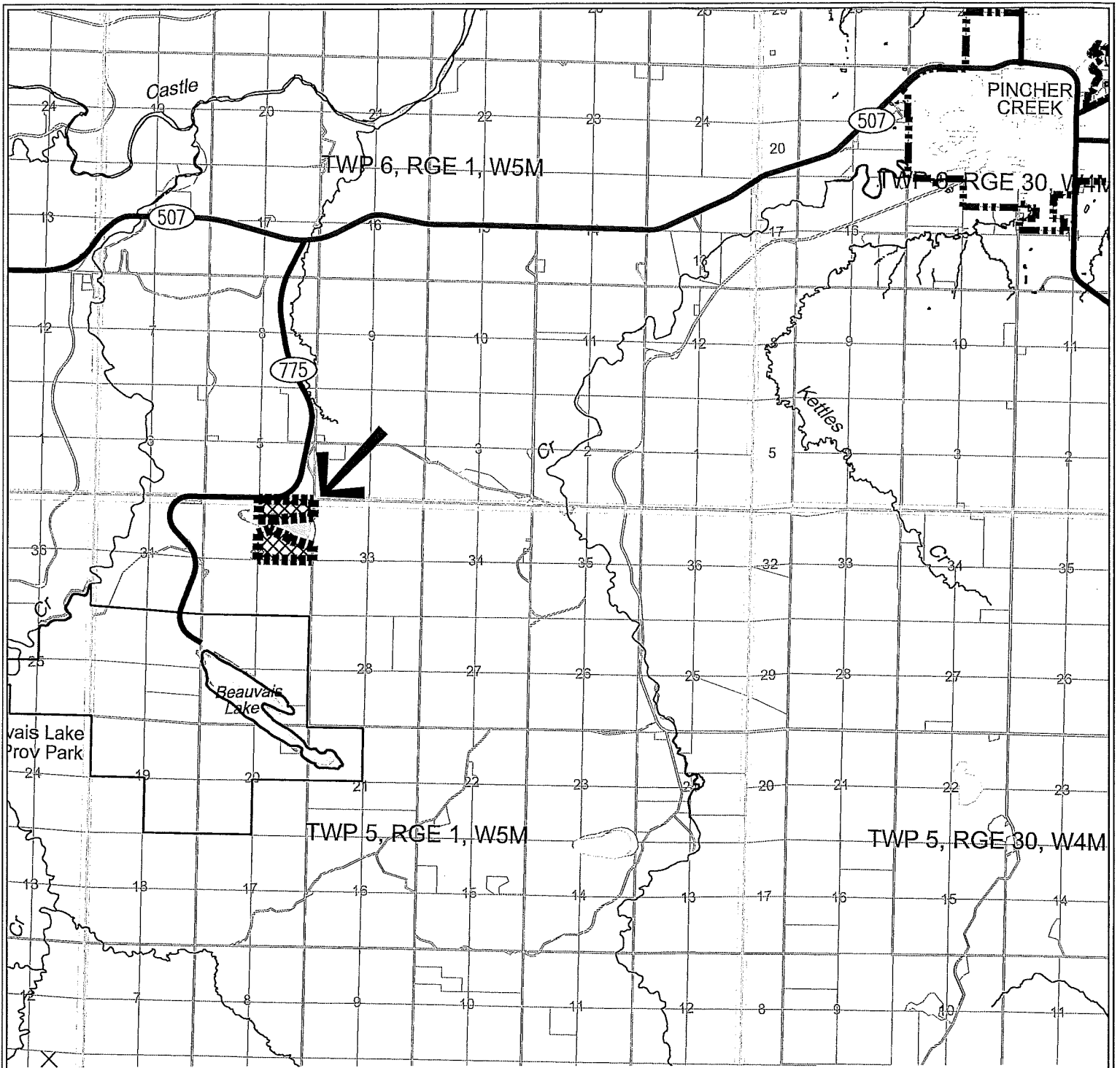
CUSTOMER FILE NUMBER:



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.

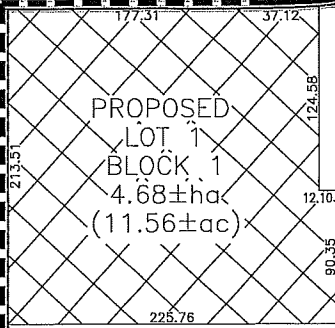
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



SUBDIVISION LOCATION SKETCH
NE 1/4 SEC 32, TWP 5, RGE 1, W 5 M
MUNICIPALITY: MD OF PINCHER CREEK
DATE: JANUARY 6, 2021
FILE No: 2021-0-002

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3105 9th AVENUE NORTH LEATHERHEAD, AB T1H 5E8
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

HIGHWAY 775



REMAINDER OF
TITLE No. 201 191 337
(in 2 parts)
WITHIN
NE32 5-1-5
34.46±ha
(85.06±ac)

MARNA LAKE
(LAKE No. 3)

NW32 5-1-5

NW33 5-1-5

ACCESS R/W
(0915779)

REMAINDER OF
TITLE No. 201 191 337
(in 2 parts)
WITHIN
NE32 5-1-5

SW32

SE32 5-1-5

SW33

SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 20-15142T

NE 1/4 SEC 32, TWP 5, RGE 1, W 5 M

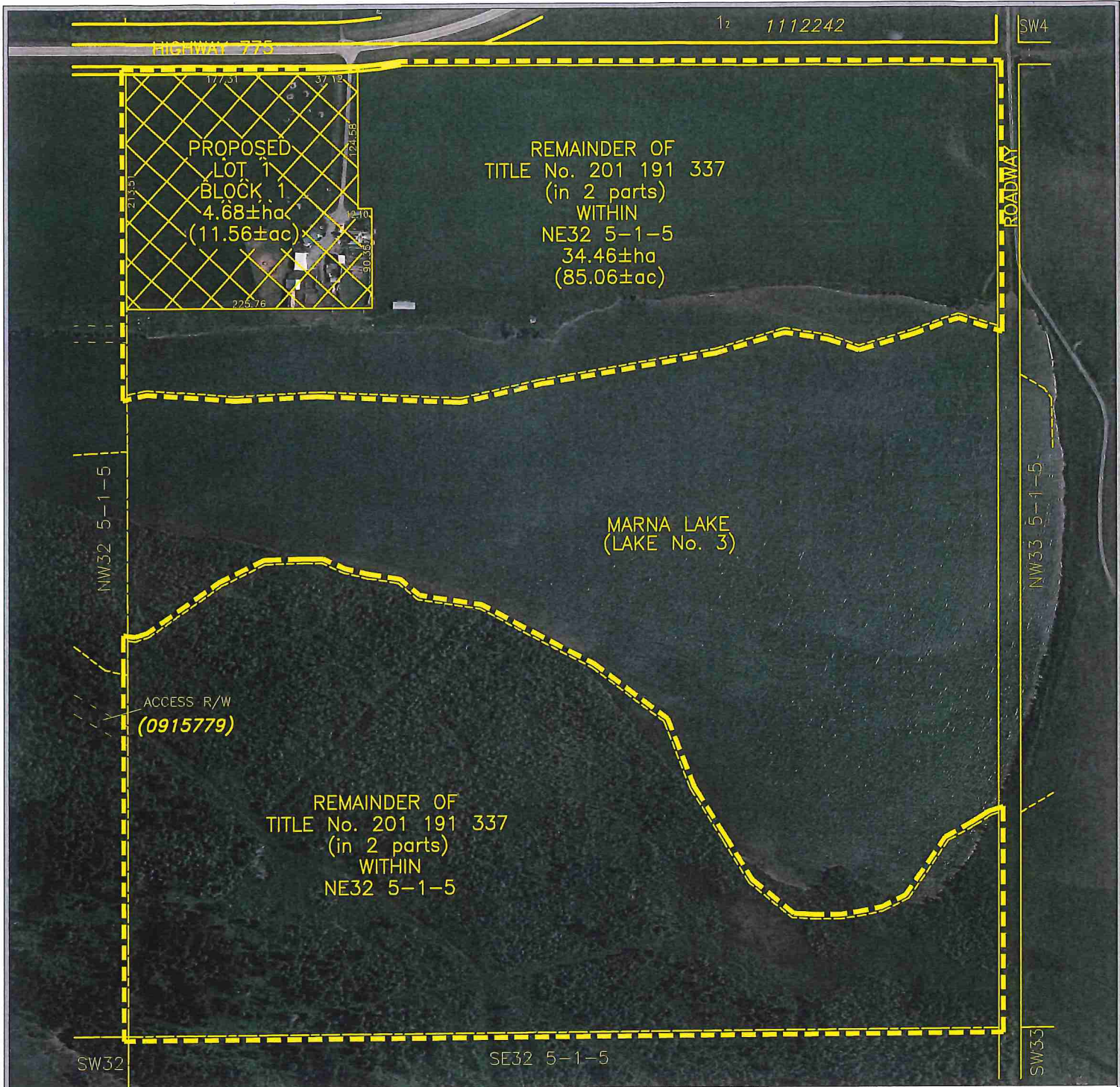
MUNICIPALITY: MD OF PINCHER CREEK

DATE: JANUARY 6, 2021

FILE No: 2021-0-002



0 Metres 100 200 300 400



SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 20-15142T

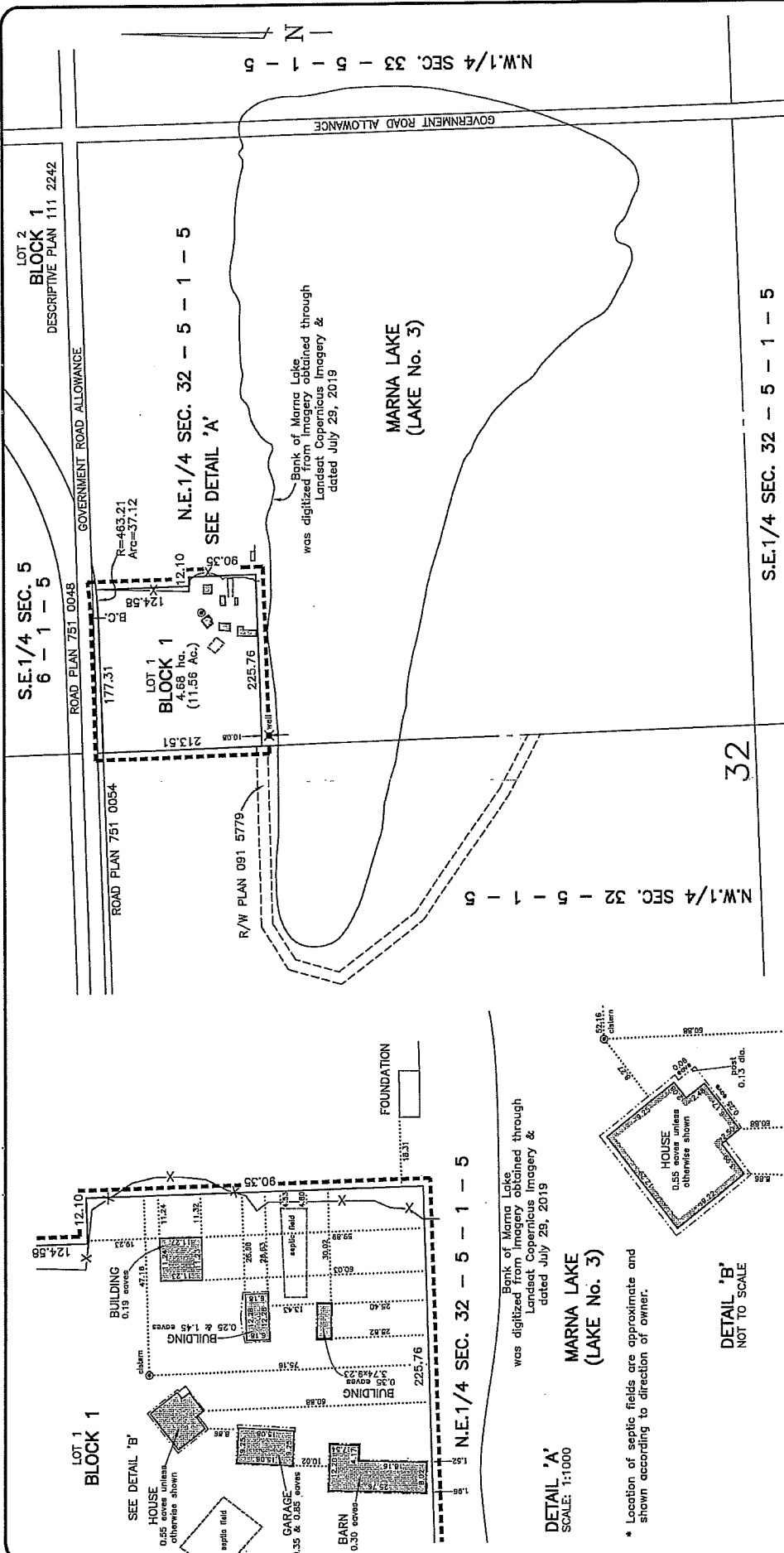
NE 1/4 SEC 32, TWP 5, RGE 1, W 5 M

MUNICIPALITY: MD OF PINCHER CREEK

DATE: JANUARY 6, 2021

FILE No: 2021-0-002





LOT 2
BLOCK 1
DESCRIPTIVE PLAN 111 2242

S.E.1/4 SEC. 5
6 - 1 - 5

LOT 1
BLOCK 1
4.68 ha.
(11.56 Ac.)
SEE DETAIL 'A'

N.E.1/4 SEC. 32 - 5 - 1 - 5

MARNALAKE
(LAKE No. 3)

S.E.1/4 SEC. 32 - 5 - 1 - 5

32

LOT 1
BLOCK 1
SEE DETAIL 'B'

HOUSE
0.52 acres
unless
otherwise shown

BUILDING
0.19 acres

BUILDING
0.25 & 1.45 acres

GARAGE
0.35 & 0.56 acres

BARN
0.30 acres

FOUNDATION

N.E.1/4 SEC. 32 - 5 - 1 - 5

Bank of Marna Lake
was digitized from imagery obtained through
Landsat Copernicus Imagery &
dated July 29, 2019

MARNALAKE
(LAKE No. 3)

DETAIL 'B'
NOT TO SCALE

DETAIL 'A'
SCALE: 1:1000

* Location of septic fields are approximate and shown according to direction of owner.

NO.	REVISION	DATE	BY
	Improvements shown were surveyed on December 16th, 2020		
	NOTE : Portion to be approved is outlined thus		
	and contains approximately 4.68 ha.		
	Distances are in metres and decimal parts thereof.		
	Fence lines are shown thus		
	Distances and areas are approximate and are		
	subject to change upon final survey.		

KAREN FRITZ

TENTATIVE PLAN SHOWING SUBMISSION
of part of
N.E.1/4 SEC. 32; TWP. 5; RGE. 1; W.5 M.

MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

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

APPROVED	DRAWN CUB	DATE DEC. 23/20
D. J. Amantea, A.L.S.	CHECKED DJA	JOB 20-15142
1:5000	SCALE	DRAWING 20-15142T