

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

**1. Adoption of Agenda**

**2. Adoption of Minutes**

- a. Minutes of February 2, 2021

**3. Closed Meeting Session**

**4. Unfinished Business**

**5. Subdivision Application**

- a. Subdivision Application No. 2021-0-025  
Kevin Boyd Lang & Rose Lang, Kevin B Lang & Rosemarie Linda Lang  
S1/2 17-6-1 W5M
  
- b. Subdivision Application No. 2021-0-036  
Jeffrey James Marcel Dejax  
Lot 1, Block 1, Plan 1013365 and a portion of the NW1/4 22-5-1 W5M  
all within N1/2 22-5-1 W5M
  
- c. Subdivision Application No. 2021-0-040  
Lucas Jacob Semenoff & Brittney Amber Semenoff  
Parcel D, Plan 8710574 within NE1/4 30-7-29 W4M

**6. New Business**

**7. Next Regular Meeting** May 4, 2021 6:00 pm

**8. Adjournment**

**Meeting Minutes of the Subdivision Authority  
Tuesday, February 2, 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, CAO Troy MacCulloch, Financial Services and Planning Clerk Joyce Mackenzie-Grieve

Planning  
Advisors: ORRSC, Senior Planner Gavin Scott

**COMMENCEMENT**

Reeve Brian Hammond called the meeting to order, the time being 6:02 pm.

**1. ADOPTION OF AGENDA**

Councillor Quentin Stevick 21/008

Moved that the Subdivision Authority Agenda for February 2, 2021, be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Councillor Bev Everts 21/009

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

Carried

**3. CLOSED MEETING SESSION**

Councillor Terry Yagos 21/010

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 6:03 pm.

Carried

Councillor Terry Yagos 21/011

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**  
**February 2, 2021**

**4. UNFINISHED BUSINESS**

Nil

**5. SUBDIVISION APPLICATIONS**

- 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

Councillor Rick Lemire

21/012

Moved that the Country Residential subdivision of NW1/4 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 TABLED pending an agreement between the Applicants and NCC to carry forward with the proposed subdivision.

Carried

**6. NEW BUSINESS**

Nil

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

**8. ADJOURNMENT**

Councillor Quentin Stevick

21/013

Moved that the meeting adjourn, the time being 6:19 pm.

Carried

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Brian Hammond, Chair  
Subdivision Authority

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Roland Milligan, Secretary  
Subdivision Authority

## DRAFT RESOLUTION

Our File: 2021-0-025

March 29, 2021

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

Dear Mr. MacCulloch,

**RE: S1/2 17-6-1-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 Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, AB Environment & Parks - J. Wu, AER and Pieridae Alberta Production Ltd.

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

2021-0-025

## **M.D. of Pincher Creek No. 9 Country Residential** subdivision of S1/2 17-6-1-W5M

THAT the Country Residential subdivision of S1/2 17-6-1-W5M (Certificate of Title No. 191 223 782, 091 353 557), to create a 5.28 acre (2.14 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) and a title of 59.94 acres (24.257 ha) for country residential use; 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 0.536 acres at the market value of \$3,000 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 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 7 of the Subdivision and Development Regulation.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy R.14.
4. The subdivision authority, in considering the written submission from Chester McRae, finds that the concerns regarding improper subdivision circulation, proper setbacks for development, and out of sequence processing of the development were all met in accordance with the *Municipal Government Act* and the pertinent planning documents of the MD of Pincher Creek. These points were all clarified via email with Mr. McRae prior to the consideration of this resolution.

### **INFORMATIVE:**

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required for the SW 17 6-1 W5M.
- (b) The payment of the applicable 10% Municipal Reserve on the 0.536 acres within the SE17 6-1 W5M must be satisfied using Municipal District of Pincher Creek Policy 422. The MD assessor has provided a land value for the 0.536 acre (0.217 ha) being subdivided at \$3,000 per acre. Using the formula from Policy 422, the amount owing to satisfy Municipal Reserve is approximately \$160.80 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 Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Telus Communications Inc. has no objections to the mentioned circulation.
- (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](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

- (f) 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.

- (g) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

"In response to your February 22, 2021, subdivision of land application, we have reviewed the information provided. We wish to provide the following comments:

- 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.
- A parcel of residential land should have access to a legal source of drinking water as designated by the appropriate regulatory authority.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided.

If you require further clarification, please contact me at the Lethbridge Community Health Centre at 403-388-6690 Ext. 8."

- (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 remnant land does have direct access to Highway 507 and 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, currently and as proposed the parcel to be created will gain indirect access to the highway solely by way of the local road system. Given this and that the remnant lands will remain to be an agricultural tract, strictly from Alberta Transportation's point of view, we do not anticipate that the creation of the country residential/farmstead parcel 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 direct access to the highway will be allowed as a result of this application and that the existing direct accesses could remain on a temporary basis for limited agricultural use only.

Section 16 of the regulation only states that the requirements of Sections 14 and 15 may be varied. Although the waiver of Section 15(2) has been granted for this application, it has been granted under site specific circumstance (in accordance with Section 14(b), (indirect access by the local road system and the remnant lands will remain to be an agricultural tract) and it should not be construed that this variance would set precedent or be granted as a matter of course.

The applicant would also be advised that any development within the right-of-way or within 300 metres beyond the limit of the highway or within 800 metres from the centre point of the intersection of the highway and another highway would require the benefit of a permit from Alberta Transportation. This requirement is outlined in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009.

The subject property is within the noted control lines and as such any development would require the benefit of the said permit. To ensure that any future highway expansion plans are not unduly compromised, minimum setbacks would be identified and stipulated as a condition of approval such that an adequate buffer would be maintained alongside the highway and any other highway related issues could be appropriately addressed. 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.”

(i) Comments from Chester McRae:

“I have the following comments on the 2021-0-025 subdivision application

- 1 Consideration of adjacent landowners was not considered until the subdivision is complete. Why does the M.D. No 9 or OMRR Services Commission have bylaws or rules If you can go ahead build before approval.
- 2 Are all the setbacks correct and slope stability studies complete as per the bylaws
- 3 Seems some ratepayers follow the rules or bylaws while others do not so how is this scenario enforced.

In closing this application seems out of sequence and wrong. A proper explanation or referral to the rules or bylaws that apply would be appreciated.”

(j) Canada Post has no comment.

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CHAIRMAN

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DATE

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** February 22, 2021

**Date of Receipt:** February 8, 2021

**Date of Completeness:** February 22, 2021

**TO: Landowners:** Kevin Boyd Lang and Rose Lang, Kevin B Lang and Rosemarie Linda Lang

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

**Referral Agencies:** M.D. of Pincher Creek No. 9, Bev Everts, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Altagas Utilities Inc., AB Health Services - South Zone, AB Environment & Parks - J. Wu, AB Transportation, AER, Canada Post, Pieridae Alberta Production Ltd.

**Adjacent Landowners:** 1285356 Alberta Ltd., Berry Kim Lang, Christopher W & Cecile Homans, Darcy G. & Maralee Allen, Darcy L. Fisher, Elizabeth L. Hill, Eric E & Myrna E. Wright, Frank R & Jacqueline J Marsh, Frederick John Dewald, Jessie L. Gamache, Kenneth & Jean Murray, Krista Rae Lang, Randall C & Verna F Marsh, Robert Keith Lang, Roland & Susan Milligan, Shawn Michael P. Lang, V6 Bar Cattle Company Ltd., Zoratti Ranches Ltd.

**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 **March 15, 2021**. (Please quote our File No. **2021-0-025** in any correspondence with this office).

**File No.:** 2021-0-025

**Legal Description:** S1/2 17-6-1-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:** 191 223 782, 091 353 557



**Meeting Date:** April 6, 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 a 5.28 acre (2.14 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) and a title of 59.94 acres (24.257 ha) for country residential use.

The proposal is to accommodate the subdivision of an existing farmyard, which presently contains a dwelling and shop. Access to the lot is presently granted from an existing approach to the south, off of a developed municipal road allowance. The existing residence is serviced by a septic system and on-site domestic well.

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.

**RESERVE:**

- Municipal Reserve is not applicable to the SW 17 6-1 W5M pursuant to Section 663(a) of the MGA, as it is the first parcel from the quarter section.
- Within the SE17 6-1 W5M, the payment of the applicable 10% Municipal Reserve is required on the 0.536 acres with the actual amount to be determined at the final stage for Municipal Reserve purposes.

**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:<br>\$1370.00                      | File No:<br>A021-0-025      |
| APPLICATION SUBMISSION                           |                             |
| Date of Receipt:<br>February 8, 2021             | Received By:<br>[Signature] |
| Date Deemed Complete:<br>February 22, 2021       | Accepted By:<br>[Signature] |

**1. CONTACT INFORMATION**

Name of Registered Owner of Land to be Subdivided: Kevin Lang & Rose Lang  
 Mailing Address: [Redacted] City/Town: [Redacted]  
 Postal Code: [Redacted] Telephone: [Redacted] Cell: [Redacted]  
[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 <sup>SW, SE</sup> ¼ Section 17 Township 6 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: 82.018 hectares 202.67 acres
- d. Total number of lots to be created: 1 Size of Lot(s): 2.135 ha (5.28 ac)
- e. Rural Address (if applicable): \_\_\_\_\_
- f. Certificate of Title No.(s): 191 223 782 & 091 353 557

**3. LOCATION OF LAND TO BE SUBDIVIDED**

- a. The land is located in the municipality of Pincher Creek No. 9
- 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. 507
- 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

**4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**

Describe:

- a. Existing use of the land Ag
- b. Proposed use of the land Separate residential site from 1/4 sections

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

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) rolling
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) mixture of grassland and trees
- 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 Well

**7. SEWER SERVICES**

- a. Describe existing sewage disposal: Type Septic Year Installed 2020
- 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: 21-15154) hereby certify that

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

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

Signed: [Signature] Date: Feb 4/2021

**9. RIGHT OF ENTRY**

I, KEVIN + ROSE LANG 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.

Kevin Lang Signature of Registered Owner(s) [Signature] Feb. 3, 2021

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

0020 744 199

5;1;6;17;SW

191 223 782

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 6

SECTION 17

ALL THAT PORTION OF THE SOUTH WEST QUARTER WHICH LIES TO THE SOUTH OF ROAD PLAN 3190JK

CONTAINING 57.757 HECTARES (142.72 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 191 030 352

| REGISTERED OWNER(S) |            |                  |            |               |
|---------------------|------------|------------------|------------|---------------|
| REGISTRATION        | DATE (DMY) | DOCUMENT TYPE    | VALUE      | CONSIDERATION |
| 191 223 782         | 04/11/2019 | TRANSFER OF LAND | [REDACTED] | [REDACTED]    |

OWNERS

KEVIN BOYD LANG

AND

ROSE LANG

BOTH OF:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 191 223 782

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

GRANTEE - ICG UTILITIES (PLAINS-WESTERN) LTD.

981 143 380      21/05/1998 CAVEAT

RE : RIGHT OF WAY AGREEMENT

CAVEATOR - PIERIDAE ALBERTA PRODUCTION LTD.

ATTN: LAND DEPARTMENT

3100, 308-4 AVE SW

CALGARY

ALBERTA T2POH7

(DATA UPDATED BY: TRANSFER OF CAVEAT  
011122878)

(DATA UPDATED BY: CHANGE OF ADDRESS 021132890)

(DATA UPDATED BY: TRANSFER OF CAVEAT  
021386749)

(DATA UPDATED BY: TRANSFER OF CAVEAT  
051411046)

(DATA UPDATED BY: TRANSFER OF CAVEAT  
201025833)

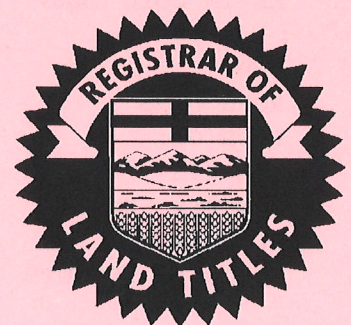
[REDACTED]

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 14 DAY OF  
JANUARY, 2021 AT 04:30 P.M.

ORDER NUMBER: 40827548

CUSTOMER FILE NUMBER:



\*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  
0020 758 561            5;1;6;17;SE                      091 353 557

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 6  
SECTION 17  
ALL THAT PORTION OF THE SOUTH EAST QUARTER  
WHICH LIES TO THE SOUTH AND TO THE WEST  
OF ROAD PLAN 7510045  
CONTAINING 24.261 HECTARES (59.95 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 051 242 118 +2

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

[REDACTED]                      SEE INSTRUMENT

OWNERS

KEVIN B LANG

AND

ROSEMARIE LINDA LANG

BOTH OF:

[REDACTED]  
[REDACTED]  
[REDACTED]

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----  
821 156 200      10/09/1982      UTILITY RIGHT OF WAY

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 091 353 557

REGISTRATION  
NUMBER          DATE (D/M/Y)          PARTICULARS

GRANTEE - ICG UTILITIES (PLAINS-WESTERN) LTD.

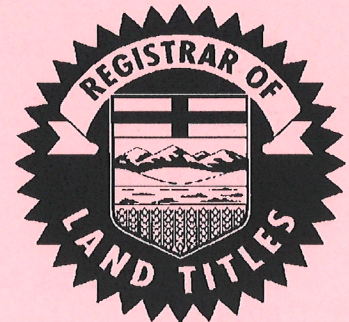
941 242 933      19/09/1994      UTILITY RIGHT OF WAY  
GRANTEE - FORTISALBERTA INC.  
320 - 17 AVENUE S.W.  
CALGARY  
ALBERTA T2S2Y1  
PORTION AS DESCRIBED  
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 001293760)  
(DATA UPDATED BY: CHANGE OF NAME 051028496)

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 14 DAY OF  
JANUARY, 2021 AT 04:30 P.M.

ORDER NUMBER:    40827548

CUSTOMER FILE NUMBER:

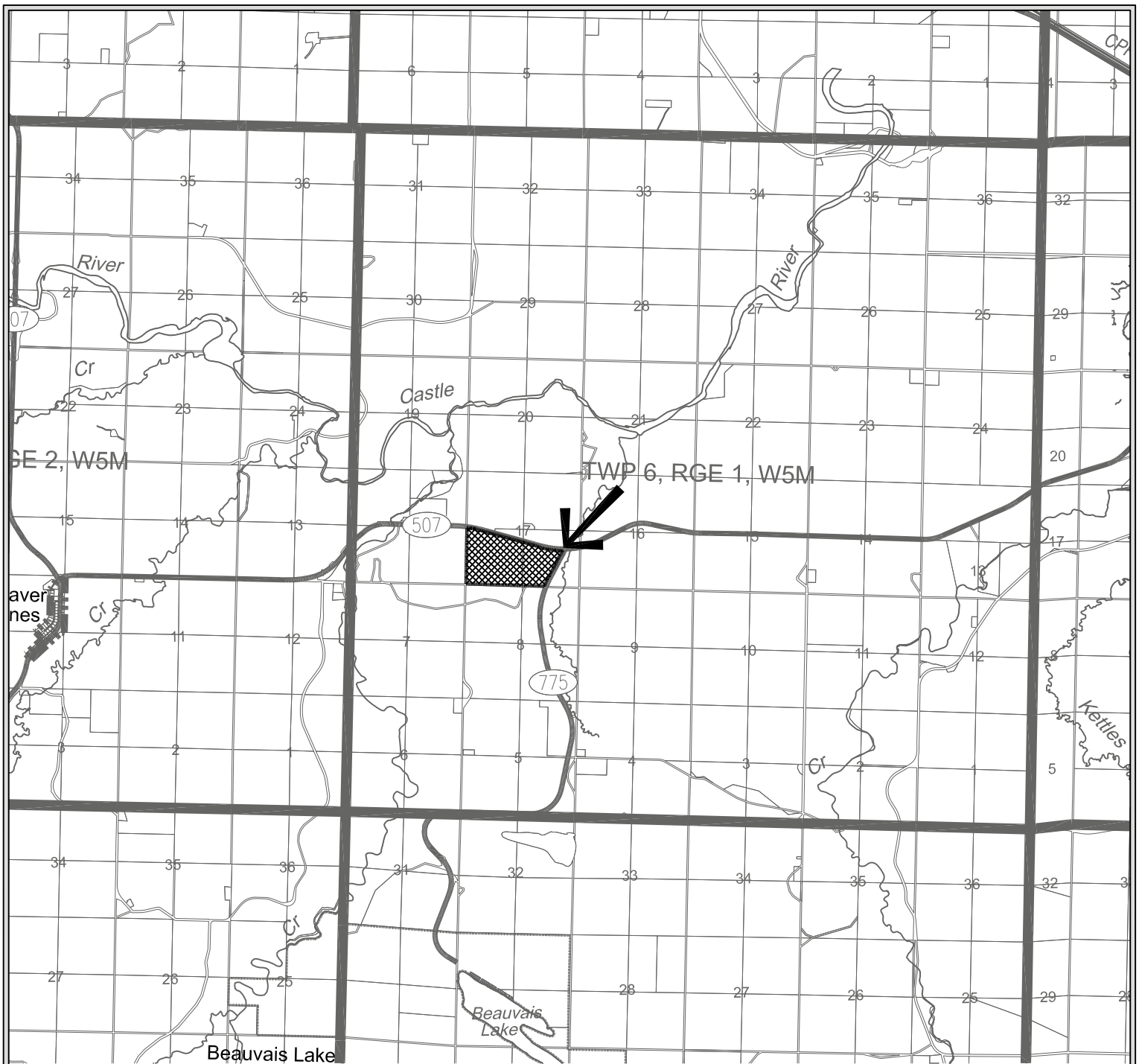


\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
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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).

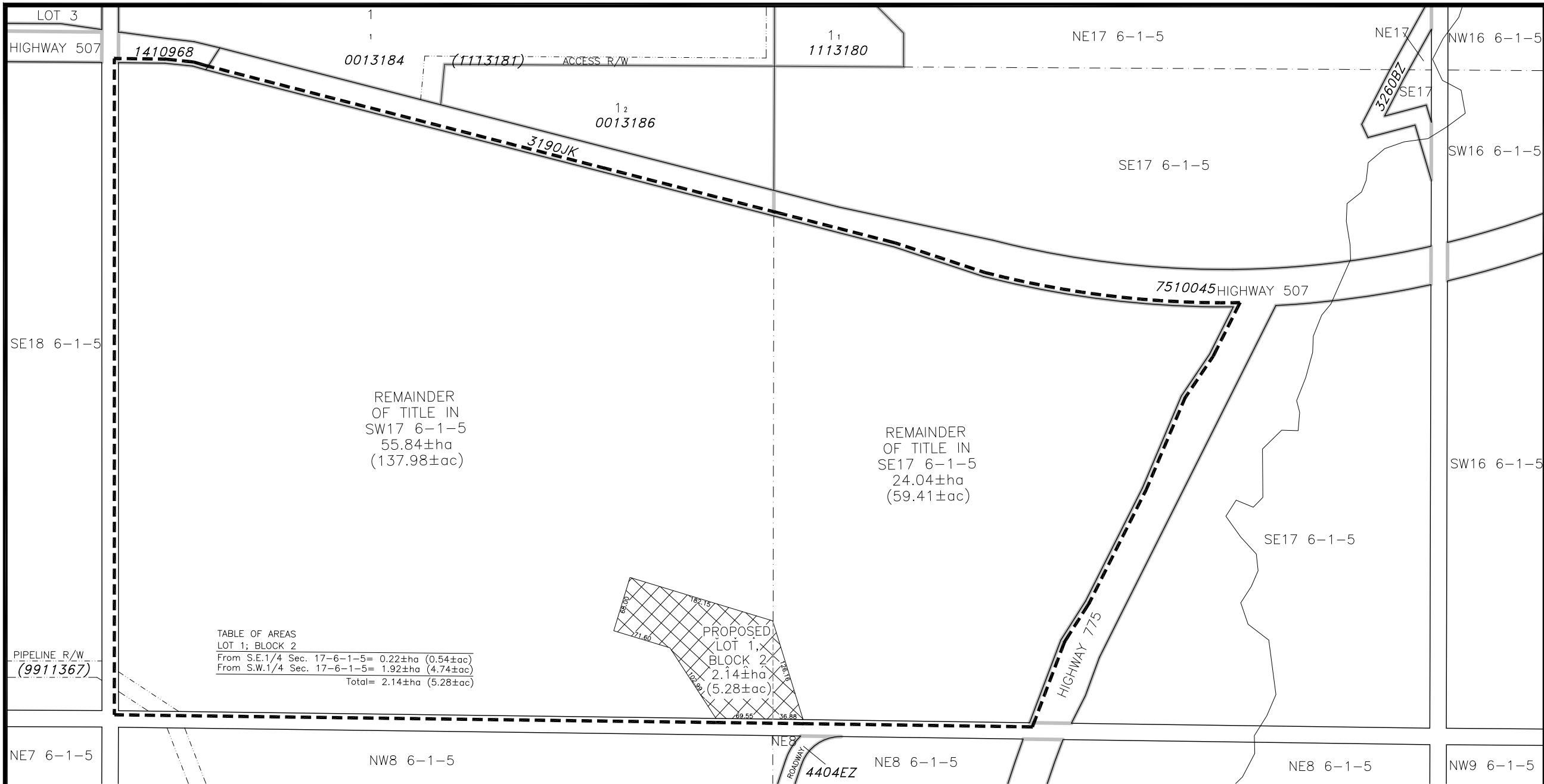




**SUBDIVISION LOCATION SKETCH**  
**WITHIN S 1/2 SEC 17, TWP 6, RGE 1, W 5 M**  
**MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9**  
**DATE: FEBRUARY 11, 2021**  
**FILE No: 2021-0-025**

MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3105 180 AVENUE NORTH, LETHBRIDGE AB T1H 5E9  
 \*NOT RESPONSIBLE FOR ERRORS OR OMISSIONS\*





**SUBDIVISION SKETCH**  
 WITHIN S 1/2 SEC 17, TWP 6, RGE 1, W 5 M  
 MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9  
 DATE: FEBRUARY 11, 2021  
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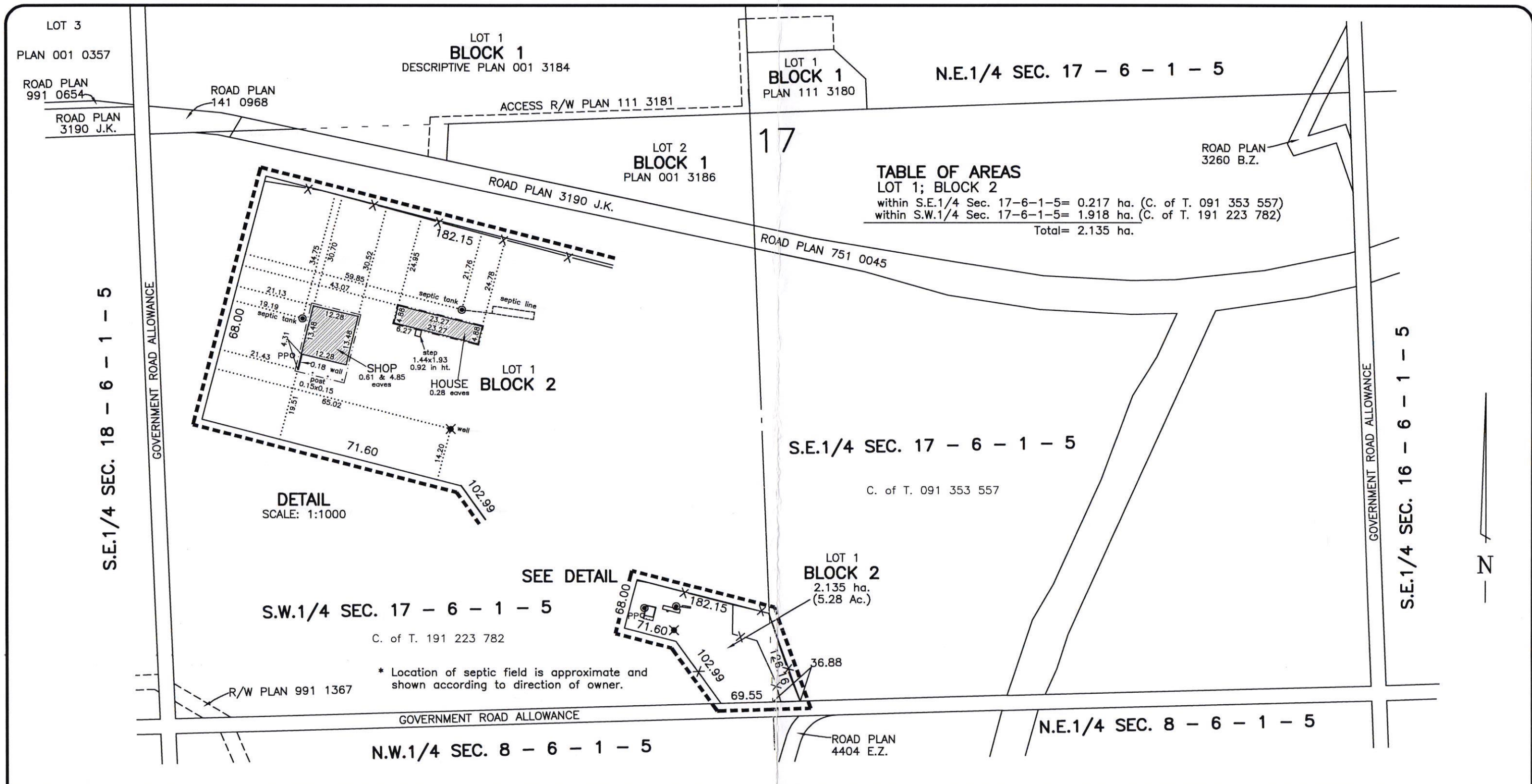


**SUBDIVISION SKETCH**

WITHIN S 1/2 SEC 17, TWP 6, RGE 1, W 5 M  
MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9  
DATE: FEBRUARY 11, 2021  
FILE No: 2021-0-025

AERIAL PHOTO DATE: 2015

OLDMAN RIVER REGIONAL SERVICES COMMISSION  
0 Metres 100 200 300 400  
February 15, 2021 N:\Subdivision\2021\0-025.dwg



| NO. | REVISION                                                                                                                                                                                                                                                                                                                                            | DATE | BY |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----|
|     | Improvements shown were surveyed on January 20th, 2021                                                                                                                                                                                                                                                                                              |      |    |
|     | NOTE : Portion to be approved is outlined thus <b>-----</b> and contains approximately 2.135 ha. Distances are in metres and decimal parts thereof. Overhead line is shown thus <b>—DP—DP—</b> PP stands for utility pole. Fence lines are shown thus <b>—X—X—</b> Distances and areas are approximate and are subject to change upon final survey. |      |    |

**KEVIN & ROSE LANG**

TENTATIVE PLAN SHOWING SUBDIVISION  
 of part of  
 S.1/2 SEC. 17; TWP. 6; 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 CJB    | DATE JAN. 27/21   |
|                       | CHECKED DJA  | JOB 21-15154      |
|                       | SCALE 1:5000 | DRAWING 21-15154T |
| D. J. Amantea, A.L.S. |              |                   |

## DRAFT RESOLUTION

Our File: 2021-0-036

March 29, 2021

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

Dear Mr. MacCulloch,

**RE: Lot 1, Block 1, Plan 1013365 and a portion of the NW1/4 22-5-1-W5M all within N1/2 22-5-1-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 Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, AB Environment & Parks - C. Wojtowicz, AB Environment Operations Infrastructure Branch (OIB), AB Environment & Parks - J. Wu, AB Water Boundaries and AER.

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

2021-0-036

**M.D. of Pincher Creek No. 9 Country Residential** subdivision of Lot 1, Block 1, Plan 1013365 and a portion of the NW1/4 22-5-1-W5M all within N1/2 22-5-1-W5M

THAT the Country Residential subdivision of Lot 1, Block 1, Plan 1013365 and a portion of the NW1/4 22-5-1-W5M all within N1/2 22-5-1-W5M (Certificate of Title No. 101 291 249, 121 251 804), to create a 22.83 acre (9.24 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) and an existing 8.65 acre (3.5 ha) lot, for country residential use; 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 14.18 acres within the NW22 5-1 W5M at the market value of \$3,100 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 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 Certificate of Title 121251804 be consolidated with the subdivided 14.18 acres of the NW22 5-1 W5M 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 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.14 and R.21.

## INFORMATIVE:

- (a) The payment of the applicable 10% Municipal Reserve on the 14.18 acres within the NW22 5-1 W5M must be satisfied using Municipal District of Pincher Creek Policy 422. The MD assessor has provided a land value for the 14.18 acre (5.74 ha) being subdivided at \$3,100 per acre. Using the formula from Policy 422, the amount owing to satisfy Municipal Reserve is approximately \$4,395.80 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 Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Telus Communications Inc. has no objections.
- (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](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

- (f) 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.

- (g) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

"In response to your February 26, 2021, subdivision of land application, we have reviewed the information provided. We wish to provide the following comments:

- 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.
- A parcel of residential land should have access to a legal source of drinking water as designated by the appropriate regulatory authority.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided.

If you require further clarification, please contact me at the Lethbridge Community Health Centre at 403-388-6690 Ext. 8."

- (h) Canada Post has no comment.

---

CHAIRMAN

---

DATE

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** February 26, 2021

**Date of Receipt:** February 18, 2021

**Date of Completeness:** February 18, 2021

**TO: Landowner:** Jeffrey James Marcel Dejax

**Agent or Surveyor:** Dustin Burns - Quest Geomatics

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

**Adjacent Landowners:** 2039330 Alberta Ltd., A&L Robbins Ranching Ltd., Alvin & Lorraine Robbins, 1817323 Alberta Ltd., Edward Ollenberg, Lenore Robertson, Otto Gavin Bonertz

**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 **March 17, 2021**. (Please quote our File No. 2021-0-036 in any correspondence with this office).

**File No.:** 2021-0-036

**Legal Description:** Lot 1, Block 1, Plan 1013365 and a portion of the NW1/4 22-5-1-W5M all within N1/2 22-5-1-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:** 101 291 249, 121 251 804



**Meeting Date:** April 6, 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 a 22.83 acre (9.24 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) and an existing 8.65 acre (3.5 ha) lot, for country residential use.

The proposal is to accommodate the subdivision of a dwelling (under development) and to consolidate an adjacent parcel that was previously subdivided (Lot 1 Block 1 Plan 1013365). Access to the lot is presently granted from an existing approach to the southeast, off of a developed municipal road allowance. The residence will be serviced by a septic system and on-site domestic well.

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 Certificate of Title 121251804 be consolidated with the subdivided 14.18 acres of the NW22 5-1 W5M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

**RESERVE:**

The payment of the applicable 10% Municipal Reserve on the 14.18 acres within the NW22 5-1 W5M with the actual amount to be determined at the final stage for Municipal Reserve purposes.

**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.**



| FOR OFFICE USE ONLY                              |                                    |
|--------------------------------------------------|------------------------------------|
| Zoning (as classified under the Land Use Bylaw): |                                    |
| Fee Submitted:<br>\$1040.00                      | File No:<br>2021-0-036             |
| APPLICATION SUBMISSION                           |                                    |
| Date of Receipt:<br>February 18, 2021            | Received By:<br><i>[Signature]</i> |
| Date Deemed Complete:<br>Feb 18, 2021            | Accepted By:<br><i>[Signature]</i> |

**APPLICATION FOR SUBDIVISION  
RURAL MUNICIPALITY**

**1. CONTACT INFORMATION**

Name of Registered Owner of Land to be Subdivided: JEFF Dejax

Mailing Address: [Redacted] City/Town: [Redacted]

Postal: [Redacted] Telephone: [Redacted] Cell: [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: DUSTIN BURNS - Quest Geomatics

Mailing Address: 202, 602-11<sup>th</sup> Ave S.W. City/Town: Calgary

Postal Code: T2R 1J8 Telephone: 403 984 9460 Cell: 403-988-9584

Email: dustin.burns@questinc.ca Preferred Method of Correspondence: Email  Mail

**2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED**

a. All/part of the NW ¼ Section 22 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: \_\_\_\_\_ hectares 147.82 acres

d. Total number of lots to be created: 1

e. Rural Address (if applicable): [Redacted]

f. Certificate of Title No.(s): 101 291 249, 121 251 804

**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. \_\_\_\_\_

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   
Pipeline w/ heater

**4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**

Describe:

- a. Existing use of the land Agricultural / Grazing
- b. Proposed use of the land Residential as well as grazing

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

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) rolling / mixed
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)  
Mostly trees / brush, with some small meadows
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) clay with some 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.
- 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 NONE
- b. Describe proposed source of potable water drilled well

**7. SEWER SERVICES**

- a. Describe existing sewage disposal: Type NONE Year Installed
- b. Describe proposed sewage disposal: Type New septic system

**8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF**

I Jeff Dejax hereby certify that  
 I am the registered owner       I am authorized to act on behalf of the register owner

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

Signed: [Signature] Date: Feb 12/21

**9. RIGHT OF ENTRY**

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

[Signature]  
 Signature of Registered Owner(s)



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0034 468 140              1013365;1;1                      121 251 804

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 1013365  
BLOCK 1  
LOT 1  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 3.5 HECTARES (8.65 ACRES) MORE OR LESS

ATS REFERENCE: 5;1;5;22;NE  
ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 267 061

---

| REGISTRATION | DATE (DMY) | REGISTERED OWNER(S)<br>DOCUMENT TYPE | VALUE | CONSIDERATION  |
|--------------|------------|--------------------------------------|-------|----------------|
| 121 251 804  | 26/09/2012 | TRANSFER OF LAND                     |       | SEE INSTRUMENT |

---

OWNERS

JEFFREY JAMES MARCEL DEJAX  
OF BOX 11, SITE 16, RR2  
SUNDRE  
ALBERTA T0M 1X0

---

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION<br>NUMBER | DATE (D/M/Y) | PARTICULARS                                                                                     |
|------------------------|--------------|-------------------------------------------------------------------------------------------------|
| 3349CU                 | 02/11/1922   | EASEMENT<br>"S.E. 1/4 27, 5, 1, W5TH, SUBJECT TO"                                               |
| 881 128 269            | 26/07/1988   | CAVEAT<br>RE : EASEMENT<br>CAVEATOR - PIERIDAE ALBERTA PRODUCTION LTD.<br>ATTN: LAND DEPARTMENT |

( CONTINUED )

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

3100, 308-4 AVE SW  
CALGARY  
ALBERTA T2P0H7

(DATA UPDATED BY: TRANSFER OF CAVEAT  
201025964)

[REDACTED]

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF  
FEBRUARY, 2021 AT 09:59 A.M.

ORDER NUMBER: 41054374

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S LINC SHORT LEGAL TITLE NUMBER
0034 468 116 5;1;5;22;NW 101 291 249

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 5
SECTION 22
QUARTER NORTH WEST
CONTAINING 160 ACRES MORE OR LESS
EXCEPTING THEREOUT:

Table with 5 columns: PLAN, NUMBER, HECTARES, ACRES, MORE OR LESS. Rows include ROAD (1586JK, 2.72) and DESCRIPTIVE (1013364, 3.83, 9.46).

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 267 041 +1

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

[Redacted] SEE INSTRUMENT

OWNERS

JEFFREY JAMES MARCEL DEJAX

[Redacted owner details]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS

3336CU . 31/10/1922 EASEMENT
"SUBJECT TO, IN FAVOUR OF THE SE OF 27"

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 101 291 249

| REGISTRATION<br>NUMBER | DATE (D/M/Y) | PARTICULARS |
|------------------------|--------------|-------------|
|------------------------|--------------|-------------|

|             |            |                                                           |
|-------------|------------|-----------------------------------------------------------|
| 931 156 097 | 05/07/1993 | UTILITY RIGHT OF WAY<br>GRANTEE - CENTRA GAS ALBERTA INC. |
|-------------|------------|-----------------------------------------------------------|

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 16 DAY OF  
FEBRUARY, 2021 AT 01:10 P.M.

ORDER NUMBER: 41039424

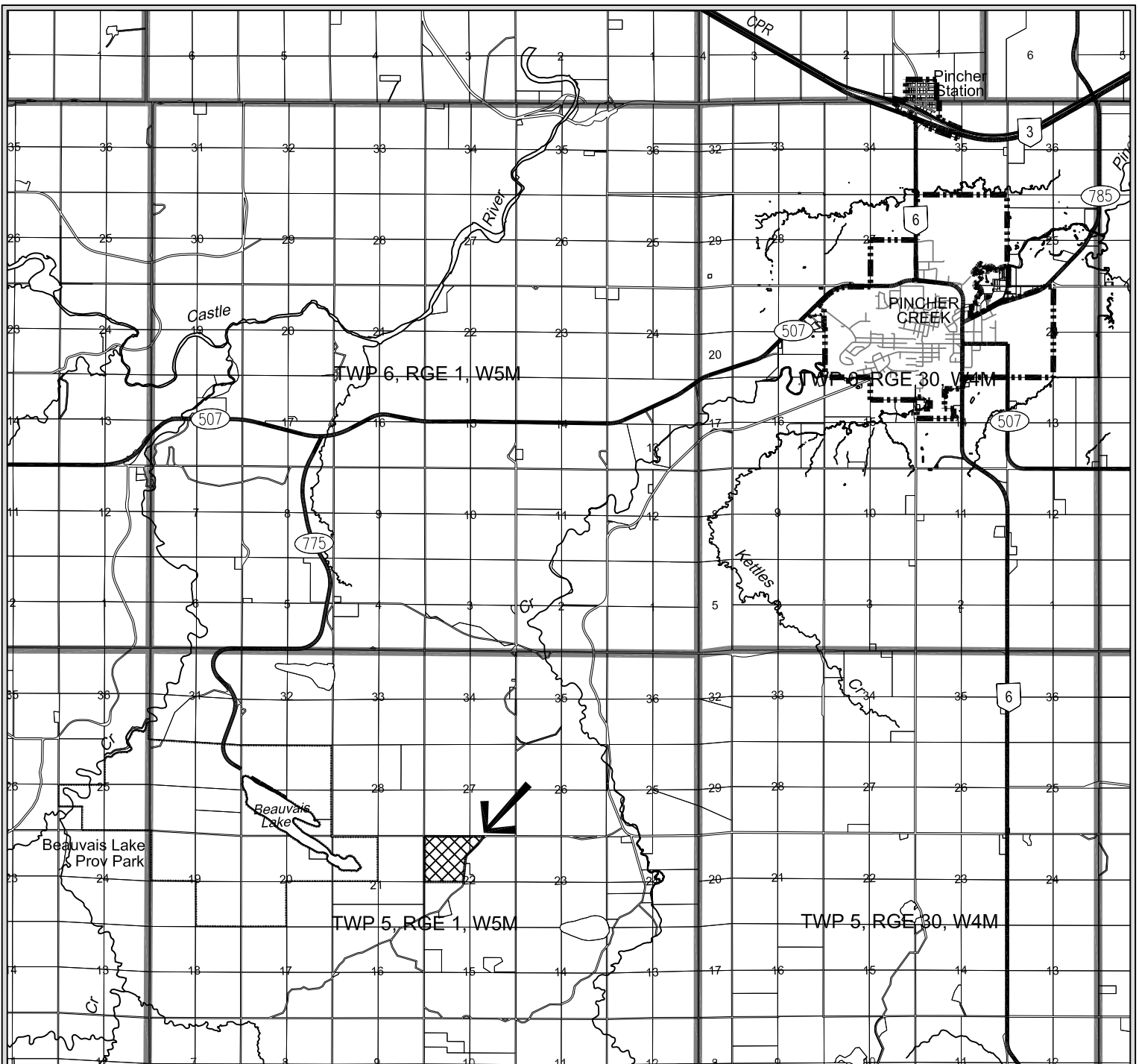
CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



**SUBDIVISION LOCATION SKETCH**  
**LOT 1, BLOCK 1, PLAN 1013365 &**  
**NW 1/4 SEC 22, TWP 5, RGE 1, W 5 M**  
**MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9**  
**DATE: FEBRUARY 19, 2021**  
**FILE No: 2021-0-036**

MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3135 180 AVENUE NORTH, LETHBRIDGE AB T1H 5E9  
 \*NOT RESPONSIBLE FOR ERRORS OR OMISSIONS\*



**OLDMAN RIVER REGIONAL SERVICES COMMISSION**

February 19, 2021 N:\Subdivision\2021\2021-0-036.dwg



SE28

SW27 5-1-5

SE27 5-1-5

SW26

NE21 5-1-5

NW22 5-1-5  
59.82±ha  
(147.82±ac)

1<sub>1</sub>  
1013365  
3.5±ha  
(8.65±ac)

PIPELINE (R/W)  
(8911368)  
(8912012)

NW23 5-1-5

1<sub>3</sub>  
1313435

SE21

1<sub>1</sub>  
1410334

SW22

1<sub>2</sub>  
1313434

SE22 5-1-5

SW23

**SUBDIVISION SKETCH - EXISTING**

LOT 1, BLOCK 1, PLAN 1013365 & NW 1/4 SEC 22, TWP 5, RGE 1, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: FEBRUARY 19, 2021

FILE No: 2021-0-036



OLDMAN RIVER REGIONAL SERVICES COMMISSION



0 Metres 100 200 300 400



February 19, 2021 N:\Subdivision\2021\2021-0-036.dwg

SE28

SW27 5-1-5

SE27 5-1-5

SW26

NE21 5-1-5

REMAINDER OF  
TITLE IN  
NW22 5-1-5  
54.08±ha  
(133.64±ac)

PROPOSED  
SUBDIVISION  
9.24±ha  
(22.83±ac)

ROADWAY  
1586JK

PIPELINE (R/W)  
(8912012)  
(8911368)

1<sub>3</sub>  
1313435

NW23 5-1-5

SE21

1<sub>1</sub>  
1410334

1<sub>2</sub>  
1313434

SW22

SE22 5-1-5

SW23

**SUBDIVISION SKETCH - PROPOSED**

LOT 1, BLOCK 1, PLAN 1013365 & NW 1/4 SEC 22, TWP 5, RGE 1, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: FEBRUARY 19, 2021

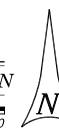
FILE No: 2021-0-036



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

February 19, 2021 N:\Subdivision\2021\2021-0-036.dwg





**SUBDIVISION SKETCH - PROPOSED**

LOT 1, BLOCK 1, PLAN 1013365 & NW 1/4 SEC 22, TWP 5, RGE 1, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: FEBRUARY 19, 2021

FILE No: 2021-0-036

AERIAL PHOTO DATE: 2015

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

February 22, 2021 N:\Subdivision\2021\2021-0-036.dwg

## DRAFT RESOLUTION

Our File: 2021-0-040

March 29, 2021

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

Dear Mr. MacCulloch,


**RE: Parcel D, Plan 8710574 within NE1/4 30-7-29-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 Range School Division, AltaLink, AB Environment & Parks - T. Zambal, AB Environment & Parks - J. Wu, AB Environment & Parks - M. Armstrong, AB Environment Operations Infrastructure Branch (OIB), Historical Resources Administrator and AER.

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

2021-0-040

**M.D. of Pincher Creek No. 9 Country Residential** subdivision of Parcel D, Plan 8710574 within NE1/4 30-7-29-W4M

THAT the Country Residential subdivision of Parcel D, Plan 8710574 within NE1/4 30-7-29-W4M (Certificate of Title No. 121 131 481), to create a 4.75 acre (1.92 ha) parcel from a title of 88.36 acres (35.75 ha) for country residential use; 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 4.75 acres at the market value of \$3,000 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 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 northwest corner of Parcel D (as indicated in the attached mapping by ORRSC) be registered as road concurrently with the Plan of Subdivision.
4. That the applicant is responsible, at their expense, for carrying out any requirements of the provincial Historical Resources Administrator with respect to the Historical Resources Act prior to registration of the plan of 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 complies with the M.D. of Pincher Creek subdivision policy R.7 and R.11.

## INFORMATIVE:

- (a) The payment of the applicable 10% Municipal Reserve on the 4.75 acres must be satisfied using Municipal District of Pincher Creek Policy 422. The MD assessor has provided a land value for the 4.75 acre (1.92 ha) being subdivided at \$3,000 per acre. Using the formula from Policy 422, the amount owing to satisfy Municipal Reserve is approximately \$1,425 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 Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)

(d) That the applicant is responsible for submitting a Historic Resources (HR) Application to Alberta Culture and Tourism via the Online Permitting and Clearance (OPaC) system, unless otherwise directed by the Historical Resources Administrator. The applicant must meet any requirements of the Administrator of Alberta Culture and Tourism for Historical Resources, and must provide to the Subdivision Authority a copy in writing of the Historical Resources Act clearance prior to final endorsement.

(e) Telus Communications Inc. has no objections.

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

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

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

(g) 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.”

(h) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

“In response to your March 4, 2021 subdivision of land application, we have reviewed the information provided. We wish to provide the following comments:

- 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.
- Each parcel of residential land should have access to a legal source of drinking water as designated by the appropriate regulatory authority.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided.

If you require further clarification, please contact me at the Lethbridge Community Health Centre at 403-388-6690 Ext. 8.”

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

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

The proposal is contrary to Section 14 and subject to the requirements of Section 15(2) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017 (“the regulation”).

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

To that end, the parcel to be created and remnant land will be well removed from Highway 510 with indirect access to the highway being gained solely by way of the local road system. As such, strictly from Alberta Transportation's point of view, we do not anticipate that the creation of the country residential parcel 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 Sections 14 and 15(2).

Notwithstanding the foregoing, the applicant would be advised that any development within the right-of-way or within 300 metres beyond the limit of the highway or within 800 metres from the center point of the intersection of the highway and another highway would require the benefit of a permit from Alberta Transportation. This requirement is outlined in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009.

The subject property is within the noted control lines however given that development setbacks will be maintained by default and all access to the highway is indirect by way of the local road system, in this instance a permit from Alberta Transportation will not be required and development of the country residential parcel could proceed under the direction, control and management of the municipal district. The applicant could contact 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."

(j) Canada Post has no comment.

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CHAIRMAN

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DATE

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** March 4, 2021

**Date of Receipt:**

February 25, 2021

**Date of Completeness:**

February 25, 2021

**TO: Landowner:** Lucas Jacob Semenoff and Brittney Amber Semenoff

**Agent or Surveyor:**

**Referral Agencies:** M.D. of Pincher Creek No. 9, Bev Everts, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Chief Mountain Gas Co-op Ltd., AB Health Services - South Zone, AB Environment & Parks - T. Zambal, AB Environment & Parks - J. Wu, AB Environment & Parks - M. Armstrong, AB Environment Operations Infrastructure Branch (OIB), AB Transportation, Historical Resources Administrator, AER, Canada Post

**Adjacent Landowners:** Edward Cervo & Norman Cervo, Brant Lewis & Renita Jayne, HMQ, Minister of Environmental Protection, HMQ, Land Services Section, 121500 Alberta Ltd.

**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 **March 23, 2021**. (Please quote our File No. **2021-0-040** in any correspondence with this office).

**File No.:** 2021-0-040

**Legal Description:** Parcel D, Plan 8710574 within NE1/4 30-7-29-W4M

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

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

**Existing Use:** Agricultural

**Proposed Use:** Country Residential

**# of Lots Created:** 1

**Certificate of Title:** 121 131 481



**Meeting Date:** April 6, 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 a 4.75 acre (1.92 ha) parcel from a title of 88.36 acres (35.75 ha) for country residential use.

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

This proposal complies with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan, Oldman River Reservoir Area Structure 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 the northwest corner of Parcel D (as indicated in the attached mapping by ORRSC) be registered as road concurrently with the Plan of Subdivision.
8. That, any conditions of Alberta Culture and Tourism, 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 4.75 acres with the actual amount to be determined at the final stage for Municipal Reserve purposes.

**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:<br><u>\$1040.00</u>                | File No:<br><u>2021-0-040</u>      |
| APPLICATION SUBMISSION                            |                                    |
| Date of Receipt:<br><u>February 25, 2021</u>      | Accepted By:<br><u>[Signature]</u> |
| Date Deemed Complete:<br><u>February 25, 2021</u> | Accepted By:<br><u>[Signature]</u> |

**1. CONTACT INFORMATION**

Name of Registered Owner of Land to be Subdivided: Lucas Jacob Semenoff and Brittney Amber Semenoff

Mailing Address: [Redacted] Postal Code: [Redacted]  
[Redacted] Fax: [Redacted]  
[Redacted] Preferred Method of Correspondence: Email  Mail

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

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_ Preferred Method of Correspondence: Email  Mail

Name of Surveyor: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_ Preferred Method of Correspondence: Email  Mail

**2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED**

- a. All/part of the NE ¼ Section 30 Township 7 Range 29 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)
- b. Being all/part of: Lot/Unit \_\_\_\_\_ Block \_\_\_\_\_ Plan 8710574 Parcel D
- c. Total area of existing parcel of land (to be subdivided) is: 35.756 hectares 88.36 acres
- d. Total number of lots to be created: 1 Size of Lot(s): 4.5 ac +/-
- e. Rural Address (if applicable): Blue Sign #7
- f. Certificate of Title No.(s): 121 131

**3. LOCATION OF LAND TO BE SUBDIVIDED**

- a. The land is located in the municipality of Pincher Creek #9
- 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. 510
- 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

**4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**

Describe:

- a. Existing use of the land farm Yard
- b. Proposed use of the land Acreage / Dwelling

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

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) flat - rolling
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)  
Grass / tree/shrub - in yard
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) loam/clay
- 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.  
House (on foundation), Graineries, Numerous Outbuilding on skids, C-Can
- 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 cistern (we haul water)
- b. Proposed source of potable water Haul Water

**7. SEWER SERVICES**

Describe:

- a. Existing sewage disposal: Type tank/field Year Installed 2014 (Rebuilt)
- b. Proposed sewage disposal: Type —

**8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF**

I Lucas Jacob Semenoff hereby certify that

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

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

Signed: [Signature] Date: 12/20/2020

**9. RIGHT OF ENTRY**

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

[Signature] Signature of Registered Owner(s) Brittney Semenoff December 20, 2020



LAND TITLE CERTIFICATE

S LINC SHORT LEGAL TITLE NUMBER
0013 675 518 8710574;D 121 131 481

LEGAL DESCRIPTION

PLAN 8710574
PARCEL 'D'
CONTAINING 35.756 HECTARES (88.36 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;29;7;30;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 111 275 132

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



OWNERS

LUCAS JACOB SEMENOFF

AND

BRITTNEY AMBER SEMENOFF



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS
761 062 957 19/05/1976 UTILITY RIGHT OF WAY
GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD.
BOX 38

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 121 131 481

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CARDSTON

ALBERTA T0K0K0

(DATA UPDATED BY: CHANGE OF NAME 021135791)

911 117 935 05/06/1991 CAVEAT

RE : EASEMENT

CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF  
ALBERTA

C/O THE DEPARTMENT OF ENVIRONMENT

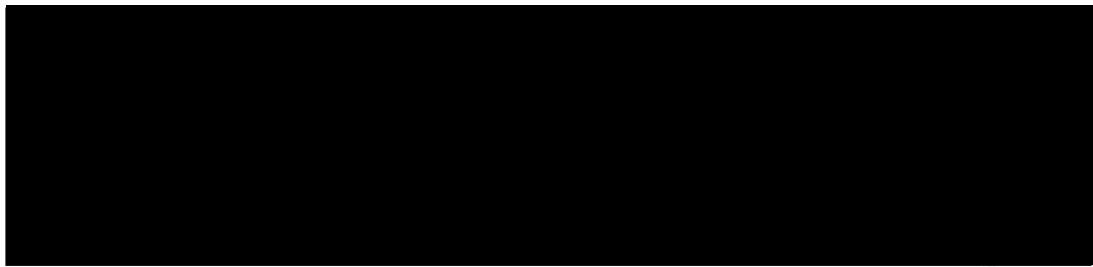
9820 - 106 STREET

EDMONTON

ALBERTA T5K2J6

AGENT - KEN E NELSON

(DATA UPDATED BY: TRANSFER OF CAVEAT  
921306754)



201 043 424 03/03/2020 CAVEAT

RE : UTILITY RIGHT OF WAY

CAVEATOR - FORTISALBERTA INC.

320-17 AVE SW

CALGARY

ALBERTA T2S2V1

AGENT - MSL LAND SERVICES LTD.

TOTAL INSTRUMENTS: 005

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 23 DAY OF  
FEBRUARY, 2021 AT 11:52 A.M.

ORDER NUMBER: 41084818

CUSTOMER FILE NUMBER:

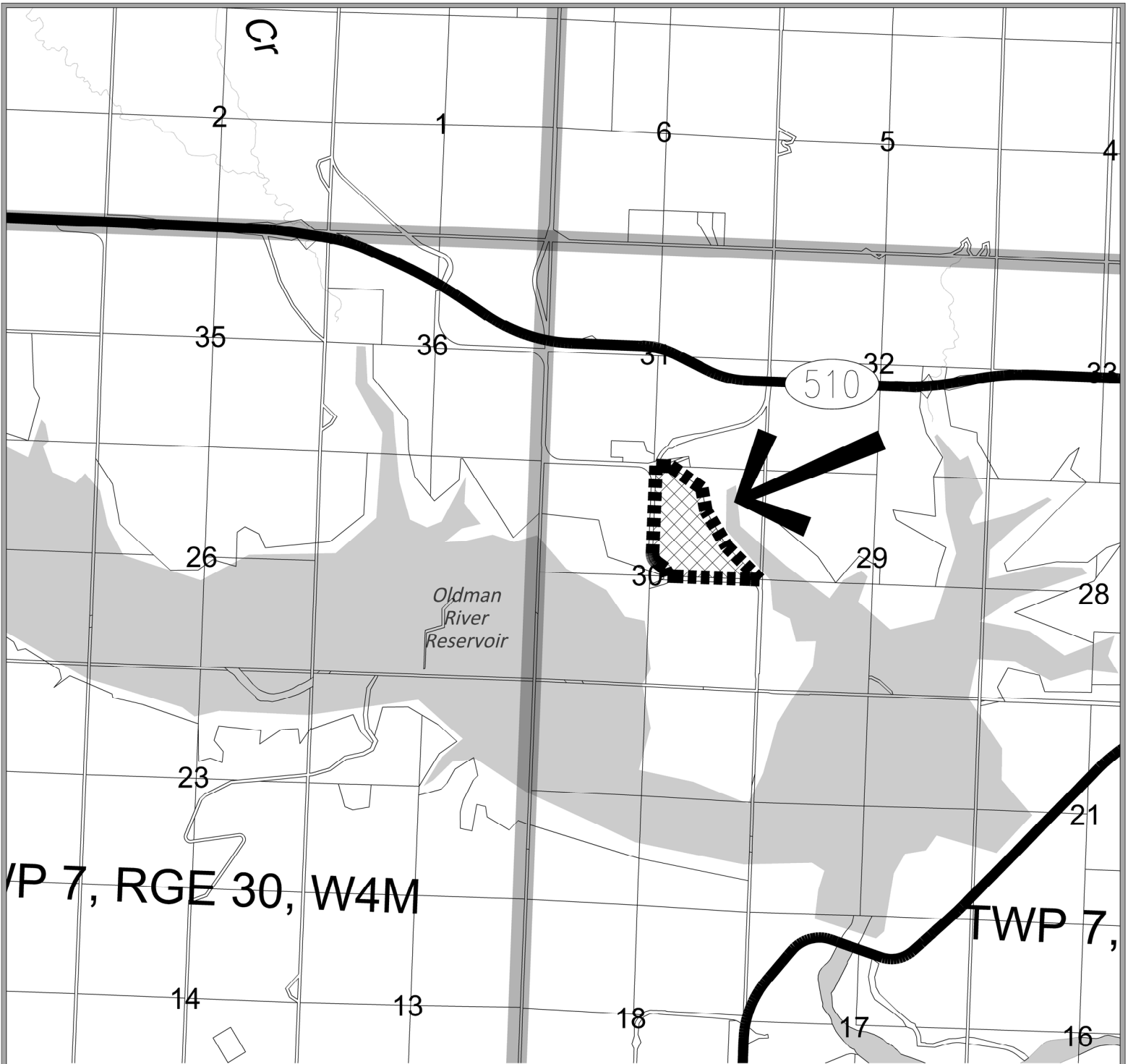


\*END OF CERTIFICATE\*

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THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



**SUBDIVISION LOCATION SKETCH**

**PLAN 8710574, PARCEL 'D'**

**WITHIN NE 1/4 SEC 30, TWP 7, RGE 29, W 4 M**

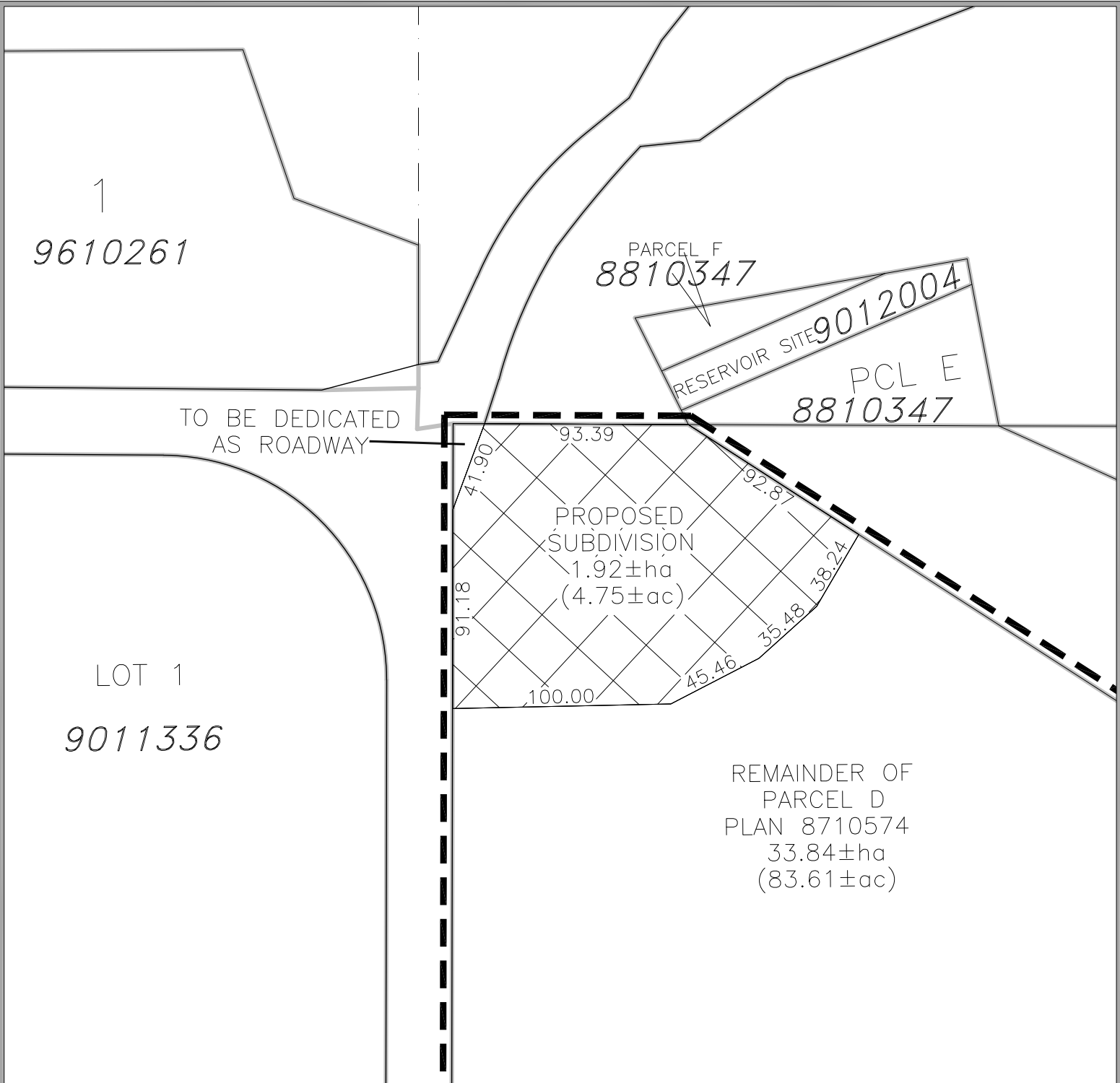
**MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9**

**DATE: FEBRUARY 25, 2021**

**FILE: 2021-0-040**

MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3105 160 AVENUE NORTH, LEITHBRIDGE, AB T7H 5G9  
 \*NOT RESPONSIBLE FOR ERRORS OR OMISSIONS\*

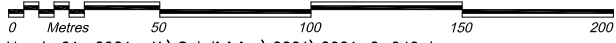




**SUBDIVISION SKETCH**  
**PLAN 8710574, PARCEL 'D'**  
**WITHIN NE 1/4 SEC 30, TWP 7, RGE 29, W 4 M**  
**MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9**  
**DATE: FEBRUARY 25, 2021**  
**FILE: 2021-0-040**



OLDMAN RIVER REGIONAL SERVICES COMMISSION







SUBDIVISION SKETCH  
 PLAN 8710574, PARCEL 'D'  
 WITHIN NE 1/4 SEC 30, TWP 7, RGE 29, W 4 M  
 MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9  
 DATE: FEBRUARY 25, 2021  
 FILE: 2021-0-040



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March 01, 2021 N:\Subdivision\2021\2021-0-040.dwg



AERIAL PHOTO DATE: 2015