

**Agenda**  
**Municipal District of Pincher Creek No. 9**  
**Subdivision Authority Meeting**  
**MD of Pincher Creek Council Chambers**  
**September 6<sup>th</sup> 2022**  
**6:00 pm**

**1. Adoption of Agenda**

**2. Adoption of Minutes**

- a. Minutes of July 5, 2022

**3. Closed Meeting Session**

**4. Unfinished Business**

None

**5. Subdivision Application**

- a. Subdivision Application No. 2022-0-107  
Brandon Lammers  
Lot 1, Block 1, Plan 201 1869 & Lot 2, Block 1, Plan 201 1870 within W ½ 31-5-28 W4
- b. Subdivision Application No. 2022-0-109  
Burles  
E ½ 4-9-1 W5
- c. Subdivision Application No. 2022-0-113  
632877 Alberta Ltd  
Lots 1-18, Block 14, Plan 1993N and a portion of closed lane within SW 1-7-30 W4

**6. New Business**

**7. Next Regular Meeting** October 4, 2022 6:00 pm

**8. Adjournment**

**Meeting Minutes of the Subdivision Authority**  
**Tuesday, July 5, 2022**  
**6:00 pm**  
**MD of Pincher Creek No. 9**

**IN ATTENDANCE**

Members: Reeve Rick Lemire, Councillors Harold Hollingshead and John MacGarva

Staff: Director of Development and Community Services and Interim CAO Roland Milligan,  
Assistant Planning and Development Officer Laura McKinnon

Planning  
Advisors: ORRSC, Senior Planner Gavin Scott, Staff Hailey Winder

Absent: Councillors Dave Cox and Tony Bruder

**COMMENCEMENT**

Reeve Rick Lemire called the meeting to order, the time being 6:04 pm.

**1. ADOPTION OF AGENDA**

Councillor Harold Hollingshead 22/013

Moved that the Subdivision Authority Agenda for July 5, 2022, be approved as presented.

Carried

**2. ADOPTION OF MINUTES**

Councillor John MacGarva 22/014

Moved that the March 1, 2022, Subdivision Authority Minutes, be approved as presented.

Carried

**3. CLOSED MEETING SESSION**

Councillor Harold Hollingshead 22/015

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 6:05 pm.

Carried

MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
July 5, 2022

Councillor John MacGarva

22/016

Moved that the Subdivision Authority open the meeting to the public, the time being 6:18 pm.

Carried

**4. UNFINISHED BUSINESS**

Nil

**5. SUBDIVISION APPLICATIONS**

- a.** Subdivision Application No. 2022-0-096  
Roy Stoddard  
NE 15-4-29 W4

Councillor Harold Hollingshead

22/017

Moved that the Country Residential subdivision of NE ¼ 15-4-29 W4M (Certificate of Title No. 111 062 736+2), to create a 3.0 acre (1.21 ha) parcel from a previously un-subdivided quarter section of 157.0 acres (63.5 ha) for country residential use; BE APPROVED subject to the following:

**CONDITIONS:**

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

**REASONS:**

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and with waiver 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 18. 16.

MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
July 5, 2022

- b. Subdivision Application No. 2022-0-102  
Agnes Thibert  
Lot 1, Block 1, Plan 0312304 within NW 24-7-2 W5

Councillor John MacGarva

22/017

Moved that the Country Residential subdivision of Lot 1, Block 1, Plan 0312304 within NW ¼ 27-7-2 W5M (Certificate of Title No. 151 068 212 +1), to create a 14.52 acre (5.87 ha) parcel from a previously un-subdivided title of 158.94 acres (64.32 ha) for country residential use; BE APPROVED subject to the following:

**CONDITIONS:**

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

**REASONS:**

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and with waiver 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 the 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 18.16.

Carried

**6. NEW BUSINESS**

**MINUTES**  
**SUBDIVISION AUTHORITY**  
**Municipal District of Pincher Creek No. 9**  
**July 5, 2022**

Nil

**7. NEXT MEETING** – Tuesday, September 6<sup>th</sup>, 2022; 6:00 pm.

**8. ADJOURNMENT**

Councillor John MacGarva

22/018

Moved that the meeting adjourn, the time being 6:06 pm.

Carried

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Rick Lemire, Chair  
Subdivision Authority

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Roland Milligan, Secretary  
Subdivision Authority

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** June 23, 2022

**Date of Receipt:**

June 15, 2022

**Date of Completeness:**

July 16, 2022

**TO: Landowner:** Brandon Lammers

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

**Referral Agencies:** M.D. of Pincher Creek No. 9, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Apex Utilities Inc., AB Health Services - South Zone, AB Environment & Parks - J. Cayford, AER, Canada Post

**Adjacent Landowners:** 1184226 Alberta Ltd, Clara Willms, Hengerer Farms Ltd, Lloyd Sproule, Martha Janzen, Melissa & Russell Friesen, Melvin & Dana Janzen

**Planning Advisor:** Gavin Scott 

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Matters Relating to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **July 12, 2022**. (Please quote our File No. 2022-0-107 in any correspondence with this office).

**File No.:** 2022-0-107

**Legal Description:** Lot 1, Block 1, Plan 201 1869 & Lot 2, Block 1, Plan 201 1870 within W1/2 31-5-28-W4M

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

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

**Existing Use:** Agricultural and Country Residential

**Proposed Use:** Agricultural and Country Residential

**# of Lots Created:** 1 (Boundary Line Adjustment)

**Certificate of Title:** 211 174 095, 211 077 433

**Meeting Date:** September 6, 2022

*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 7.24 acre (2.93 ha) lot for country residential use and 161.37 acres (65.31 ha) lot for agricultural use from two titles of 13.42 acres (5.43 ha) and 155.21 acres (62.81 ah) respectively.

The proposal is to accommodate a boundary line adjustment subdivision of an existing farmyard, which presently contains a dwelling, barn, shop, 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 on-site well plus piped water from a quarter section to the south.

This property was originally subdivided in 2020 (file 2020-0-056) as a 13.43 acre first parcel from the quarter section. The northerly extent of that subdivision was included to capture a portion of the septic system. The septic system has been altered to eliminate the need for these lands within the farmstead. The easterly portion does contain the on-site water well which will be retained with a 5.0m access. This farmstead will be reduced in size by 6.47 acres (2.5 ha) which will be consolidated to the back into the quarter section.

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

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
6. That the 2.5 ha portion of Certificate of Title 211174095 be consolidated with the adjacent title 211077433 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

**RESERVE:**

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

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



**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>2022-G-107</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>June 15, 2022</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>June 16, 2022</u>	Accepted By: <u>[Signature]</u>

**1. CONTACT INFORMATION**

**Name of Registered Owner of Land** to be Subdivided: Brandon Lammers

Mailing Address: Box 3347 City/Town: Pincher Creek

Postal Code: T0K 1W0 Telephone: \_\_\_\_\_ Cell: [Redacted]

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

**Name of Agent** (Person Authorized to act on behalf of Registered Owner): Zachary Prosper

Mailing Address: See information provided below City/Town: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_ Preferred Method of Correspondence: Email  Mail

**Name of Surveyor:** Zachary J. Prosper, ALS brown okamura & associates ltd.

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

Postal Code: T1H 5J9 Telephone: 403-329-4688 ext 132 Cell: \_\_\_\_\_

Email: zach@bokamura.com Preferred Method of Correspondence: Email  Mail

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

a. All/part of the \_\_\_\_\_ ¼ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ West of \_\_\_\_\_ Meridian (e.g. SE¼ 36-1-36-W4M)

b. Being all/part of: Lot/Unit 1 Block 1 Plan 201 1869

c. Total area of existing parcel of land (to be subdivided) is: 5.43 hectares 13.42 acres

d. Total number of lots to be created: 1 Size of Lot(s): 2.50 hectares (6.18 acres)

e. Rural Address (if applicable): \_\_\_\_\_

f. Certificate of Title No.(s): 211 174 095, 211 077 433

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

a. The land is located in the municipality of Municipal District 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. \_\_\_\_\_

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

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



### 3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

- f. Is the land the subject of a licence, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission? Yes  No

If 'yes', please describe: \_\_\_\_\_

- g. Is the land the subject of the application is the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act\*? Yes  No

If 'yes', please describe: \_\_\_\_\_

*\*The Minister is responsible for the following Acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act.*

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

Describe:

- a. Existing use of the land Acreage and farmland
- b. Proposed use of the land subdivide portion of existing acreage that was turned into cultivated farmland

### 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.) grass, cultivated land
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) unknown
- d. Is this a vacant parcel (void of any buildings or structures)? Yes  No

If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.  
See tentative plan for current improvements

- 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 same

### 7. SEWER SERVICES

- a. Describe existing sewage disposal: Type septic tank and field Year Installed approx 40-50 years ago
- b. Describe proposed sewage disposal: Type same

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

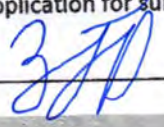
I, Zachary J. Prosper, ALS hereby certify that

I am the registered owner

I am authorized to act on behalf of the register owner

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

Signed: \_\_\_\_\_

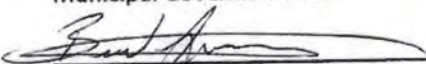


Date: \_\_\_\_\_

June 15, 2022

**9. RIGHT OF ENTRY**

I, Brandon Lammers 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  
0038 745 379            2011870;1;2                      211 077 433

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 2011870  
BLOCK 1  
LOT 2  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 62.81 HECTARES (155.21 ACRES) MORE OR LESS

ATS REFERENCE: 4;28;5;31;W  
ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 201 205 655

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----  
211 077 433      16/04/2021      TRANSFER OF LAND           SEE INSTRUMENT

OWNERS

HENGERER FARMS LTD.  
OF BOX 1055  
GLENWOOD  
ALBERTA T0K 2R0

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----  
5158LE      22/12/1971      CAVEAT  
   CAVEATOR - PLAINS WESTERN GAS & ELECTRIC CO LTD.

TOTAL INSTRUMENTS: 001



THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 24 DAY OF MAY,  
2022 AT 09:15 A.M.

ORDER NUMBER: 44502204

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).





LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0038 745 361            2011869;1;1                      211 174 095

LEGAL DESCRIPTION

PLAN 2011869

BLOCK 1

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 5.43 HECTARES (13.42 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;28;5;31;W

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 201 205 600

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT      TYPE      VALUE      CONSIDERATION  
-----  
211 174 095      10/09/2021      TRANSFER OF LAND      \$500,000      CASH & MORTGAGE

OWNERS

BRANDON LAMMERS  
OF PO BOX 3347  
PINCHER CREEK  
ALBERTA T0K 1W0

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----  
5158LE      22/12/1971      CAVEAT  
CAVEATOR - PLAINS WESTERN GAS & ELECTRIC CO LTD.  
" AFFECTS PART OF THIS TITLE "  
  
211 174 096      10/09/2021      MORTGAGE  
MORTGAGEE - TANGERINE BANK.  
3389 STEELES AVE EAST  
TORONTO

( CONTINUED )



REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

ONTARIO M2H3S8  
ORIGINAL PRINCIPAL AMOUNT: \$302,400  
(DATA UPDATED BY: 211174157 )

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 24 DAY OF MAY,  
2022 AT 09:15 A.M.

ORDER NUMBER:    44502204

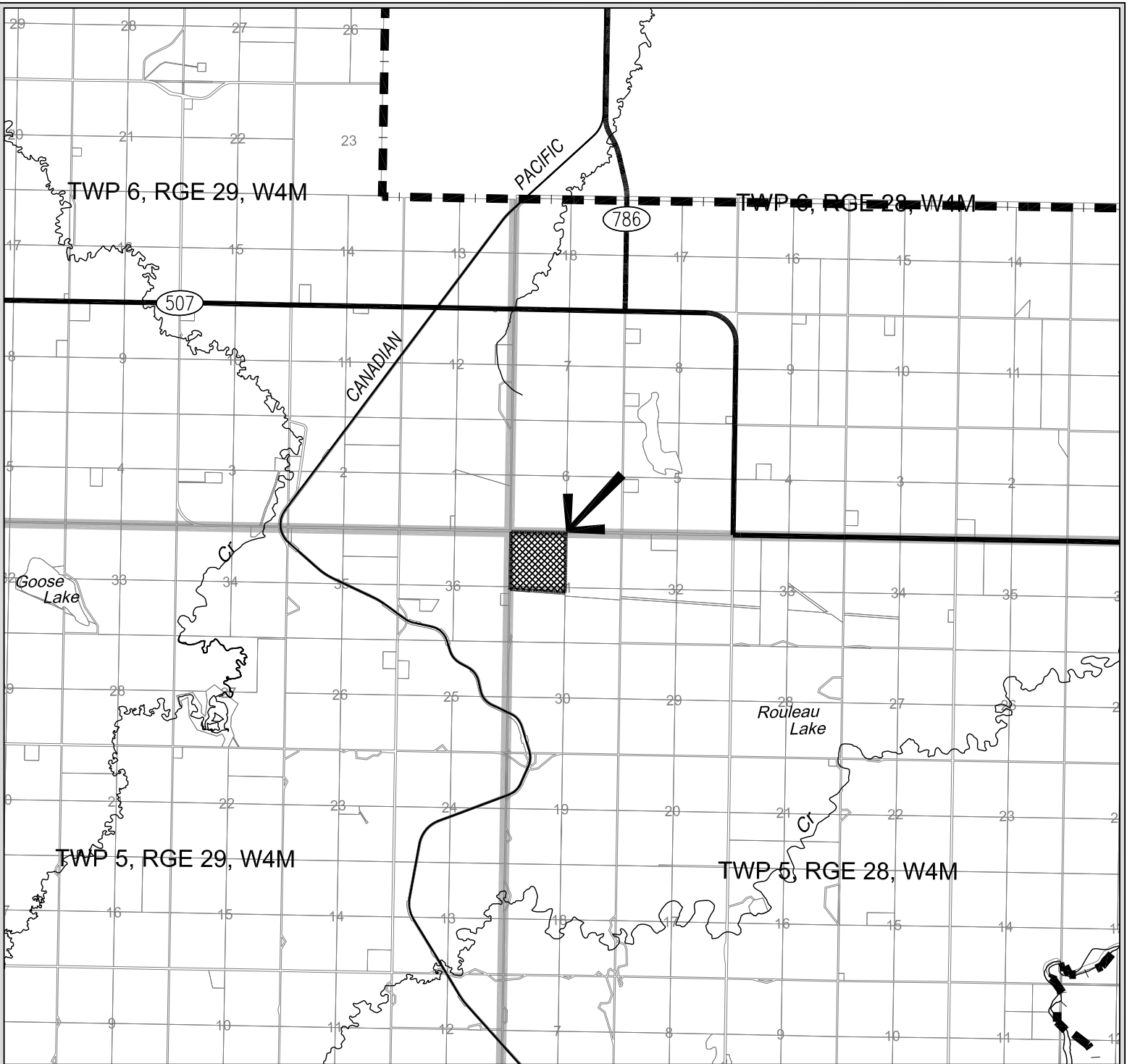
CUSTOMER FILE NUMBER:



\*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,  
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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 2; BLOCK 1; PLAN 2011870 & LOT 1; BLOCK 1; PLAN 2011869**

**ALL WITHIN W 1/2 SEC 31, TWP 5, RGE 28, W 4 M**

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

**DATE: JUNE 20, 2021**

**FILE No: 2022-0-107**

MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 5E5  
 \*NOT RESPONSIBLE FOR ERRORS OR OMISSIONS\*



SE1  
6-29-4

SW6 6-28-4

SE6  
6-28-4

5932HC ROADWAY

NE36 5-29-4

1 2  
2011870

NE31 5-28-4

1 1  
2011869

SE36  
5-29-4

SE31  
5-28-4

1  
9811807

1 3(in 2 parts)  
2011870

### SUBDIVISION SKETCH - EXISTING

LOT 2; BLOCK 1; PLAN 2011870 & LOT 1; BLOCK 1; PLAN 2011869

ALL WITHIN W 1/2 SEC 31, TWP 5, RGE 28, W 4 M

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

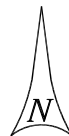
DATE: JUNE 20, 2021

FILE No: 2022-0-107



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400





SE1  
6-29-4

SW6 6-28-4

SE6  
6-28-4

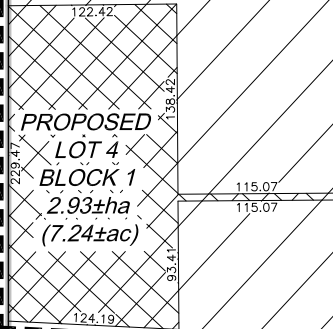
5932HC ROADWAY

TABLE OF AREAS

PROPOSED LOT 5, BLOCK 1	=	2.50±ha( 6.18±ac)
FROM LOT 1, BLOCK 1, PLAN 2011869	=	62.81±ha(155.21±ac)
FROM LOT 2, BLOCK 1, PLAN 2011870	=	TOTAL = 65.31±ha(161.63±ac)

PROPOSED  
LOT 5  
BLOCK 1  
65.31±ha  
(161.38±ac)

PROPOSED  
LOT 4  
BLOCK 1  
2.93±ha  
(7.24±ac)



NE36 5-29-4

NE31 5-28-4

SE36  
5-29-4

SE31  
5-28-4

1  
9811807

1 3(in 2 parts)  
2011870

**SUBDIVISION SKETCH - PROPOSED**

LOT 2; BLOCK 1; PLAN 2011870 & LOT 1; BLOCK 1; PLAN 2011869

ALL WITHIN W 1/2 SEC 31, TWP 5, RGE 28, W 4 M

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

DATE: JUNE 20, 2021

FILE No: 2022-0-107



0 Metres 100 200 300 400

June 20, 2022 N:\Subdivision\2022\2022-0-107.dwg





**SUBDIVISION SKETCH - PROPOSED**

LOT 2; BLOCK 1; PLAN 2011870 & LOT 1; BLOCK 1; PLAN 2011869

ALL WITHIN W 1/2 SEC 31, TWP 5, RGE 28, W 4 M

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

DATE: JUNE 20, 2021

FILE No: 2022-0-107







## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** July 12, 2022

**Date of Receipt:**

June 20, 2022

**Date of Completeness:**

June 22, 2022


**TO: Landowners:** Burles Cattle Company Inc., Warren P. Burles

**Agents:** Mark Burles and Warren Burles

**Surveyor:** Zachary J. Prosper, A.L.S.

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

**Adjacent Landowners:** Fred and Shelley Maloff

**Planning Advisor:** Gavin Scott 

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Matters Relating to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **August 2, 2022**. (Please quote our File No. **2022-0-109** in any correspondence with this office).

**File No.:** 2022-0-109

**Legal Description:** E1/2 4-9-1-W5M

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

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

**Existing Use:** Agricultural

**Proposed Use:** Agricultural

**# of Lots Created:** 1 (Boundary Line Adjustment)

**Certificate of Title:** 051 000 772 +1, 041 286 780

**Meeting Date:** September 6, 2022

*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 261.12 acre (105.67 ha) parcel and a 45.62 acre (18.46 ha) parcel from two titles of 155.65 acres (62.99 ha) and 154.78 acres (62.64 ha) respectively for agricultural use.

The proposal is to accommodate a property realignment subdivision of agricultural land. Access to both titles is presently granted from an existing approach to the east, off of a developed municipal road allowance.

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

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
6. That the 106.49 acres (43.10 ha) portion of the NE4 9-1 W5M (as depicted on BOA tentative sketch file 22-15704TA) be consolidated with the adjacent portion of the SE4 9-1 W5M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

**RESERVE:**

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

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





**APPLICATION FOR SUBDIVISION  
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted: <u>\$1040.00</u>	File No: <u>2022-0-109</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>June 20, 2022</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>June 22, 2022</u>	Accepted By: <u>[Signature]</u>

**1. CONTACT INFORMATION**

Name of Registered Owner of Land to be Subdivided: Burles Cattle Company Inc (C/O Mark and Warren Burles)

Mailing Address: Box 55 (Mark) City/Town: Cowley

Postal Code: T0K 0P9 Telephone: \_\_\_\_\_ Cell: [Redacted]

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

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

Mailing Address: Box 61 City/Town: Cowley

Postal Code: T0K 0P0 Telephone: 403-632-5175 Cell: \_\_\_\_\_

Email: warrenburles@gmail.com Preferred Method of Correspondence: Email  Mail

Name of Surveyor: Zachary J. Prosper, ALS brown okamura & associates ltd.

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

Postal Code: T1H 5J9 Telephone: 403-329-4688 ext 132 Cell: \_\_\_\_\_

Email: zach@bokamura.com Preferred Method of Correspondence: Email  Mail

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

a. All/part of the SE ¼ Section 04 Township 09 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: 61.56 hectares 152.1 acres

d. Total number of lots to be created: 1 Size of Lot(s): 43.10 hectares (106.5 acres)

e. Rural Address (if applicable): \_\_\_\_\_

f. Certificate of Title No.(s): 051 000 772 +1, 041 286 780 (reference title)

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

a. The land is located in the municipality of Municipal District 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. \_\_\_\_\_

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

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

### 3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

- f. Is the land the subject of a licence, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission? Yes  No

If 'yes', please describe: \_\_\_\_\_

- g. Is the land the subject of the application is the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act\*? Yes  No

If 'yes', please describe: \_\_\_\_\_

\*The Minister is responsible for the following Acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act.

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

Describe:

- a. Existing use of the land Farmland
- b. Proposed use of the land Reconfigure boundaries of farm parcels

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

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) mixed
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) mixed
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) unknown
- d. Is this a vacant parcel (void of any buildings or structures)? Yes  No

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

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

### 6. WATER SERVICES

- a. Describe existing source of potable water N/A
- b. Describe proposed source of potable water N/A

### 7. SEWER SERVICES

- a. Describe existing sewage disposal: Type N/A Year Installed \_\_\_\_\_
- b. Describe proposed sewage disposal: Type N/A



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

I, Warren Burles hereby certify that

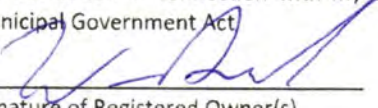
I am the registered owner       I am authorized to act on behalf of the register owner

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

Signed:  Date: \_\_\_\_\_

**9. RIGHT OF ENTRY**

I, Warren Burles 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.





-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 051 000 772 +1

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

-----

051 000 773      04/01/2005 MORTGAGE  
MORTGAGEE - ROBERT YATES BURLES  
PO BOX 8  
COWLEY  
ALBERTA T0K0P0  
ORIGINAL PRINCIPAL AMOUNT: \$217,870

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 JUNE,  
2022 AT 11:41 A.M.

ORDER NUMBER:    44728212

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).



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0029 676 046            5;1;9;4;SE                      041 286 780

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 9  
SECTION 4  
QUARTER SOUTH EAST  
CONTAINING 160 ACRES MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
ROAD	2499JK	0.093	0.23	
DESCRIPTIVE	0214132	2.02	4.99	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 021 432 038 +1

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
041 286 780	03/08/2004	TRANSFER OF LAND	\$320,000	EXCHANGE OF LAND

---

OWNERS

WARREN P BURLES  
OF PO BOX 61  
COWLEY  
ALBERTA T0K 0P0

(DATA UPDATED BY: CHANGE OF ADDRESS 191133642)

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
761 062 672	18/05/1976	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. BOX 38 CARDSTON

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 041 286 780

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

ALBERTA TOKOKO  
(DATA UPDATED BY: CHANGE OF NAME 021073379)

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 16 DAY OF JUNE,  
2022 AT 11:41 A.M.

ORDER NUMBER:    44728212

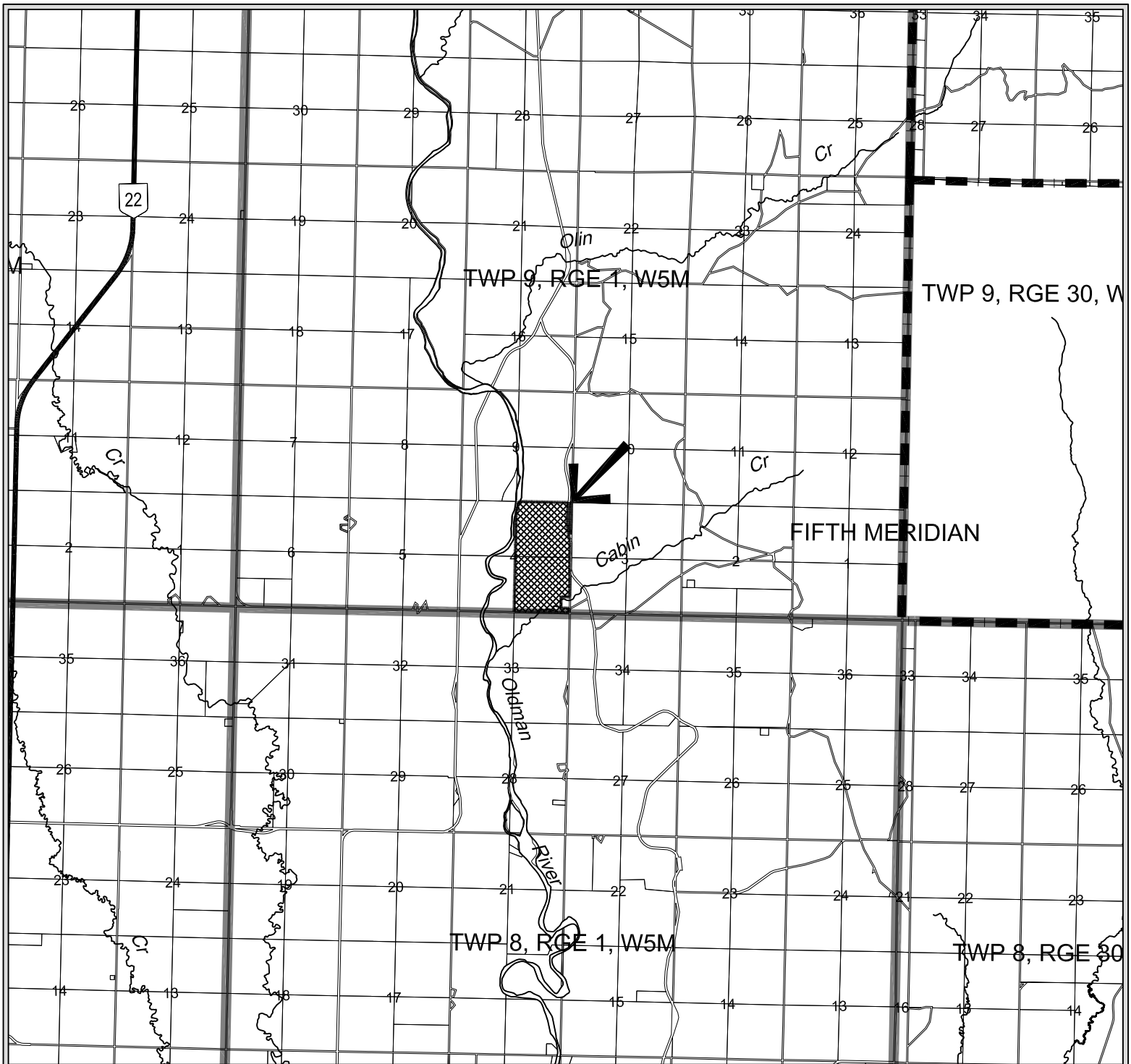
CUSTOMER FILE NUMBER:



\*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**  
**WITHIN E 1/2 SEC 4, TWP 9, RGE 1, W 5 M**  
**MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9**  
**DATE: JUNE 28, 2022**  
**FILE No: 2022-0-109**

MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3105 18th AVENUE NORTH, LETHBRIDGE, AB T1H 3E8  
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



June 28, 2022 N:\Subdivision\2022\2022-0-109.dwg



SW9  
9-1-5

SE9 9-1-5

SW10  
9-1-5

NW4 9-1-5

NW4 9-1-5

NW3 9-1-5

C of T  
051 000 772 +1  
in  
NE4 9-1-5  
(in 2 parts)

OLDMAN RIVER

SW4 9-1-5

C of T  
041 286 780  
in  
SE4 9-1-5

2499JK

SW3 9-1-5

829JK

SW3 9-1-5

1 1  
0214132

SW3 9-1-5

NW33  
8-1-5

NE33 8-1-5

1 2  
2011883

**SUBDIVISION SKETCH - EXISTING**  
WITHIN E 1/2 SEC 4, TWP 9, RGE 1, W 5 M  
MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9  
DATE: JUNE 28, 2022  
FILE No: 2022-0-109



0 Metres 100 200 300 400  
June 28, 2022 N:\Subdivision\2022\2022-0-109.dwg



SW9  
9-1-5

SE9 9-1-5

SW10  
9-1-5

NW4 9-1-5

REMAINDER  
OF TITLE IN  
NE4 9-1-5  
18.46±ha  
(45.62±ac)

PROPOSED  
LOT 2  
BLOCK 1  
105.67±ha  
(261.12±ac)  
(In 2 Parts)

OLDMAN RIVER

NW4 9-1-5

NW3 9-1-5

TABLE OF AREAS

PROPOSED LOT 2, BLOCK 1	
FROM NE4 9-1-5 (C of T 051 000 772 +1)	= 43.10±ha(106.50±ac)
FROM SE4 9-1-5 (C of T 041 286 780)	= 62.57±ha(154.62±ac)
<b>TOTAL</b>	<b>= 105.67±ha(261.12±ac)</b>

PROPOSED  
LOT 2  
BLOCK 1  
105.67±ha  
(261.12±ac)  
(In 2 Parts)

SW4 9-1-5

SW3 9-1-5

829 JK

SW3 9-1-5

SW3 9-1-5

NW33  
8-1-5

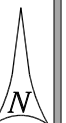
NE33 8-1-5

1 2  
2011883

**SUBDIVISION SKETCH - PROPOSED**  
WITHIN E 1/2 SEC 4, TWP 9, RGE 1, W 5 M  
MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9  
DATE: JUNE 28, 2022  
FILE No: 2022-0-109



0 Metres 100 200 300 400  
June 28, 2022 N:\Subdivision\2022\2022-0-109.dwg







REMAINDER  
OF TITLE IN  
NE4 9-1-5  
18.46±ha  
(45.62±ac)

PROPOSED  
LOT 2  
BLOCK 1  
105.67±ha  
(261.12±ac)  
(In 2 Parts)

TABLE OF AREAS

PROPOSED LOT 2, BLOCK 1		
FROM NE4 9-1-5 (C of T 051 000 772 +1)	=	43.10±ha(106.50±ac)
FROM SE4 9-1-5 (C of T 041 286 780)	=	62.57±ha(154.62±ac)
TOTAL	=	105.67±ha(261.12±ac)

PROPOSED  
LOT 2  
BLOCK 1  
105.67±ha  
(261.12±ac)  
(In 2 Parts)

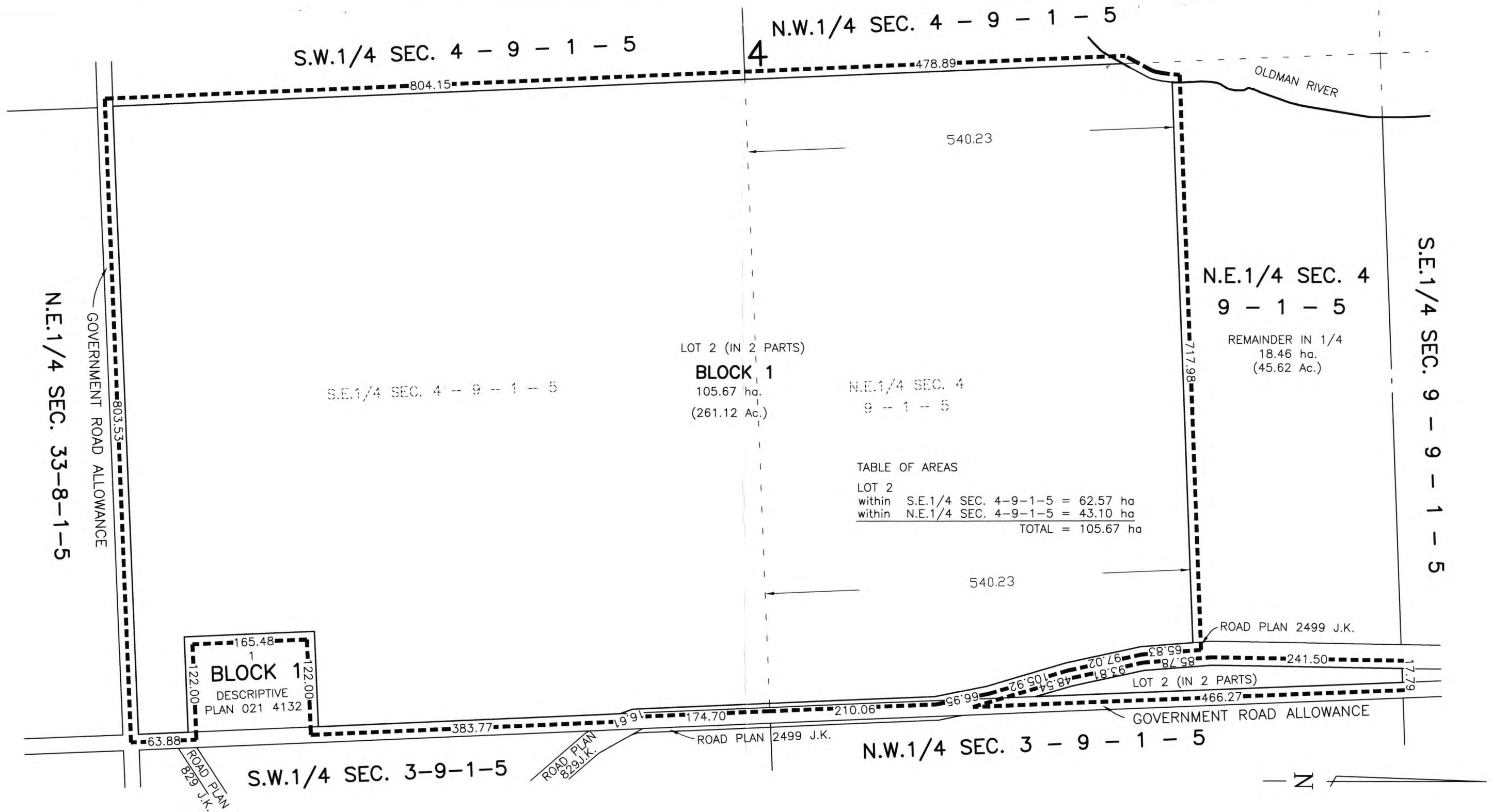
0214132

**SUBDIVISION SKETCH - PROPOSED**  
WITHIN E 1/2 SEC 4, TWP 9, RGE 1, W 5 M  
MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9  
DATE: JUNE 28, 2022  
FILE No: 2022-0-109

AERIAL PHOTO DATE: 2015







NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus **-----** and contains approximately 86.89 ha. Distances are in metres and decimal parts thereof.

Distances and areas are approximate and are subject to change upon final survey.

**CABIN CREEK INVESTMENTS**

TENTATIVE PLAN SHOWING SUBDIVISION  
of part of  
S.E.1/4 SEC. 4 & N.E.1/4 SEC. 4, TWP. 9, RGE. 1, W.5 M.

M.D. of Pincher Creek No. 9

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

APPROVED  Z.J. Prosper, A.L.S.	DRAWN MJ	DATE JUNE 8/22
	CHECKED ZJP	JOB 22-15704
	SCALE  1:5000	DRAWING  22-15704TA







## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** July 28, 2022

**Date of Receipt:**

June 27, 2022

**Date of Completeness:**


July 19, 2022

**TO: Landowner:** 632877 Alberta Ltd.

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

**Referral Agencies:** M.D. of Pincher Creek No. 9, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Apex Utilities Inc., AB Health Services - South Zone, AB Environment & Parks - J. Cayford, AB Transportation, AER, Canada Post

**Adjacent Landowners:** Alvin Robbins, Howard Brown, Jerry Lagrandeur, Lloyd & Geraldine Elder, Lorne & Marguerite Cooley, Terry & Virginia Opheim, Yves Van Huffel & Lieve Parisis

**Planning Advisor:** Gavin Scott 

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Matters Relating to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **August 16, 2022**. (Please quote our File No. 2022-0-113 in any correspondence with this office).

**File No.:** 2022-0-113

**Legal Description:** Lots 1-18, Block 14, Plan 1993N and a portion of closed lane within SW1/4 1-7-30-W4M

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

**Land Designation:** Hamlet General Industrial and Warehousing – HGIW  
(Zoning)

**Existing Use:** Industrial

**Proposed Use:** Industrial

**# of Lots Created:** 2

**Certificate of Title:** 171 251 529, 171 251 529 +3

**Meeting Date:** September 6, 2022

*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 three lots containing 0.69 acres (0.28 ha), 1.49 acres (0.60 ha), and 1.12 acres (0.45 ha) respectively from two titles containing a total of 3.28 acres (1.328 ha) for industrial use.

The proposal is to accommodate the subdivision of an existing building onto a separate parcel described as proposed lot 21, and two other lots are being created from the remaining land which includes a title for a closed alley. Access to the lot is presently granted from an existing street frontage on Queen Street.

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

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
6. That any conditions of Alberta Transportation shall be established prior to finalization of the application.
7. That Certificate of Title 171251529003 be consolidated with the adjacent portions of Certificate of Title 171251529 (as described in BOA Tentative Plan 22-15698T) 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 3.28 acres with the actual amount to be determined at the final stage for Municipal Reserve purposes.

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



FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <b>HGIW</b>	
Fee Submitted: <b>\$1370.00</b>	File No: <b>2022-0-113</b>
APPLICATION SUBMISSION	
Date of Receipt: <b>June 27, 2022</b>	Received By: <i>[Signature]</i>
Date Deemed Complete: <b>July 19, 2022</b>	Accepted By: <i>[Signature]</i>

## APPLICATION FOR SUBDIVISION URBAN MUNICIPALITY

### 1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: 632877 Alberta Ltd.

Mailing Address: Box 1756 City/Town: Pincher Creek

Postal Code: TOK 1W0 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

- All/part of the S $\frac{1}{2}$   $\frac{1}{4}$  Section 1 Township 7 Range 30 West of 4 Meridian (e.g. SE $\frac{1}{4}$  36-1-36-W4M)
- Being all/part of: Lot/Unit 1-18 Block 14 Plan 1993N
- Total area of existing parcel of land (prior to subdivision) is: 1.254 hectares 3.10 acres
- Total number of lots to be created: 2 Size of Lot(s): 1-4 = 0.279 ha 5-18 = 0.975
- Municipal/Civic Address (if applicable): Queen Street, Pincher Station
- Certificate of Title No.(s): 171 251 529

### 3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of M.D. of Pincher Creek
- Is the land situated immediately adjacent to the municipal boundary? Yes  No   
If "yes", the adjoining municipality is \_\_\_\_\_
- Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes  No   
If "yes" the highway is No. 3
- Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes  No   
If "yes", state its name \_\_\_\_\_
- Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Yes  No

### 3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

- f. Is the land the subject of a licence, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission? Yes  No

If 'yes', please describe: \_\_\_\_\_

- g. Is the land the subject of the application is the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act\*? Yes  No

If 'yes', please describe: \_\_\_\_\_

*\*The Minister is responsible for the following Acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act.*

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

Describe:

- a. Existing use of the land Commercial Land
- b. Proposed use of the land No Change

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

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Flat
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)  
Grass
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) Unknown
- d. Is this a vacant parcel (void of any buildings or structures)? Yes  No

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

- e. Are there any active oil or gas wells or pipelines on the land? Yes  No
- f. Are there any abandoned oil or gas wells or pipelines on the land? Yes  No

### 6. WATER SERVICES

- a. Existing source of water Municipal  Other   
If other, describe existing source of potable water \_\_\_\_\_
- b. Proposed source of water Municipal  Other   
If other, describe proposed source of potable water \_\_\_\_\_

### 7. SEWER SERVICES

- a. Existing sewage disposal Municipal  Other   
If other, describe existing sewage disposal \_\_\_\_\_
- b. Proposed sewage disposal Municipal  Other   
If other, describe proposed sewage disposal \_\_\_\_\_

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

I, David J. Amantea, ALS, P.Eng. hereby certify that

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

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

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**9. RIGHT OF ENTRY**

I, FRANK R. MARSH 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.

Frank Marsh  
Signature of Registered Owner(s)

June 23/22

22-15698

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 229 761            1993N;14;1-18            171 251 529

LEGAL DESCRIPTION  
PLAN 1993N  
BLOCK 14  
LOTS 1 TO 18 INCLUSIVE  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;30;7;1;S

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 051 456 357

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----  
171 251 529      09/11/2017      TRANSFER OF LAND           SEE INSTRUMENT

OWNERS

632877 ALBERTA LTD.  
OF PO BOX 1756  
PINCHER CREEK  
ALBERTA T0K 1W0

-----  
ENCUMBRANCES, LIENS & INTERESTS

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

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000



THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 27 DAY OF MAY,  
2022 AT 08:25 A.M.

ORDER NUMBER: 44537918

CUSTOMER FILE NUMBER: 225-15698



\*END OF CERTIFICATE\*

---

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

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



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0020 229 746            1993N;14;OT                      171 251 529 +3

LEGAL DESCRIPTION

PLAN 1993N  
BLOCK 14  
THE LANE THAT ADJOINS LOTS 11 TO 18 INCLUSIVE  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;30;7;1;S  
ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 051 456 357 +3

---

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
171 251 529	09/11/2017	TRANSFER OF LAND			SEE INSTRUMENT

---

OWNERS

632877 ALBERTA LTD.  
OF PO BOX 1756  
PINCHER CREEK  
ALBERTA T0K 1W0

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		

---

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 28 DAY OF JULY,  
2022 AT 09:22 A.M.

ORDER NUMBER: 45051919

CUSTOMER FILE NUMBER:

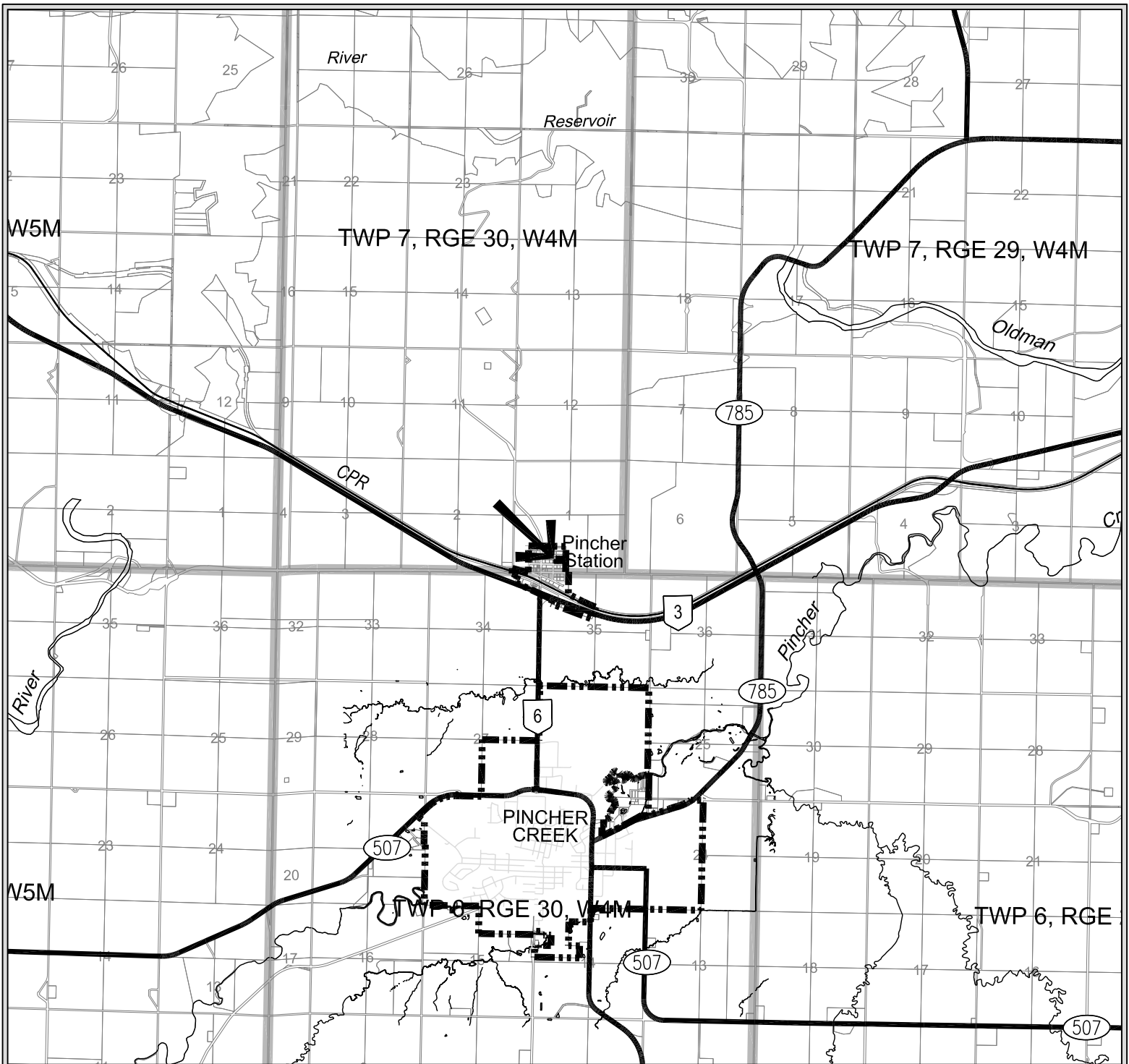


\*END OF CERTIFICATE\*

---

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  
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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**  
**LOTS 1 - 18; BLOCK 14; 1993N**  
**SW 1/4 SEC 1, TWP 7, RGE 30, W 4 M**  
**MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9**  
**DATE: JULY 21, 2022**  
**FILE No: 2022-0-113**

MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3105 18th AVENUE NORTH, LETHBRIDGE, AB T1H 3E8  
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



*OLDMAN RIVER REGIONAL SERVICES COMMISSION*

July 21, 2022 N:\Subdivision\2022\2022-0-113.dwg







**SUBDIVISION SKETCH - EXISTING**

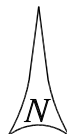
LOTS 1 - 18; BLOCK 14; 1993N

SW 1/4 SEC 1, TWP 7, RGE 30, W 4 M

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

DATE: JULY 21, 2022

FILE No: 2022-0-113



Z  
1993N  
1129JK

Z  
1993N

TABLE OF AREAS

CHARLES ST

CHARLES ST (CLOSED)

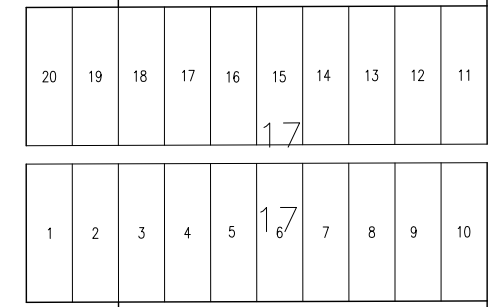
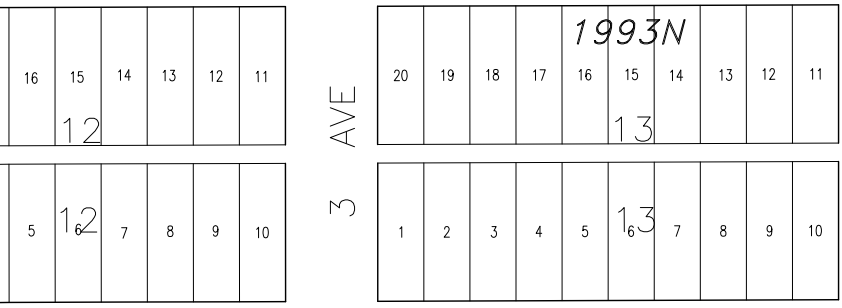
PROPOSED LOT 21, BLOCK 14  
FROM LOTS 1 TO 4, BLOCK 14, PLAN 1993N = 0.28±ha(0.69±ac)

PROPOSED LOT 22, BLOCK 14  
FROM LOTS 5 TO 7, BLOCK 14, PLAN 1993N = 0.21±ha(0.52±ac)  
FROM LOTS 14 TO 18, BLOCK 14, PLAN 1993N = 0.35±ha(0.86±ac)  
FROM LANE, BLOCK 14, PLAN 1993N = 0.04±ha(0.11±ac)  
TOTAL = 0.60±ha(1.49±ac)

PROPOSED LOT 23, BLOCK 14  
FROM LOTS 8 TO 10, BLOCK 14, PLAN 1993N = 0.21±ha(0.52±ac)  
FROM LOTS 11 TO 13, BLOCK 14, PLAN 1993N = 0.21±ha(0.52±ac)  
FROM LANE, BLOCK 14, PLAN 1993N = 0.03±ha(0.11±ac)  
TOTAL = 0.45±ha(1.12±ac)

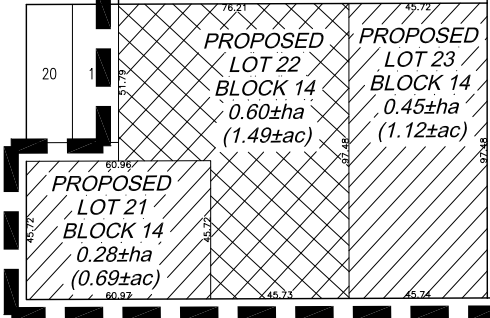
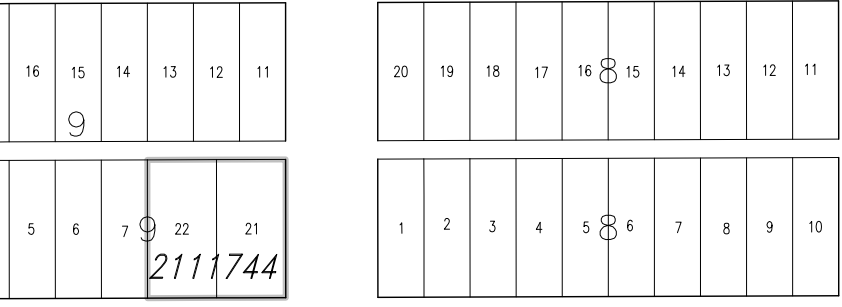
YONGE ST

YONGE ST (CLOSED)



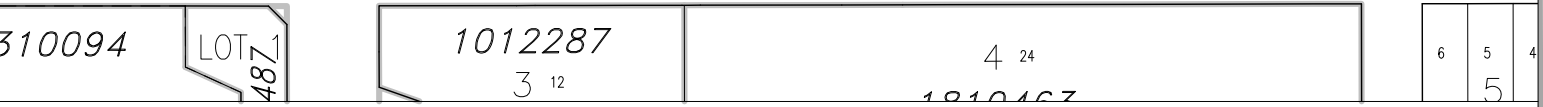
5 AVE (CLOSED)

QUEEN ST



5 AVE

KING ST



**SUBDIVISION SKETCH - PROPOSED**  
**LOTS 1 - 18; BLOCK 14; 1993N**  
**SW 1/4 SEC 1, TWP 7, RGE 30, W 4 M**  
**MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9**  
**DATE: JULY 21, 2022**  
**FILE No: 2022-0-113**





**SUBDIVISION SKETCH - PROPOSED**  
**LOTS 1 - 18; BLOCK 14; 1993N**  
 SW 1/4 SEC 1, TWP 7, RGE 30, W 4 M  
 MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9  
 DATE: JULY 21, 2022  
 FILE No: 2022-0-113



**BLOCK Z**  
PLAN 1993 N.

**TABLE OF AREAS**  
LOT 21; BLOCK 14

within Lots 1 to 4 Inclusive; Block 14; Plan 1993 N.= 0.279 ha.(C. of T. 171 251 529)

LOT 22; BLOCK 14

within Lots 1 to 7 Inclusive; Block 14; Plan 1993 N.= 0.209 ha.(C. of T. 171 251 529)  
within Lots 14 to 18 Inclusive; Block 14; Plan 1993 N.= 0.348 ha.(C. of T. 171 251 529)  
within Lane; Block 14; Plan 1993 N.= 0.046 ha.

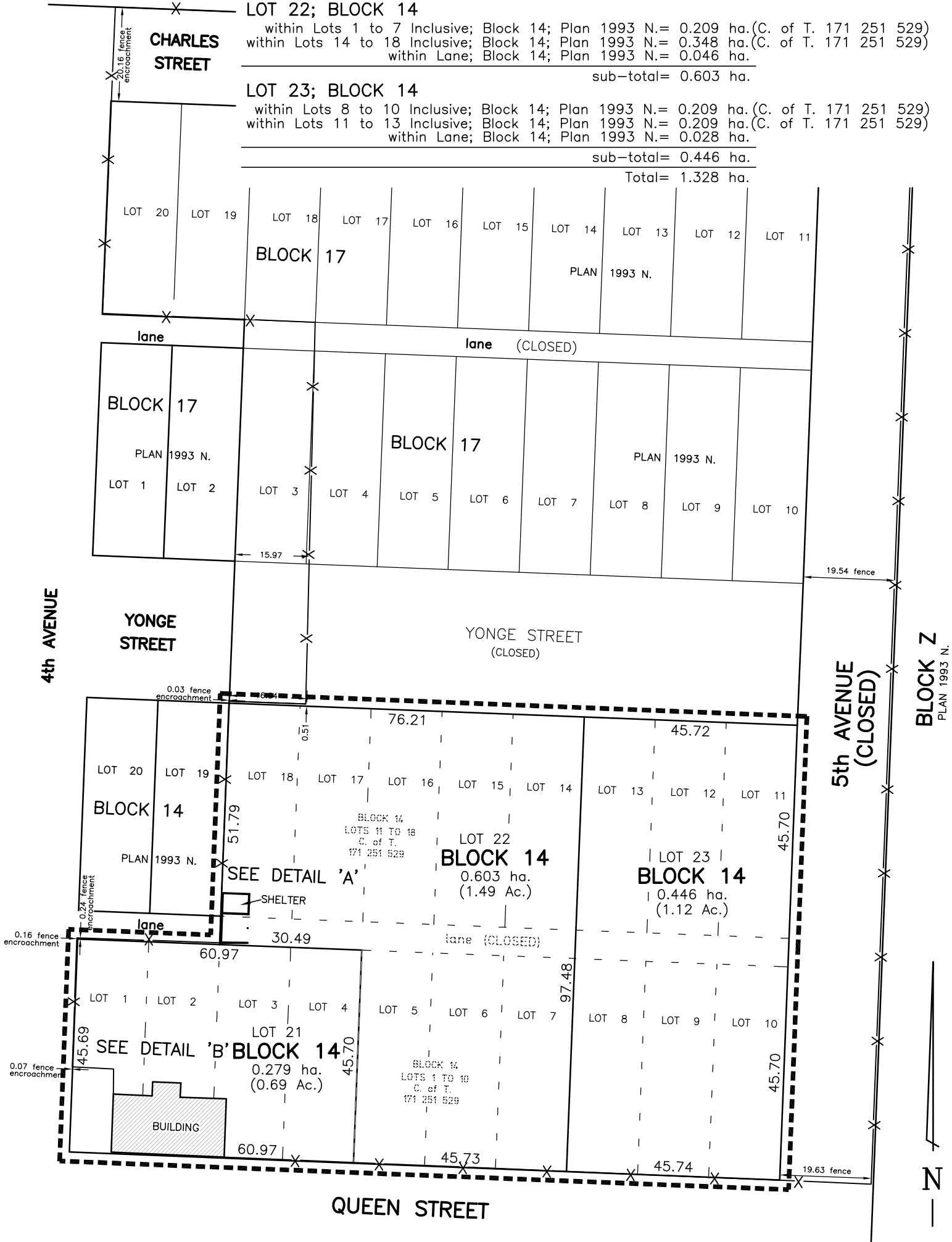
sub-total= 0.603 ha.

LOT 23; BLOCK 14

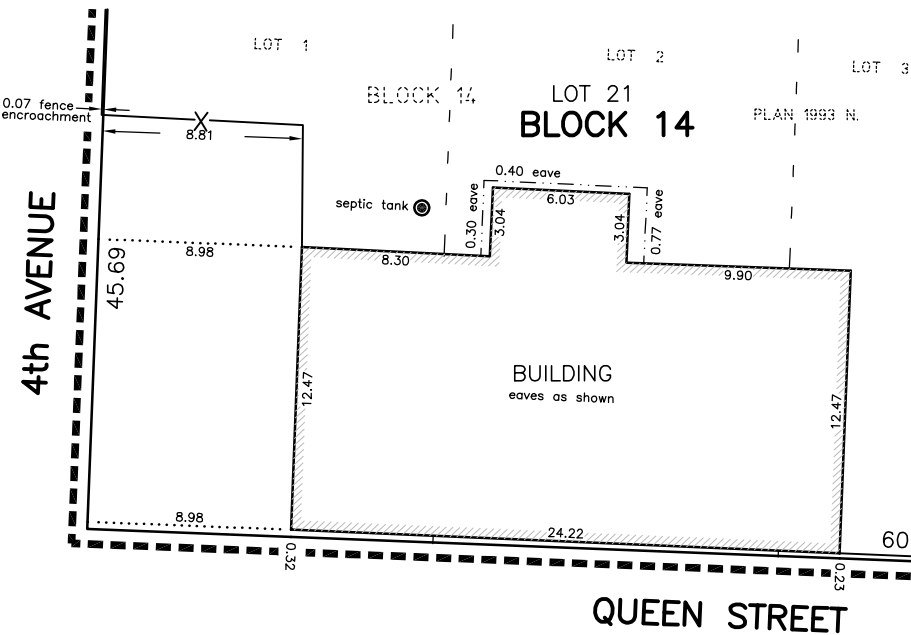
within Lots 8 to 10 Inclusive; Block 14; Plan 1993 N.= 0.209 ha.(C. of T. 171 251 529)  
within Lots 11 to 13 Inclusive; Block 14; Plan 1993 N.= 0.209 ha.(C. of T. 171 251 529)  
within Lane; Block 14; Plan 1993 N.= 0.028 ha.

sub-total= 0.446 ha.

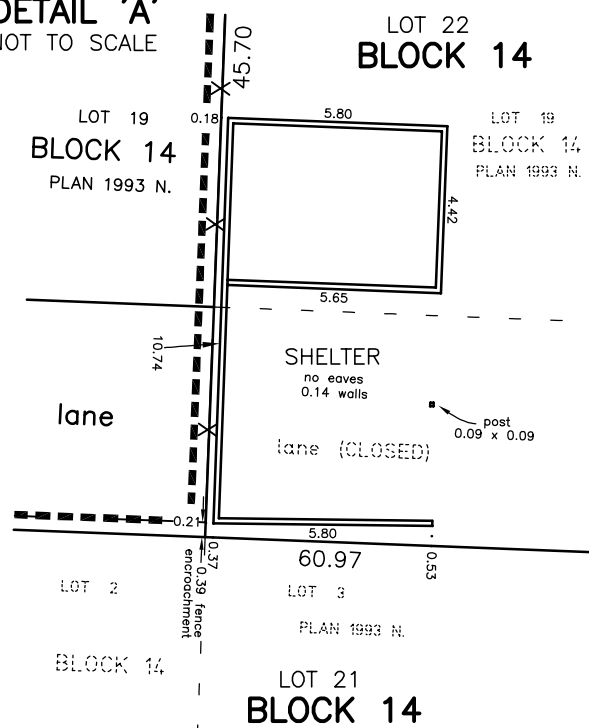
Total= 1.328 ha.



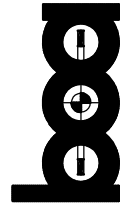
**DETAIL 'B'**  
NOT TO SCALE



**DETAIL 'A'**  
NOT TO SCALE



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



APPROVED	DRAWN CJB	DATE JUNE 21/22
	CHECKED DJA	JOB 22-15698
	SCALE 1:1000	DRAWING 22-15698T
D. J. Amantes, A.L.S.		

**632877 ALBERTA LTD.**

TENTATIVE PLAN SHOWING SUBDIVISION BY TITLE SEPERATION

of all of  
LOTS 1 TO 18 INCLUSIVE; BLOCK 14; PLAN 1993 N.  
all within  
S.E.1/4 SEC. 1; TWP. 7; RGE. 30; W.4 M.

MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

NO.	DATE	BY
1	July 8/22	CJB

Revised Lots

Improvements shown were surveyed on June 16th, 2022

NOTE : Portion to be approved is outlined thus ----- and contains approximately 1.328 ha. Distances are in metres and decimal parts thereof.

Fence lines are shown thus -----X-----  
Distances and areas are approximate and are subject to change upon final survey.