

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
MD of Pincher Creek Council Chambers
November 1st 2022
6:00 pm

1. Adoption of Agenda

2. Adoption of Minutes

- a. Minutes of September 6, 2022

3. Closed Meeting Session

4. Unfinished Business

None

5. Subdivision Application

- a. Subdivision Application No. 2022-0-146
Darren Taylor Harvesting Inc. J Smyth Farms Ltd.
W ½ 20-7-1 W5M
- b. Subdivision Application No. 2022-0-153
Richard & Christina Wyatt
NW 4-8-1 W5

6. New Business

7. Next Regular Meeting December 6, 2022 6:00 pm

8. Adjournment

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

IN ATTENDANCE

Members: Reeve Rick Lemire, Councillors Harold Hollingshead, Dave Cox, Tony Bruder and John MacGarva

Staff: Chief Administrative Officer Roland Milligan, Assistant Planning and Development Officer Laura McKinnon

Planning Advisors: ORRSC, Senior Planner Gavin Scott

Absent:

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor Dave Cox 22/019

Moved that the Subdivision Authority Agenda for September 6, 2022, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor John MacGarva 22/020

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

Carried

3. CLOSED MEETING SESSION

Councillor John MacGarva 22/021

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 6:02 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
September 6, 2022

Councillor Tony Bruder

22/022

Moved that the Subdivision Authority open the meeting to the public, the time being 6:25 pm.

Carried

4. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATIONS

- 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

Councillor Dave Cox

22/023

Moved that the Agricultural and Country Residential subdivision of Lot 1, Block 1, Plan 201 1869 & Lot 2, Block 1, Plan 201 1870 within W1/2 31-5-28-W4M (Certificate of Title No. 211 174 095, 211 077 433), 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; BE APPROVED subject to the following:

CONDITIONS:

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

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.

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2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.
4. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.

- b.** Subdivision Application No. 2022-0-109
Burles Cattle Company Inc. Warren P Burles
E ½ 4-9-1 W5

Councillor Harold Hollingshead

22/024

THAT the Agricultural subdivision of E1/2 4-9-1-W5M (Certificate of Title No. 051 000 772 +1, 041 286 780), to create a 261.12 acre (105.67 ha) parcel and a 45.62 acre (18.46 ha) parcel from a two titles of 155.65 acres (62.99 ha) and 154.78 acres (62.64 ha) respectively for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

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

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 9 of the Matters Related to Subdivision and Development Regulation.

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3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.
 4. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.
- 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

Councillor John MacGarva

22/025

THAT the Industrial subdivision of Lots 1-18, Block 14, Plan 1993N and a portion of closed lane within SW1/4 1-7-30-W4M (Certificate of Title No. 171 251 529, 171 251 529 +3), 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; BE APPROVED subject to the following:

CONDITIONS:

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

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 9 of the Matters Related to Subdivision and Development Regulation.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.30.

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4. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.

Carried

6. NEW BUSINESS

Nil

7. **NEXT MEETING** – Tuesday, October 4th, 2022; 6:00 pm.

8. ADJOURNMENT

Councillor Dave Cox

22/026

Moved that the meeting adjourn, the time being 6:26 pm.

Carried

Rick Lemire, Chair
Subdivision Authority

Roland Milligan, Secretary
Subdivision Authority

DRAFT RESOLUTION

Our File: 2022-0-146

October 24, 2022

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

Dear Mr. Milligan,

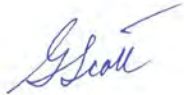
RE: W1/2 20-7-1-W5M / M.D. of Pincher Creek No. 9

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

The Subdivision Authority should note that comments have not been received from the Livingstone Range School Division, AltaLink, AB Environment & Parks - J. Cayford, AER, Lexin Resources Ltd., Alberta Ethane Development Company Ltd., Plains Midstream Canada ULC., and Canadian Hydro Developers Inc..

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

2022-0-146

M.D. of Pincher Creek No. 9 Agricultural subdivision of W1/2 20-7-1-W5M

THAT the Agricultural subdivision of W1/2 20-7-1-W5M (Certificate of Title No. 191 049 524, 191 092 512), to create a 299.07 (121.03 ha) and a 14.90 acre (6.03 ha) parcel from two titles of 155.01 acres (62.7 ha) and 158.79 (64.26 ha) respectively for natural resource extraction and agricultural 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 14.90 acres at the market value of \$3,300 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 remaining acreage around the quarry within the SW20 7-1 W5M be consolidated with the adjacent Certificate of Title 191092512 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. 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 Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.
5. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.

INFORMATIVE:

- (a) The payment of the applicable 10% Municipal Reserve on the 14.90 acres must be satisfied using Municipal District of Pincher Creek Policy 422. The MD assessor has provided a land value for the 14.90 acre (6.03 ha) being subdivided at \$3,300 per acre. Using the formula from Policy 422, the amount owing to satisfy Municipal Reserve is approximately \$4,917 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 objection.
- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

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

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

- (f) In reference to the above request, please be advised of ATCO Gas' response and notify the landowner of the following:
- ATCO Gas has no objection

Once the URW has been registered at the Alberta Land Titles Office, we will notify the MD/County ATCO Gas would also like to make the MD/County and Landowner/Developer aware of the following:

- If conducting any ground disturbance on the subject property, the landowner/developer must ensure the location of all utilities by contacting Utility Safety Partners at 1-800-242-3447 or <https://utilityafety.ca/>
- For any ground disturbance within 30m of an existing gas line please contact Crossings@atcogas.com to obtain permission (submit locate slip as back up)
- ATCO Gas requires a minimum of 6 months' notice to design and construct a new gas line, or alter an existing gas line. New Service installations, pipeline alterations, and Main extensions will be performed at the landowner/developers expense.
- If the landowner requires a single gas service please visit <https://gas.atco.com/en-ca/products-services-rates/new-services-changes/new-natural-gas-line.html>

Any further questions please email southlandadmin@atco.com.

- (g) ATCO Transmission high pressure pipelines has no objections. Questions or concerns can be forwarded to hp.circulations@atco.com.
- (h) Alberta Health Services has no objection.
- (i) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation, due to the proximity of Highway 3.

Alberta Transportation offers the following comments with respect to this application:

- The requirements of Section 18 of the Regulation is met.
- The requirements of Section 19 of the Regulation is met.

Pursuant to Section 678 of the Municipal Government Act, Alberta Transportation is varying the distance for appeals for this subdivision application. Therefore, from the departments perspective, any appeals can be heard by the local Subdivision and Development Appeal Board.

If you have any questions or require additional information, please contact the undersigned.

FOR INFORMATION PURPOSES ONLY

The applicant is advised that Highway 3 will be expanded to a four-lane limited access facility in the future. Alberta Transportation has completed but not yet commissioned the "Highway 3:02 & 3:04-Stage 2 – Passburg to Pincher Station Study Area - Functional Planning Study" of which will identify but not be limited to an alignment for the future lanes, an access management strategy and right-of-way requirements for the expansion. The interim stage of the access management strategy would see removal of all direct highway access and replacement with strategically located at-grade local road intersections. At that time access to the highway may become somewhat less convenient/more circuitous.

Whereas planning to date indicate that the subject property will be impacted by right-of-way requirements for the expansion, strictly from Alberta Transportation's point of view, creation of the country residential parcels as proposed will not have a significant impact on acquirement of the additional right-of-way when required of which at this juncture the expansion plans are considered to be long-range. The Executive Summary can be viewed at <https://open.alberta.ca/publications/highway-3-functional-planning-study-stage-2-passburg-to-pincher-station>

- (j) Canada Post has no comment.

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: September 29, 2022

Date of Receipt:

September 6, 2022

Date of Completeness:


September 8, 2022

TO: Landowners: Darren Taylor Harvesting Inc., J Smyth Farms Ltd.

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

Referral Agencies: M.D. of Pincher Creek No. 9, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas, ATCO Pipelines, AB Health Services - South Zone, AB Environment & Parks - J. Cayford, AB Transportation, AER, Canada Post, Lexin Resources Ltd., Alberta Ethane Development Company Ltd., Plains Midstream Canada ULC., Canadian Hydro Developers Inc.

Adjacent Landowners: Don & Betty Maier, James & Carolyn Smyth, Lori, Michael, Bruce & Robert Anderson, Max & Brenda Muselius, Smyth F&S Farm Ltd, Transalta Corporation, W C Ranching Ltd, Yagos Ranching 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 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 **October 17, 2022**. (Please quote our File No. 2022-0-146 in any correspondence with this office).

File No.: 2022-0-146

Legal Description: W1/2 20-7-1-W5M

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

Land Designation: Agriculture – A
(Zoning)

Existing Use: Agricultural

Proposed Use: Agricultural

of Lots Created: 1

Certificate of Title: 191 049 524, 191 092 512

Meeting Date: November 1, 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 299.07 (121.03 ha) and a 14.90 acre (6.03 ha) parcel from two titles of 155.01 acres (62.7 ha) and 158.79 (64.26 ha) respectively for natural resource extraction and agricultural use.

The proposal is to accommodate the subdivision of an existing sandstone quarry by way of a property realignment. The property realignment would consolidate the existing farm land around the quarry with an adjoining quarter section to the north. This would leave the quarry on its own title separate from the farming operation.

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 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.
8. That the remaining acreage around the quarry within the SW20 7-1 W5M be consolidated with the adjacent Certificate of Title 191092512 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 14.90 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.



APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted: \$1040.00	File No: 2022-0-146
APPLICATION SUBMISSION	
Date of Receipt: September 6, 2022	Received By: <i>[Signature]</i>
Date Deemed Complete: September 8, 2022	Accepted By: <i>[Signature]</i>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Darren Taylor Harvesting Inc.

Mailing Address: 91011 Rge RD 212 City/Town: Lethbridge County

Postal Code: T1J 5P8 Telephone: [REDACTED] Cell: _____

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

Name of Agent (Person Authorized to act on behalf of Registered Owner): J Smyth Farms Ltd (Acquiring remainder of land)

Mailing Address: Box 31 City/Town: Cowley

Postal Code: T0K 0P0 Telephone: [REDACTED] 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

- All/part of the SW ¼ Section 20 Township 7 Range 1 West of 5 Meridian (e.g. SE¼ 36-1-36-W4M)
- Being all/part of: Lot/Unit _____ Block _____ Plan _____
- Total area of existing parcel of land (to be subdivided) is: 62.8 hectares 155.18 acres
- Total number of lots to be created: 1 Size of Lot(s): 6.03 hectares (14.90 acres)
- Rural Address (if applicable): _____
- Certificate of Title No.(s): 191 049 524 Ref. Title 191 092 512 for adjacent parcel for consolidation

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of Municipal District of Pincher Creek No. 9
- Is the land situated immediately adjacent to the municipal boundary? Yes No
If "yes", the adjoining municipality is _____
- Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes No
If "yes" the highway is No. 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? 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: Cowley Ridge Wind Farm within 1/4 section

- 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 land to be subdivided is a sandstone quarry
- b. Proposed use of the land subdivided quarry from remainder of farmland, consolidate remainder with NW 1/4

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.) rocky
- 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, Darren Taylor 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: September 2, 2022

9. RIGHT OF ENTRY

I, Darren Taylor 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)

22-15729

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
0028 810 050 5;1;7;20;SW 191 049 524

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 7
SECTION 20
QUARTER SOUTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 0110995 DESCRIPTIVE	2.02	4.99	
EXCEPTING THEREOUT ALL MINES AND MINERALS			

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 011 097 037 +1

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
191 049 524	12/03/2019	TRANSFER OF LAND	\$700,000	\$700,000

OWNERS

DARREN TAYLOR HARVESTING INC.
OF 91011 RGE RD 212
LETHBRIDGE COUNTY
ALBERTA T1J 5P8

(DATA UPDATED BY: CHANGE OF ADDRESS 211035339)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
011 127 550	10/05/2001	CAVEAT RE : LEASE CAVEATOR - CANADIAN HYDRO DEVELOPERS, INC. 500, 1324 17 AVE SW CALGARY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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191 049 524

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T2T5S8
AGENT - CAROL REESOR

161 209 669 02/09/2016 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - ATCO GAS AND PIPELINES LTD.
909 ELEVENTH AVE SW
CALGARY
ALBERTA T2R1L8
AGENT - FRASER PATERSON

211 219 712 05/11/2021 MORTGAGE
MORTGAGEE - FARM CREDIT CANADA.
2ND FLOOR, 12040-149 STREET NW
EDMONTON
ALBERTA T5V1P2
ORIGINAL PRINCIPAL AMOUNT: \$450,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 31 DAY OF AUGUST,
2022 AT 01:07 P.M.

ORDER NUMBER: 45308460

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).

ENCUMBRANCES, LIENS & INTERESTS

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191 092 512

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AS TO PORTION OR PLAN:18P
 (DATA UPDATED BY: CHANGE OF NAME 971078569)

8670JM . 12/05/1966 UTILITY RIGHT OF WAY
 GRANTEE - PLAINS MIDSTREAM CANADA ULC.
 AS TO PORTION OR PLAN:4550JK
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
 OF WAY 031208004)
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
 OF WAY 081083103)

791 135 886 21/08/1979 UTILITY RIGHT OF WAY
 GRANTEE - ALBERTA ETHANE DEVELOPMENT COMPANY LTD.
 "TAKES PRIORITY OF CAVEAT 781190866 ON 24/11/78"
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
 OF WAY 041294508)

801 154 079 26/09/1980 UTILITY RIGHT OF WAY
 GRANTEE - ALBERTA GOVERNMENT TELEPHONES.
 "PORTION DESCRIBED IN INSTRUMENT"

011 338 111 14/11/2001 CAVEAT
 RE : SURFACE LEASE UNDER 20 ACRES
 CAVEATOR - LEXIN RESOURCES LTD.
 PO BOX 6808, STATION D
 CALGARY
 ALBERTA T2P2E7
 AGENT - PARY WEILER
 (DATA UPDATED BY: TRANSFER OF CAVEAT
 061313317)
 (DATA UPDATED BY: TRANSFER OF CAVEAT
 071566143)
 (DATA UPDATED BY: TRANSFER OF CAVEAT
 081068176)
 (DATA UPDATED BY: CHANGE OF NAME 141168845)
 (DATA UPDATED BY: CHANGE OF NAME 161104161)

061 051 603 02/02/2006 UTILITY RIGHT OF WAY
 GRANTEE - LEXIN RESOURCES LTD.
 PO BOX 6808, STATION D
 CALGARY
 ALBERTA T2P2E7
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
 OF WAY 081132964)
 (DATA UPDATED BY: CHANGE OF NAME 141166053)
 (DATA UPDATED BY: CHANGE OF NAME 161088671)

131 183 295 30/07/2013 CAVEAT
 RE : UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
191 092 512

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK
NO. 9.
BOX 279, PINCHER CREEK
ALBERTA T0K1W0
AGENT - EDWARDS LAND SERVICES LTD.

161 202 751 27/08/2016 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - ATCO GAS AND PIPELINES LTD.
909 ELEVENTH AVE SW
CALGARY
ALBERTA T2R1L8

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 31 DAY OF AUGUST,
2022 AT 01:07 P.M.

ORDER NUMBER: 45308460

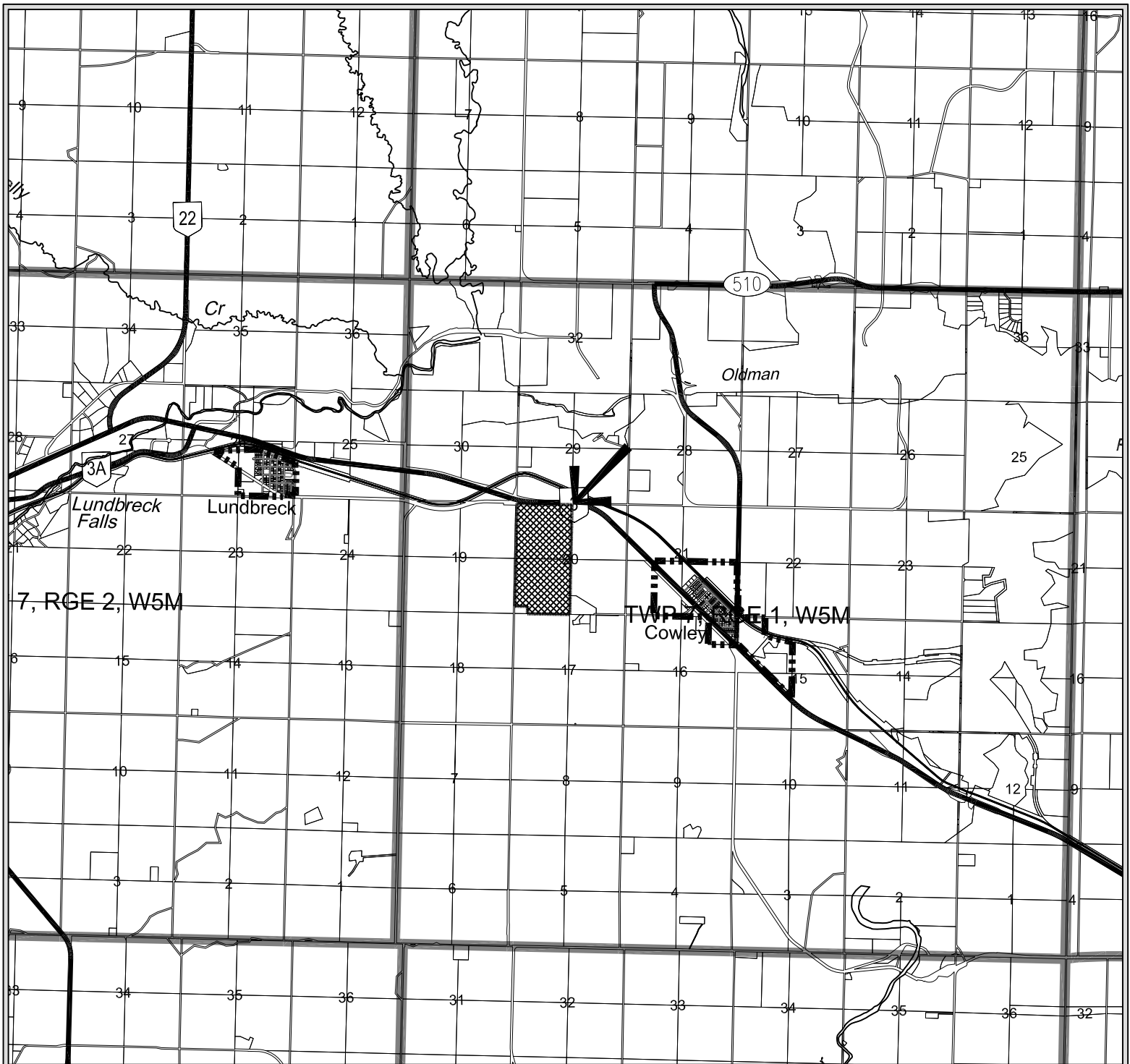
CUSTOMER FILE NUMBER:



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).



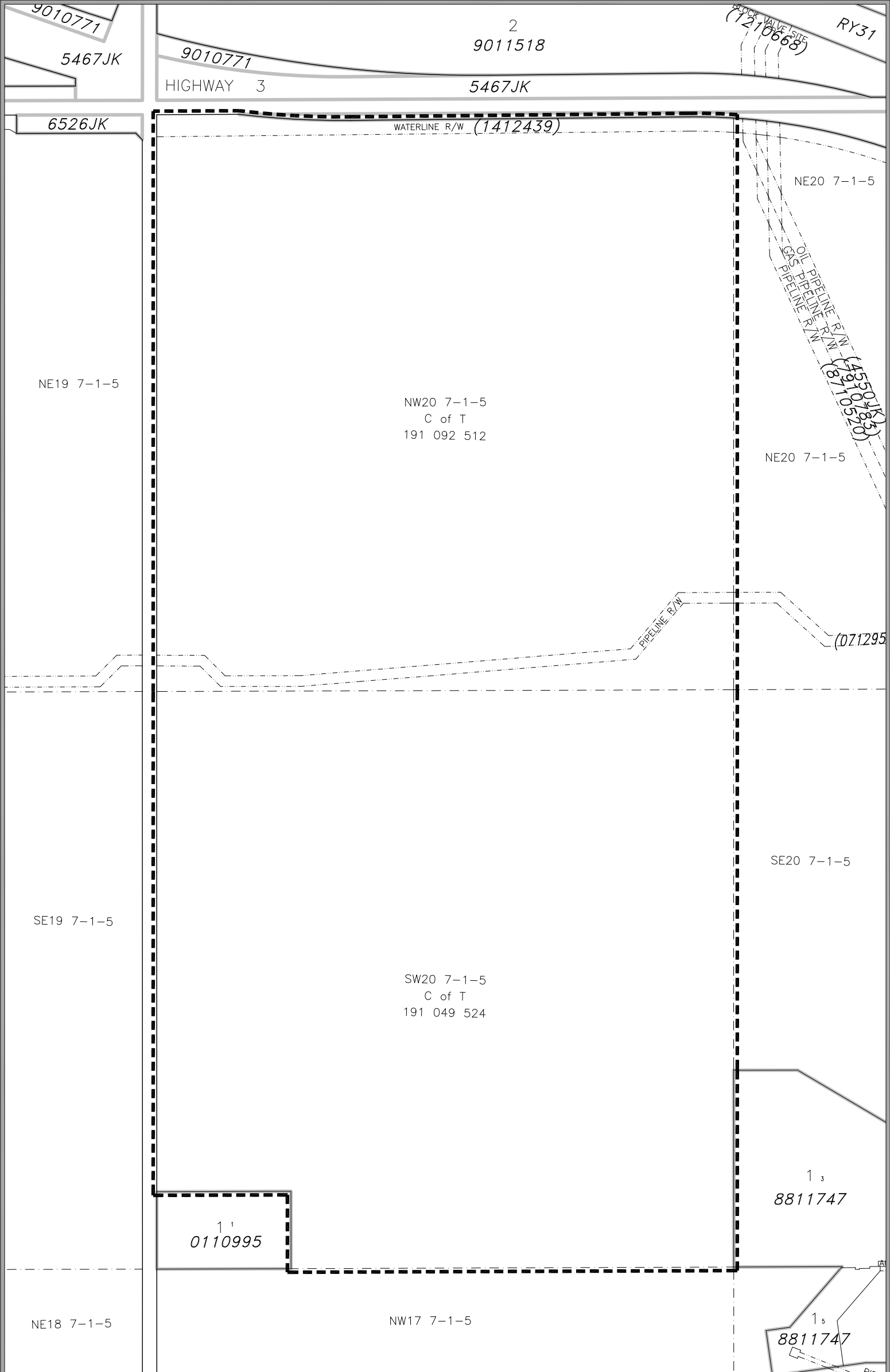
SUBDIVISION LOCATION SKETCH
WITHIN W 1/2 SEC 20, TWP 7, RGE 1, W 5 M
MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9
DATE: SEPTEMBER 9, 2022
FILE No: 2022-0-146

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



September 13, 2022 N:\Subdivision\2022\2022-0-146.dwg



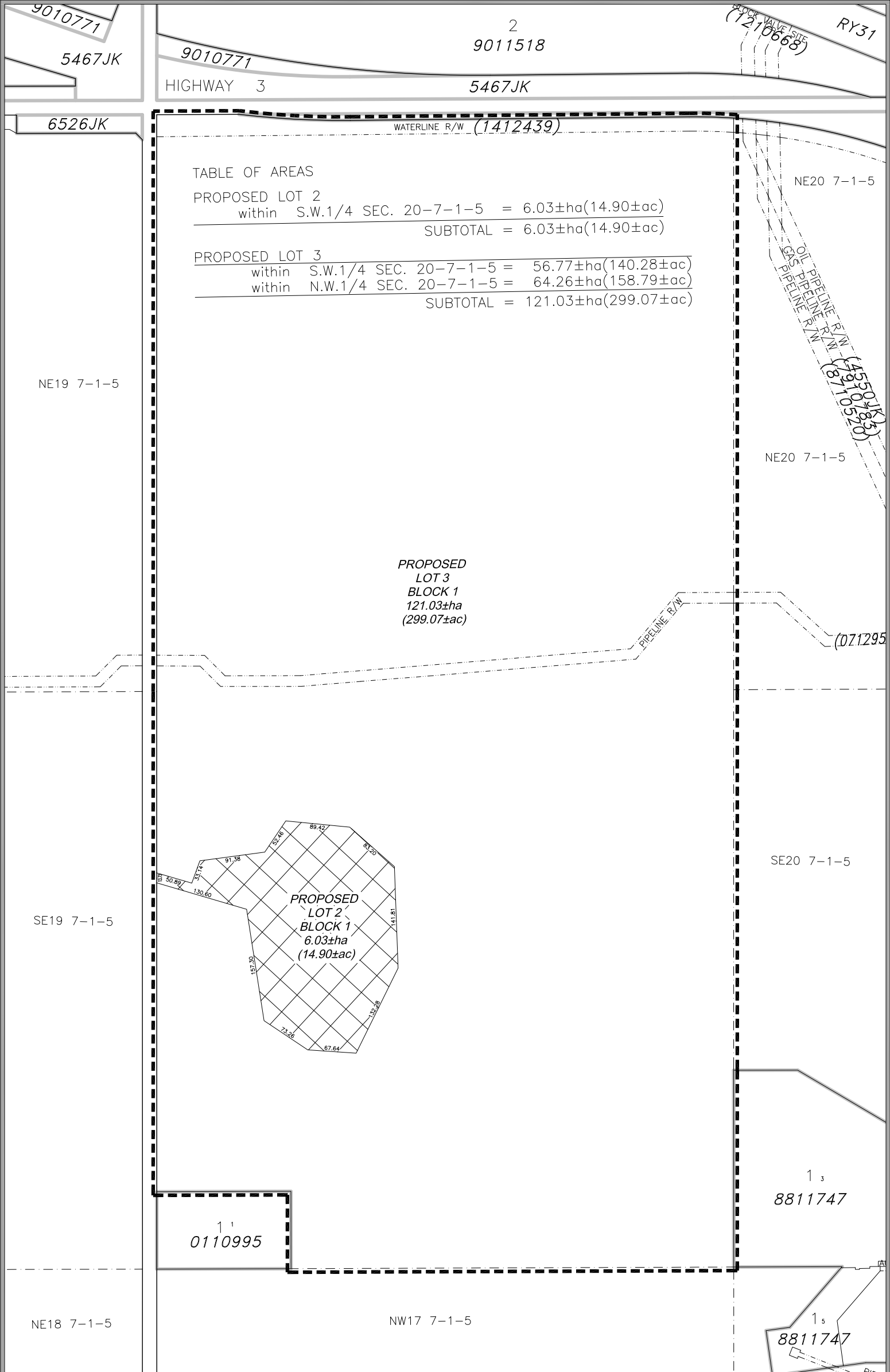


SUBDIVISION SKETCH - EXISTING
 WITHIN W 1/2 SEC 20, TWP 7, RGE 1, W 5 M
 MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9
 DATE: SEPTEMBER 9, 2022
 FILE No: 2022-0-146

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

September 13, 2022 N:\Subdivision\2022\2022-0-146.dwg



SUBDIVISION SKETCH - PROPOSED
 WITHIN W 1/2 SEC 20, TWP 7, RGE 1, W 5 M
 MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9
 DATE: SEPTEMBER 9, 2022
 FILE No: 2022-0-146

0 100 200 300 400 Metres
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 September 13, 2022 N:\Subdivision\2022\2022-0-146.dwg



SUBDIVISION SKETCH - PROPOSED
 WITHIN W 1/2 SEC 20, TWP 7, RGE 1, W 5 M
 MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9
 DATE: SEPTEMBER 9, 2022
 FILE No: 2022-0-146

AERIAL PHOTO DATE: 2015





S.E.1/4 SEC. 19 - 7 - 1 - 5

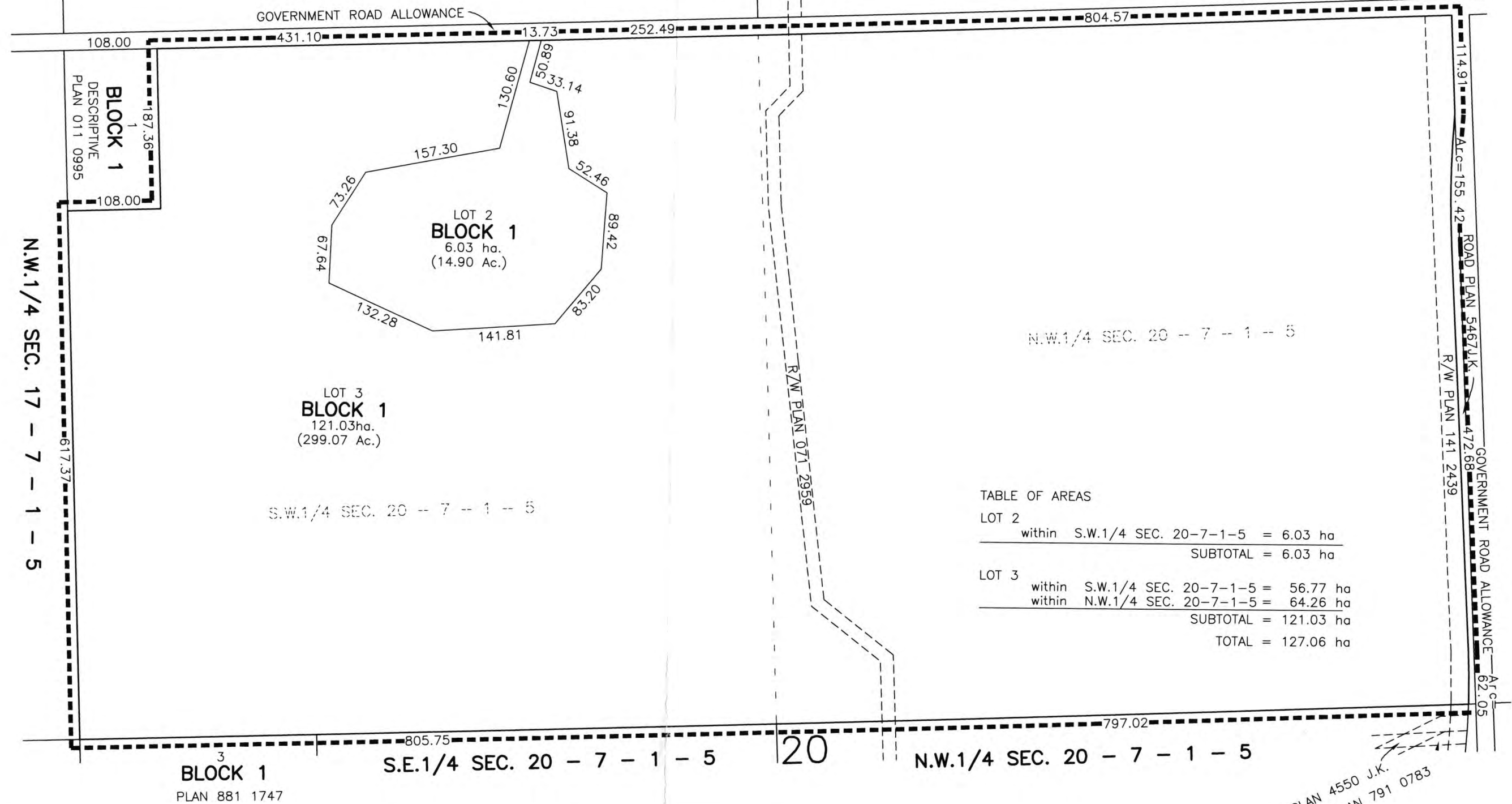


TABLE OF AREAS

LOT 2	within S.W.1/4 SEC. 20-7-1-5	= 6.03 ha
		SUBTOTAL = 6.03 ha
LOT 3	within S.W.1/4 SEC. 20-7-1-5	= 56.77 ha
	within N.W.1/4 SEC. 20-7-1-5	= 64.26 ha
		SUBTOTAL = 121.03 ha
		TOTAL = 127.06 ha

1	ADDED NORTH 1/4 TO LOT	AUG 15/22	MJ
NO.	REVISION	DATE	BY

DRT FARMS LTD.

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
W.1/2 SEC. 20
all within
W.1/4 SEC. 20. TWP.7, RGE 1, W 5 M
M.D. of Pincher Creek No. 9



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

APPROVED Z.J. Prosper, A.L.S.	DRAWN MJ	DATE AUG 31/22
	CHECKED ZJP	JOB 22-15729
	SCALE 1:5000	DRAWING 22-15729TA

NOTE : Portion to be approved is outlined thus -----
and contains approximately 127.06 ha.
Distances are in metres and decimal parts thereof.
Distances and areas are approximate and are
subject to change upon final survey.

DRAFT RESOLUTION

Our File: 2022-0-153

October 24, 2022

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

Dear Mr. Milligan,

RE: NW1/4 4-8-1-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. Cayford, AB Environment & Parks - M. Armstrong, AER, NAV Canada and Transport Canada.

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

Please contact this office if you require any further information.



Gavin Scott
Senior Planner

GS/jm
Attachment

RESOLUTION

2022-0-153

M.D. of Pincher Creek No. 9 Agricultural and Country Residential subdivision of NW1/4 4-8-1-W5M

THAT the Agricultural and Country Residential subdivision of NW1/4 4-8-1-W5M (Certificate of Title No. 991 034 520), to create a 13.83 acre (5.60 ha) parcel from a title of 80 acres (32.4 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 13.83 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 9 of the Matters Related to 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 18.19.

INFORMATIVE:

- (a) The payment of the applicable 10% Municipal Reserve on the 13.83 acres must be satisfied using Municipal District of Pincher Creek Policy 422. The MD assessor has provided a land value for the 13.83 acre (5.60 ha) being subdivided at \$3,000 per acre. Using the formula from Policy 422, the amount owing to satisfy Municipal Reserve is approximately \$4,149 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 objection.

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

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

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

(f) In reference to the above request, please be advised of ATCO Gas' response and notify the landowner of the following:

- ATCO Gas Objects with the following comments –
 - The Landowner is required to contact ATCO Gas via Email: southlandadmin@atcogas.com to facilitate execution of Utility Right of Way to the satisfaction of ATCO Gas

Once the URW has been registered at the Alberta Land Titles Office, we will notify the MD/County ATCO Gas would also like to make the MD/County and Landowner/Developer aware of the following:

- If conducting any ground disturbance on the subject property, the landowner/developer must ensure the location of all utilities by contacting Utility Safety Partners at 1-800-242-3447 or <https://utilitysafety.ca/>
- For any ground disturbance within 30m of an existing gas line please contact Crossings@atcogas.com to obtain permission (submit locate slip as back up)
- ATCO Gas requires a minimum of 6 months' notice to design and construct a new gas line, or alter an existing gas line. New Service installations, pipeline alterations, and Main extensions will be performed at the landowner/developers expense.
- If the landowner requires a single gas service please visit <https://gas.atco.com/en-ca/products-services-rates/new-services-changes/new-natural-gas-line.html>

Any further questions please email southlandadmin@atco.com.

(g) ATCO Transmission high pressure pipelines has no objections. Questions or concerns can be forwarded to hp.circulations@atco.com.

(h) Alberta Health Services has no objection.

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

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation, due to the proximity of Highway 510.

Alberta Transportation offers the following comments with respect to this application:

- The requirements of Section 18 of the Regulation is not met.
- The requirements of Section 19 of the Regulation is not met.

Pursuant to Section 20 of the Matters Related to Subdivision and Development Regulation, Alberta Transportation authorizes the subdivision authority to vary the requirements of Section 18 and/or Section 19 of the Regulation to accommodate the proposed subdivision.

Pursuant to Section 678 of the Municipal Government Act, Alberta Transportation is varying the distance for appeals for this subdivision application. Therefore, from the departments perspective, any appeals can be heard by the local Subdivision and Development Appeal Board.

If you have any questions or require additional information, please contact the undersigned.”

(j) Historical Resources – Barry Newton, Land Use Planner:

“We have reviewed the captioned subdivision application and determined that in this instance formal *Historical Resources Act* approval is not necessary, and submission of a Historic Resources application is not required.”

(k) ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

(l) Canada Post has no comment.

(m) Alberta Environment & Parks Water Infrastructure and Operations Branch has no comments to add for the lands in question.

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: September 29, 2022

Date of Receipt:

September 9, 2022

Date of Completeness:


September 12, 2022

TO: Landowner: Richard Allan Wyatt and Christina May Wyatt

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, ATCO Gas, ATCO Pipelines, AB Health Services - South Zone, AB Environment & Parks - J. Cayford, AB Environment & Parks - M. Armstrong, AB Environment Operations Infrastructure Branch (OIB), AB Transportation, Historical Resources Administrator, AER, NAV Canada, Transport Canada, Canada Post

Adjacent Landowners: Her Majesty The Queen In Right of Alberta C/O Deputy Minister of Forestry, Lands & Wildlife, James Smyth, Norm Cervo

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 **October 18, 2022**. (Please quote our File No. 2022-0-153 in any correspondence with this office).

File No.: 2022-0-153

Legal Description: NW1/4 4-8-1-W5M

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

Land Designation: Agriculture – A
(Zoning)

Existing Use: Agricultural

Proposed Use: Agricultural and Country Residential

of Lots Created: 1

Certificate of Title: 991 034 520

Meeting Date: November 1, 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 13.83 acre (5.60 ha) parcel from a title of 80 acres (32.4 ha) for country residential use.

The proposal is to accommodate the subdivision of an existing farmyard, which presently contains a dwelling, two garages, 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. Another approach will need to be developed at the north end for access to the remainder of the parcel. The existing residence is serviced by a septic system and a water cistern.

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 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 to accommodate existing buildings, structures and improvements.
8. That, any conditions of Alberta Culture, Multiculturalism and Status of Women, 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 13.83 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.



**APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted: \$1040.00	File No: 2022-0-153
APPLICATION SUBMISSION	
Date of Receipt: September 9, 2022	Received By: [Signature]
Date Deemed Complete: September 12, 2022	Accepted By: [Signature]

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Richard Allan Wyatt & Christina May Wyatt
 Mailing Address: Box 1 City/Town: Cowley
 Postal Code: T0K 0P0 Telephone: [REDACTED] Cell: 403-632-6147 Richard
[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 NW ¼ Section 4 Township 8 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: 32.4 hectares 80 acres
- d. Total number of lots to be created: 2 Size of Lot(s): _____
- e. Rural Address (if applicable): 8017 Rge Rd 1-3A
- f. Certificate of Title No.(s): 991 034 520

3. LOCATION OF LAND TO BE SUBDIVIDED

- a. The land is located in the municipality of Pincher Creek MD
- b. Is the land situated immediately adjacent to the municipal boundary? Yes No
 If "yes", the adjoining municipality is _____
- c. Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes No
 If "yes" the highway is No. _____
- 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 Agriculture & Farm Yard
- b. Proposed use of the land Separating Non-Ag Lands

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.
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 Haul & Cistern
- b. Describe proposed source of potable water Haul & Cistern

7. SEWER SERVICES

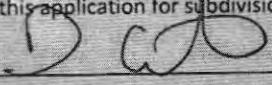
- a. Describe existing sewage disposal: Type Field Year Installed Prior to 1999
- b. Describe proposed sewage disposal: Type No Change

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

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

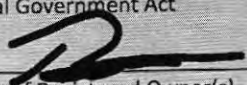
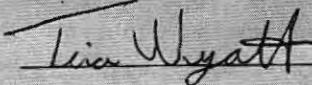
I am the registered owner I am authorized to act on behalf of the register owner

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: Sept 1/2022

9. RIGHT OF ENTRY

I, Richard & Tina Wyatt 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)

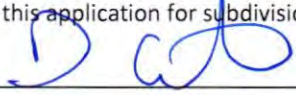
22-15761

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: Sept 1 / 2022

9. RIGHT OF ENTRY

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

Signature of Registered Owner(s)

22-15761

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
 # 991 034 520

REGISTRATION

 NUMBER DATE (D/M/Y) PARTICULARS

BOX 1600
 PINCHER CREEK
 ALBERTA T0K1W0
 ORIGINAL PRINCIPAL AMOUNT: \$330,000
 (DATA UPDATED BY: CHANGE OF NAME 191086789)

131 017 631 18/01/2013 CAVEAT
 RE : UTILITY RIGHT OF WAY
 CAVEATOR - FORTISALBERTA INC.
 320-17 AVE SW
 CALGARY
 ALBERTA T2S2V1
 AGENT - GARRY SIMPSON

151 173 013 10/07/2015 AMENDING AGREEMENT
 AMOUNT: \$345,000
 AFFECTS INSTRUMENT: 091111995

191 086 790 08/05/2019 AMENDING AGREEMENT
 AFFECTS INSTRUMENT: 091111995

201 098 388 29/05/2020 MORTGAGE
 MORTGAGEE - EASYFINANCIAL SERVICES INC.
 33 CITY CENTRE DRIVE, SUITE 510
 MISSISSAUGA
 ONTARIO L5B2N5
 ORIGINAL PRINCIPAL AMOUNT: \$50,000

TOTAL INSTRUMENTS: 005

 PENDING REGISTRATION QUEUE

DRR RECEIVED
 NUMBER DATE (D/M/Y) CORPORATE LLP TRADENAME LAND ID

D005ZVC 13/06/2022 ATB FINANCIAL (BSC TR906)
 403-801-0432
 CUSTOMER FILE NUMBER:
 LSSJUL26689573 SE

001 CHANGE OF NAME #991 034 520
 002 CAVEAT #991 034 520

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF AUGUST,
2022 AT 02:38 P.M.

ORDER NUMBER: 45102454

CUSTOMER FILE NUMBER:

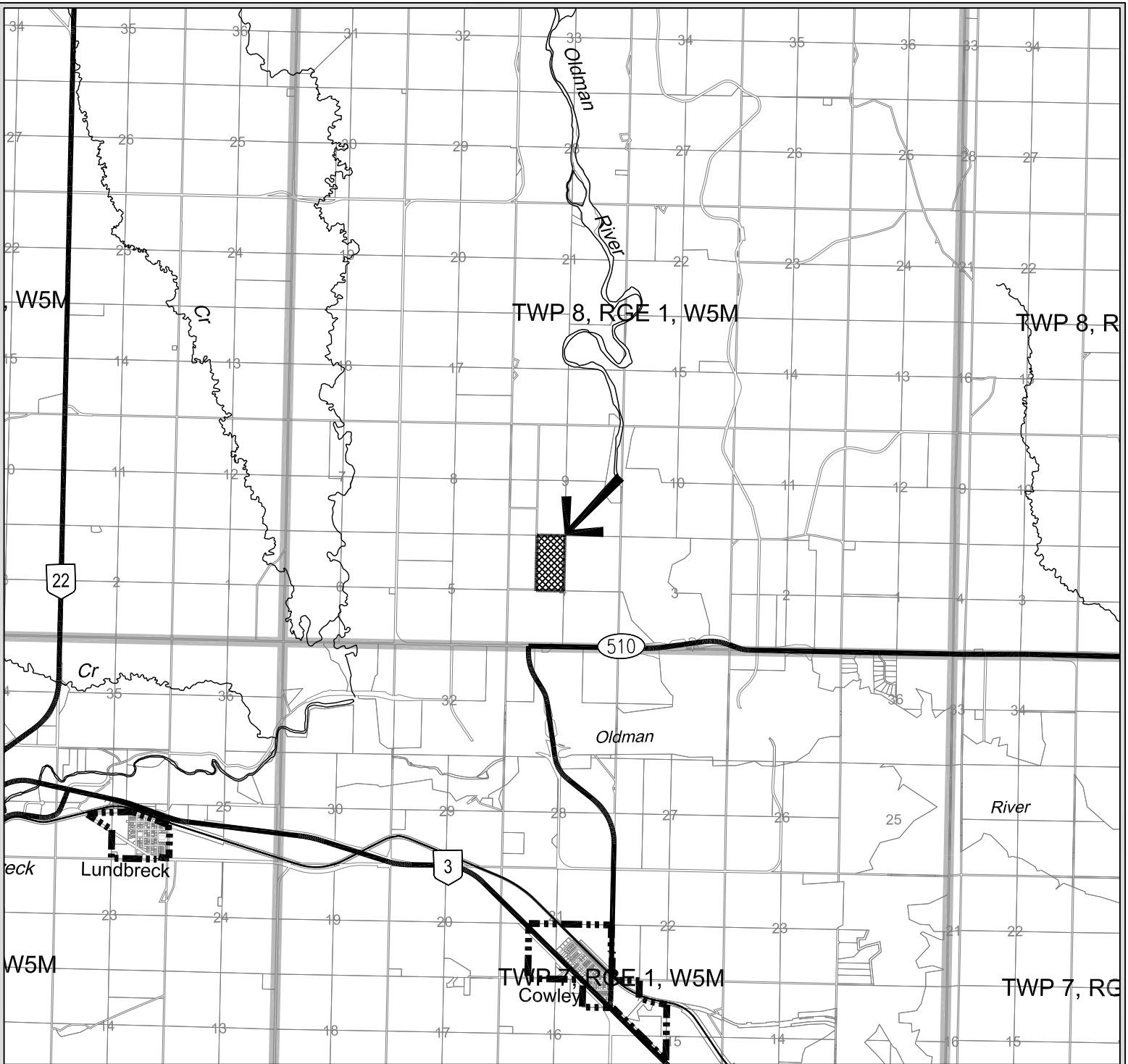


END OF CERTIFICATE

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FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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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).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



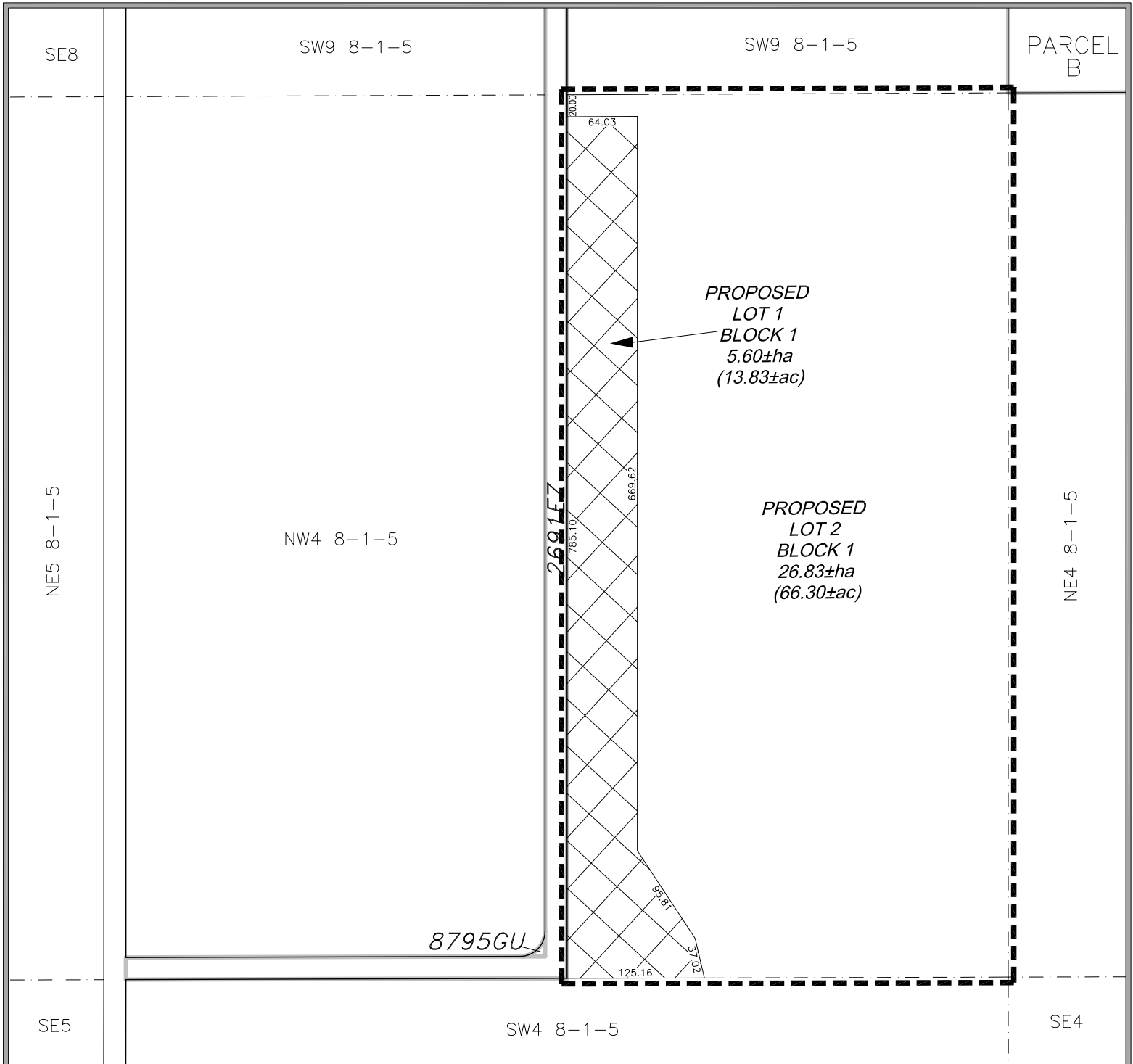
SUBDIVISION LOCATION SKETCH
WITHIN NW 1/4 SEC 4, TWP 8, RGE 1, W 5 M
MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9
DATE: SEPTEMBER 14, 2022
FILE No: 2022-0-153

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

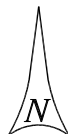


September 14, 2022 N:\Subdivision\2022\2022-0-153.dwg





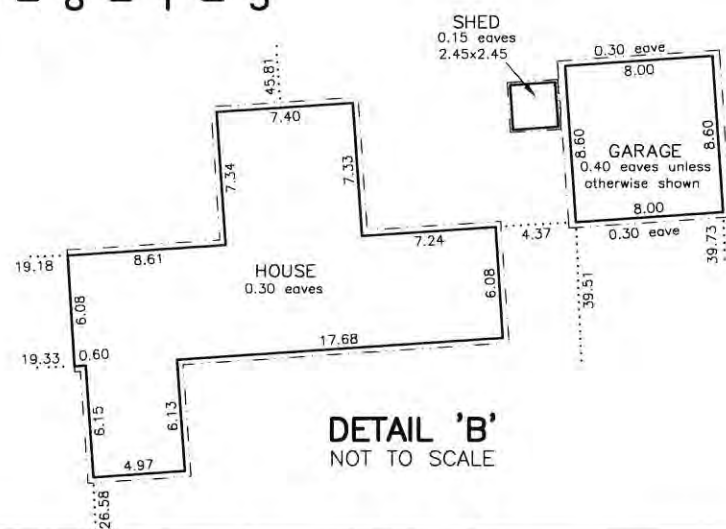
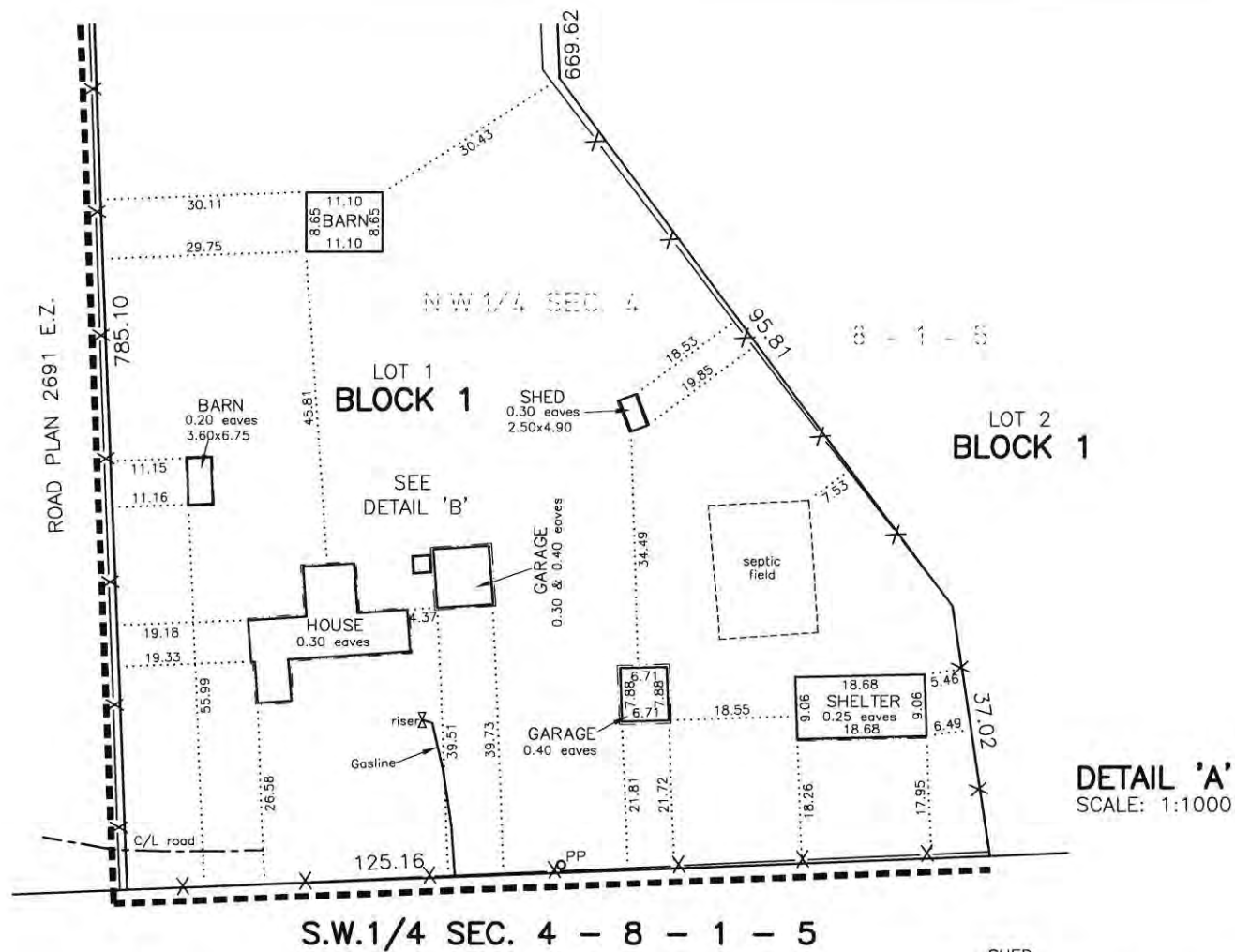
SUBDIVISION SKETCH
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MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9
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SUBDIVISION SKETCH
 WITHIN NW 1/4 SEC 4, TWP 8, RGE 1, W 5 M
 MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9
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* Location of septic field is approximate and shown according to direction of owner.

S.W.1/4 SEC. 9
8 - 1 - 5

S.W.1/4 SEC. 9
8 - 1 - 5

PARCEL
B
PLAN
861 1137

N.W.1/4 SEC. 4
8 - 1 - 5
C. of T. 911 250 082 +1

LOT 2
BLOCK 1
26.83 ha.
(66.30 Ac.)

N.W.1/4 SEC. 4
8 - 1 - 5

of T. 991 034 520

SEE
DETAIL 'A'

ROAD PLAN 8795 G.U.
ROAD PLAN 2691 E.Z.

S.W.1/4 SEC. 4 - 8 - 1 - 5

RICHARD & TINA WYATT

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
N.W.1/4 SEC. 4; TWP. 8; RGE. 1; W.5 M.

MUNICIPAL DISTRICT OF PINCHER CREEK No. 9



brown okamura & associates ltd.

Professional Surveyors
2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED

D. J. Amantea, A.L.S.

DRAWN CJB

CHECKED DJA

SCALE

1:5000

DATE SEPT. 1/22

JOB 22-15761

DRAWING

22-15761T

NO.	REVISION	DATE	BY

Improvements shown were surveyed on August 18th, 2022

NOTE : Portion to be approved is outlined thus **-----**
and contains approximately 32.43 ha.

Distances are in metres and decimal parts thereof.

Overhead line is shown thus **— OP — OP —**

PP stands for utility pole.

Fence lines are shown thus **— X — X —**

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