

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
MD of Pincher Creek Council Chambers
June 6th 2023
6:00 pm

1. Adoption of Agenda

2. Adoption of Minutes

- a. Minutes of February 7, 2023

3. Closed Meeting Session

4. Unfinished Business

None

5. Subdivision Application

- a. Subdivision Application No. 2023-0-047
Spearpoint Cattle Company Ltd
NW 21-3-29 W4

6. New Business

7. Next Regular Meeting July 4, 2023 6:00 pm

8. Adjournment

Meeting Minutes of the Subdivision Authority
Tuesday, February 7, 2023
6:00 pm
MD of Pincher Creek Council Chambers

IN ATTENDANCE

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

Staff: Chief Administrative Officer Roland Milligan, Development Officer Laura McKinnon

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Absent: Reeve Rick Lemire

COMMENCEMENT

Vice-Chair Tony Bruder called the meeting to order, the time being 6:00 pm.

1. ADOPTION OF AGENDA

Councillor Harold Hollingshead 23/007

Moved that the Subdivision Authority Agenda for February 7, 2023, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor John MacGarva 23/008

Moved that the January 3, 2022, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Dave Cox 23/010

Moved that the Subdivision Authority close the meeting to the public, under the authority of the *Municipal Government Act* Section 197(2.1), the time being 6:02 pm.

Carried

Councillor Dave Cox 23/011

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
February 7, 2023

Moved that the Subdivision Authority open the meeting to the public, the time being 6:08 pm.

Carried

4. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATIONS

- a.** Subdivision Application No. 2022-0-189
Warren Percy Burles
NW ¼ 34-8-1 W5

Councillor Harold Hollingshead

23/012

THAT the Agricultural subdivision of NW1/4 34-8-1-W5M (Certificate of Title No. 201 207 756 +2), to create a 9.04 acre (3.66 ha) parcel from a previously subdivided quarter section of 82.85 acres (33.5 ha) 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.

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 18.20.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
February 7, 2023

- b.** Subdivision Application No. 2022-0-195
LY Investments Ltd, Jawd Holdings Inc., GC & JC Investments Ltd.
Lot 97, Block 4, Plan 0513736 within SW ¼ 25-4-4 W5

Councillor Dave Cox

23/013

THAT the Residential subdivision of Lot 97, Block 4, Plan 0513736 within SW1/4 25-4-4-W5M (Certificate of Title No. 211 152 421), to create four leasehold lots ranging in size from 0.05 acre (0.019 ha) to 0.12 acre (0.049 ha), from a title of 0.28 acres (0.113 ha) for multi-unit 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.
3. That a party wall agreement be established in accordance with the Land Titles Act for the common shared wall between the units, which shall be registered concurrently on title with the subdivision.

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.

6. NEW BUSINESS

Nil

- 7. NEXT MEETING** – Tuesday, March 7th, 2023; 6:00 pm.

8. ADJOURNMENT

Councillor John MacGarva

23/014

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
February 7, 2023

Moved that the meeting adjourn, the time being 6:10 pm.

Carried

Tony Bruder, Vice-Chair
Subdivision Authority

Roland Milligan, Secretary
Subdivision Authority

DRAFT RESOLUTION

Our File: 2023-0-047

May 29, 2023

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

Dear Mr. Milligan,

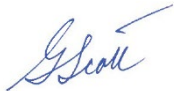
RE: NW1/4 21-3-29-W4M / M.D. of Pincher Creek No. 9

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

The Subdivision Authority should note that comments have not been received from the Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, ATCO Pipelines, Alberta Forestry, Parks and Tourism - E. Evenson, AB Environment & Protected Areas - J. Cayford, Historical Resources Administrator, AER and Canada Post.

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

2023-0-047

M.D. of Pincher Creek No. 9 Country Residential subdivision of NW1/4 21-3-29-W4M

THAT the Country Residential subdivision of NW1/4 21-3-29-W4M (Certificate of Title No. 881 227 327A), to create a 7.45 acre (3.01 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into 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. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.
4. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Section 19 of the *Matters Relating to Subdivision and Development Regulation* to accommodate the proposal.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) The application indicated that the existing dwelling utilized an open discharge septic system which requires that no lot line be created within the required 90m setback as described in Section 8.7.2.1 of the *Alberta Private Sewage Systems Standard of Practice 2021*. To satisfy this distance, the applicant under Development Permit 2023-17 has agreed to remove the open discharge system.
- (e) The application indicated that the water source was an off site artesian well. After discussion with Alberta Environment the applicant has decided to install a water cistern as part of the development approved under Development Permit 2023-17.
- (f) Telus Communications Inc has no objection.

- (g) 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.

- (h) 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://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.

- (i) 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.
- (j) Chief Mountain Gas Co-op Ltd. – Delbert G. Beazer, Chief Executive Officer:

"Please note, we have no objections to the proposed subdivisions, as long as our Utility-Right-Way remains on title. Also, that any relocating of lines requested by the owner because of this subdivision will be at the owners cost. All contracts for gas service will be supplied as needed and at owners cost. If this subdivision splits a gas contract that serves two homes a new contract will have to be purchased by the owner.

Being that the application is in a remote area, natural gas service may be unavailable. Developer should discuss gas needs and plans for implementation before lots are sold. We would rather deal with the developer than individual lot owners for capital expense and planning.

Please note: This application is in our franchise area (NOT ATCO) for natural gas service, customer would need to apply for new gas contact with Chief Mountain Gas Co-op Ltd.

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

- (k) Alberta Health Services does not object.
- (l) Alberta Agriculture and Irrigation, Water Infrastructure and Operations Branch has reviewed the lands in question and has no comments concerns to add.

(m) 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 (The Regulation), due to the proximity of Highway(s) 6

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

The requirements of Section 19 of the Regulation are not met. The balance lands has direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
2. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. The subdivision design should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Some of these features might, for example, include landscaping and/or berming, to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner/municipality.
3. The existing access may remain on a temporary basis. All direct highway accesses are to be considered temporary. No compensation shall be payable to the landowner, or their assigns or successors when Alberta Transportation removes or relocates the access or if highway access is removed and access provided via a municipal road or service road.
4. The subject land is within the permit area of a highway as outlined in the Highways Development and Protection Regulation. Proposed development on the subject will require the benefit of a Roadside Development Permit from Alberta Transportation.
5. Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.”

(n) Alberta Environment and Protected Areas – Sid Pareyan, Water Boundaries Specialist:

“Please be advised that a review of historical aerial photos of the area from 1952 to 2021 indicates that the body of water in the NW 1/4 Legal Subdivision 13-21-3-29-4 which its northerly portion is located within the proposed subdivision as shown in the last page of the attached PDF (i.e. ‘Subdivision Referral 2023-0-047’), is a permanent and naturally occurring body of water. Under Section 3 of the *Public Lands Act*, the title to the bed and shore of that permanent and naturally occurring body of water is vested in the Crown in right of Alberta. For clarity and in order to have an accurate calculation of the area for the subdivided private land, the bed and shore of this body of water should be excluded from the area affected by the proposed subdivision.

However, the assessments made by the Water Boundaries Unit do not provide any permission to alter any water feature. As the Crown in right of Alberta owns all naturally occurring waters on Alberta lands, regardless of the surface ownership, an activity which may affect any wetland or watercourse in that area will be subject to the regulatory requirements under the *Water Act*. Clearly, any proposed activity within the Crown-owned beds and shores will also require an authorization under the *Public Lands Act*.

Please let me know if any additional clarification is required and/or you have any questions or comments regarding this assessment.”

(o) Comments from Ken Allred, Adjacent Landowner:

“As the owner of SE20-03-29-4, I have no objections to this subdivision or Development Permit 2023-17.”

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: April 19, 2023

Date of Receipt:

April 5, 2023

Date of Completeness:

April 12, 2023

TO: Landowner: Spearpoint Cattle Company Ltd.

Agent or Surveyor: Clinton John Marr

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, Chief Mountain Gas Co-op Ltd., AB Health Services - South Zone, Alberta Forestry, Parks and Tourism - E. Evenson, AB Environment & Protected Areas - J. Cayford, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AB Transportation, Historical Resources Administrator, AER, Canada Post

Adjacent Landowners: Carmen Petersen, Clint Marr, David and Lorri Kubik, George Allres, Linda and Neil Stewart, YU Cattle Co.

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 **May 9, 2023**. (Please quote our File No. **2023-0-047** in any correspondence with this office).

File No.: 2023-0-047

Legal Description: NW1/4 21-3-29-W4M

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

Land Designation: Agriculture – A
(Zoning)

Existing Use: Agricultural

Proposed Use: Country Residential

of Lots Created: 1

Certificate of Title: 881 227 327A

Meeting Date: June 6, 2023

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 7.45 acre (3.01 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use.

The proposal is to accommodate the subdivision of an existing farmyard, which presently contains a dwelling, garage, shop, and number of other out-buildings. Access to the lot is presently granted from an existing approach to the north, off of a developed municipal road allowance (Twp Road 34 which connects to Highway 6).

The existing residence is serviced by an open discharge septic system and off-site domestic water source. The applicant has indicated that a new residence will be built on the proposed parcel and that the water and septic systems will be upgraded to be compliant with all provincial requirements.

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 prior to finalization and in accordance with the Water Act, the applicant or owner shall provide a copy of the approved license of the water source within the NW1/4 21-3-29-W4M (outlining its approval to serve the proposed lot) and further the applicant or owner shall submit an easement and agreement for the water line through NW1/4 21-3-29-W4M to the benefit of the proposed lot. Alternatively, the proposed lot will have to provide proof of another water source either via a new well which would be protected as a statutory water source under the Water Act or a water cistern.

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: \$1100.00	File No: 2023-0-047.
APPLICATION SUBMISSION	
Date of Receipt: April 5, 2023	Received By: <i>JM</i>
Date Deemed Complete: April 12, 2023	Accepted By: <i>JES</i>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Spearpoint Cattle Company Ltd.
 Mailing Address: P.O. Box [redacted] City/Town: Twin Butte
 Postal Code: T0K 2J0 Telephone: [redacted] Cell: [redacted]
 Email: [redacted] Preferred Method of Correspondence: Email Mail

Name of Agent (Person Authorized to act on behalf of Registered Owner): Clinton John Marr
 Mailing Address: P.O. Box [redacted] City/Town: Twin Butte
 Postal Code: T0K 2J0 Telephone: [redacted] Cell: [redacted]
 Email: [redacted] Preferred Method of Correspondence: Email Mail

Name of Surveyor: _____
 Mailing Address: _____ City/Town: _____
 Postal Code: _____ Telephone: _____ Cell: _____
 Email: _____ Preferred Method of Correspondence: Email Mail

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the NW Section 21 Township 3 Range 29 West of 4 Meridian (e.g. SE $\frac{1}{4}$ 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: 63.65 hectares 1574 acres
 d. Total number of lots to be created: 1 Size of Lot(s): 7.45 acres
 e. Rural Address (if applicable): _____
 f. Certificate of Title No.(s): 881 227 327 A

3. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is located in the municipality of MD. 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. 6

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 highway 6 ditch

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 subject of the application 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 subject of the application 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 / residential
b. Proposed use of the land Agriculture / residential

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.)
open, brush, shrubs, slough
c. Describe the kind of soil on the land (sandy, loam, clay, etc.) loam / clay
d. Is this a vacant parcel (void of any buildings or structures)? Yes No

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

shop and mobile home -- to be 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 natural artesian well
b. Describe proposed source of potable water natural artesian well

7. SEWER SERVICES

- a. Describe existing sewage disposal: Type septic tank to open discharge Year Installed 2015
b. Describe proposed sewage disposal: Type septic tank to open discharge

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, Clinton John Marr 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: Clinton J. Marr Date: 28-3-23

9. RIGHT OF ENTRY

I, Clinton J. Marr 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.

Clinton J. Marr
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
	0021 556 296	4;29;3;21;NW	881 227 327 A .
	0021 556 304	4;29;3;21;NE	

LEGAL DESCRIPTION

FIRST
MERIDIAN 4 RANGE 29 TOWNSHIP 3
SECTION 21
QUARTER NORTH WEST
AS SHOWN ON THE TOWNSHIP PLAN DATED 9 OCTOBER 1903
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
PLAN NUMBER HECTARES ACRES
HIGHWAY 2672HX 1.05 2.6
EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND
MERIDIAN 4 RANGE 29 TOWNSHIP 3
SECTION 21
QUARTER NORTH EAST
AS SHOWN ON THE TOWNSHIP PLAN DATED 9 OCTOBER 1903
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
PLAN NUMBER HECTARES ACRES
ROADWAY 2442AZ 0.146 0.356
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
881 227 327	13/12/1988			SEPARATION

OWNERS

SPEARPOINT CATTLE COMPANY LTD.
OF BOX 515
TWIN BUTTE
ALBERTA T0K 2J0

(DATA UPDATED BY: CHANGE OF ADDRESS 041437300)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
8180IE .	01/11/1961	EASEMENT AFFECTED LAND: 4;29;3;21;NE "IN FAVOUR OF THE SW 27 FOR WATER LINE NORTH 300 FT"
606LJ .	09/03/1972	CAVEAT CAVEATOR - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 22 DAY OF MARCH,
2023 AT 01:11 P.M.

ORDER NUMBER: 46790344

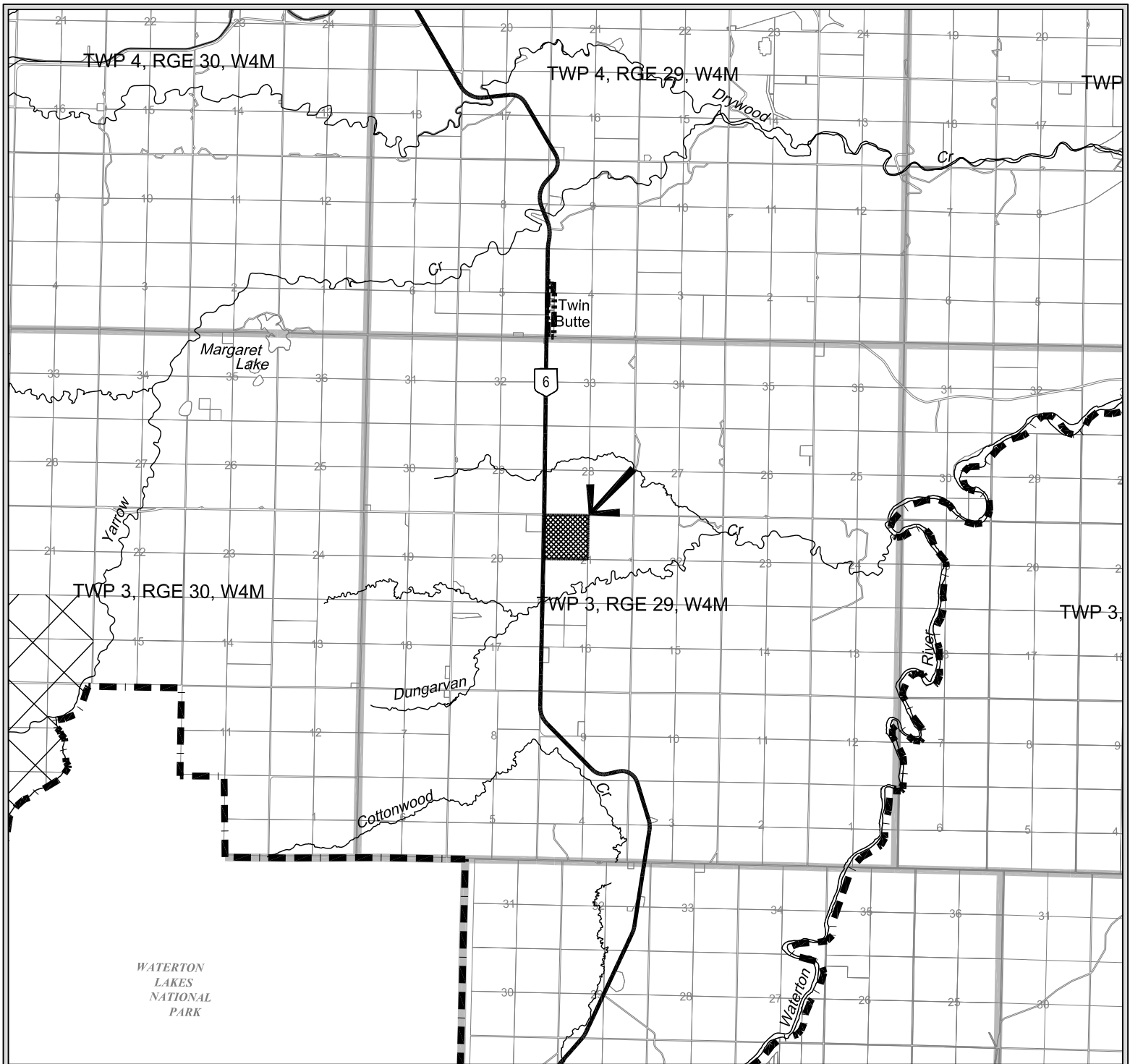
CUSTOMER FILE NUMBER: pbl



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 NW 1/4 SEC 21, TWP 3, RGE 29, W 4 M
MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9
DATE: APRIL 17, 2023
FILE No: 2023-0-047

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

April 18, 2023 N:\Subdivision\2023\2023-0-047.dwg



SE29

SW28 3-29-4

SE28

1292JK

UTILITY R/W
(9512912)

LOT 1

9010892

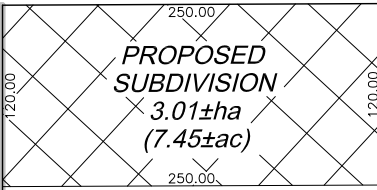
NE20 3-29-4

2672HX

SE20

SW21 3-29-4

SE21



REMAINDER
OF TITLE IN
NW21 3-29-4
60.68±ha
(149.95±ac)

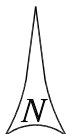
NE21 3-29-4

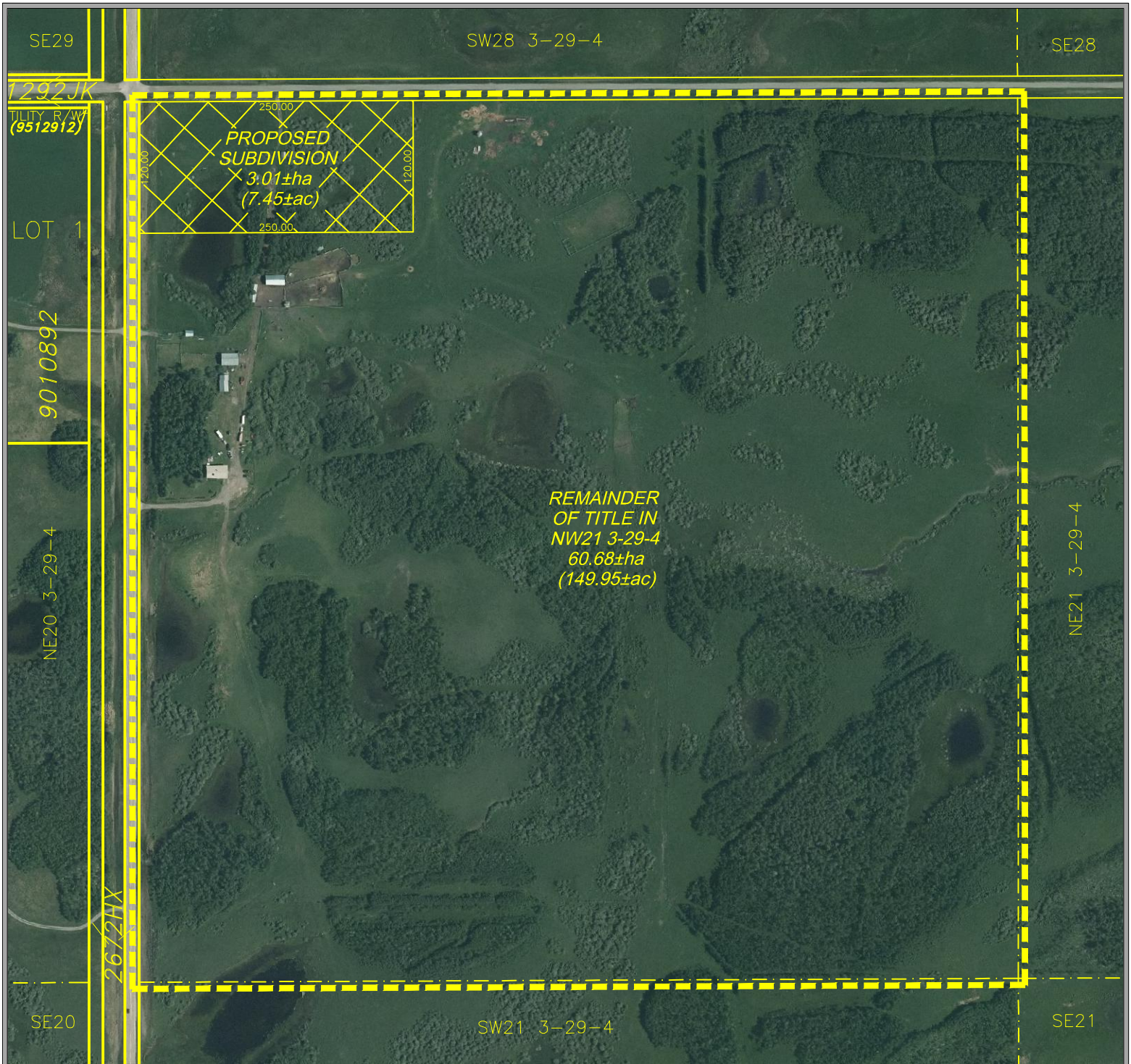
SUBDIVISION SKETCH

WITHIN NW 1/4 SEC 21, TWP 3, RGE 29, W 4 M
MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9
DATE: APRIL 17, 2023
FILE No: 2023-0-047



OLDMAN RIVER REGIONAL SERVICES COMMISSION





SUBDIVISION SKETCH

WITHIN NW 1/4 SEC 21, TWP 3, RGE 29, W 4 M
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