

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority
June 6, 2017
6:00 pm

1. Adoption of Agenda

2. Minutes

a. Minutes of May 2, 2017

3. In Camera

4. Unfinished Business

5. Subdivision Applications

a. Subdivision Application No. 2017-0-064

Leonard Green / Sheila Green and Michael Pratchler

Lot 11, Block 1, Plan 1211525 and Part of Road Plan 1835HX within NE 12-7-3 W5M

6. New Business

7. Next Regular Meeting July 4, 2017; 6:00 pm

8. Adjournment

**Meeting Minutes of the Subdivision Authority
Tuesday, May 2, 2017; 6:00 pm
M.D. of Pincher Creek No. 9 Council Chambers**

IN ATTENDANCE

Members: Reeve Brian Hammond, Deputy Reeve Terry Yagos, Councillors Quentin Stevick, Garry Marchuk and Fred Schoening

Staff: Chief Administrative Officer Wendy Kay, Director of Development and Community Services Roland Milligan, Planning Advisor Gavin Scott, and Executive Assistant Tara Cryderman

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor Quentin Stevick 17/001

Moved that the Subdivision Authority Agenda for May 2, 2017, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Terry Yagos 17/002

Moved that the December 6, 2016, Subdivision Authority Minutes, be approved as presented.

Carried

3. IN CAMERA

Councillor Fred Schoening 17/003

Moved that the Subdivision Authority and staff move In-Camera, the time being 6:01 pm.

Carried

Councillor Quentin Stevick 17/004

Moved that the Subdivision Authority and staff move out of In-Camera, the time being 6:10 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
May 2, 2017

4. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATION

- a. Subdivision Application No. 2017-0-042
Gary and Delphine Crayford
SE 6-7-1 W5M

Councillor Terry Yagos

17/005

Moved that the Country Residential subdivision of SE 6-7-1-W5M (Certificate of Title No. 011 163 419), to create a 7.01 acre (2.84 ha) parcel from a previously unsubdivided quarter section of 161.39 acres (65.31 ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

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

Carried

6. NEW BUSINESS

Nil

- 7. NEXT MEETING** – Tuesday, June 6, 2017; 6:00 pm.

8. ADJOURNMENT

Councillor Fred Schoening

17/006

Moved that the meeting adjourn, the time being 6:11pm.

Carried

Brian Hammond, Chair
Subdivision Authority

Wendy Kay, Secretary
Subdivision Authority

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

Phone: (403) 329 1344

Toll-Free: 1 844 279 8760

Fax: (403) 327 6847

E mail: subdivision@orrsc.com

Website: www.orrsc.com



OLDMAN RIVER REGIONAL SERVICES COMMISSION

DRAFT RESOLUTION

Our File: 2017-0-064

May 31, 2017

Wendy Kay
Chief Administrative Officer
M.D. of Pincher Creek No. 9
P.O. Box 279
Pincher Creek AB T0K 1W0

Dear Ms. Kay:

RE: Lot 11, Block 1, Plan 1211525 & part of Road Plan 1835HX within NE1/4 12-7-3-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 School Division, AltaLink, AB Health Services, AB Environment & Parks – K. Murphy, Historical Resources Administrator, and AER.

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

Please contact this office if you require any further information.

Gavin Scott
Senior Planner

GS/so
Attachment

RESOLUTION

2017-0-064

M.D. of Pincher Creek No. 9 **Agricultural** subdivision of Lot 11, Block 1, Plan 1211525 & part of Road Plan 1835HX within NE1/4 12-7-3-W5M

THA
NE1
ha)
use

CHAIRMAN

DATE



OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344
Toll-Free: 1-844-279-8760
Fax: (403) 327-6847
E-mail: subdivision@orrsc.com
Website: www.orrsc.com

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: May 4, 2017

Date of Receipt: April 28, 2017

TO: Landowners

Th

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. In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email, fax or mail no later than **May 23, 2017**. (Please quote our File No. **2017-0-064** in any correspondence with this office).

File No.: 2017-0-064

Legal Description: Lot 11, Block 1, Plan 1211525 & part of Road Plan 1835HX within NE1/4 12-7-3-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: 971 357 257 +10, 121 129 000

Meeting Date: June 6, 2017

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.

RESERVE:

The 10% reserve requirement, pursuant to Sections 669(2) and (3) of the Municipal Government Act, on the 34.30 acres be deferred by caveat for Municipal Reserve purposes.

PROCESSING NOTES:

No further comment pending a site inspection.

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



**APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY
Application (as classified under the Land Use Bylaw):

Fee Submitted: \$925.00	File No: 17-0-0
APPLICATION SUBMISSION	
Date of Receipt: Apr 27/17	Date Deemed Complete: Apr 28/17
Accepted By:	

- 1. CONTACT INFORMATION**
- Name of Registered Owner of Land to be Subdivided: Leonard Oscar Green
- Name of Registered Owner: Michael Pratchler
- Mailing Address: _____ Cell: _____ Fax: _____
- Telephone: _____
- Email: _____ (of Registered Owner): Thomas C. Penner, ALS
- Name of Agent: Brown Okamura & Associates Ltd. BOX 655 LEITCHBRIDGE AB Postal Code: T1J 3Z4
- Mailing Address: 403-329-4688 ex. 28 Cell: _____ Fax: 403-320-9144
- Telephone: James@bokamura.com
- Email: James@bokamura.com

2. LEGAL

LOCATION OF LAND TO BE SUBDIVIDED

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 0.8 kilometres (½ mile) of the right-of-way of a highway? Yes No
- If "yes" the highway is No. 507
- d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes No
- If "yes", state its name _____
- e. Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Yes No

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land bare land & water well
- b. Proposed use of the land to be consolidated with Lot 11 to secure well

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

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

6. WATER SERVICES

- Describe:
- a. Existing source of potable water well
 - b. Proposed source of potable water well

7. SEWER SERVICES

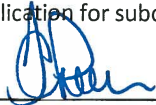
- a.
- b.

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I THOMAS C. PENNER, ALS (BOA File: 17-13729) hereby certify that

- I am the registered owner
- I am authorized to act on behalf of the registered 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: 2017 01 27 2017

9. RIGHT OF ENTRY

I _____ hereby authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection 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



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0027 283 662 5;3;7;12;NE 971 357 257 +10

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 7
SECTION 12
QUARTER NORTH EAST
CONTAINING 64.9 HECTARES (160.40 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

FIRST:

THAT PORTION WHICH LIES WEST OF THE CROWSNEST RIVER AS SHOWN ON THE
SAID TOWNSHIP PLAN CONTAINING 0.405 HECTARES (1.00 ACRE) MORE OR LESS
SECONDLY:

THAT PORTION OF THE ROADWAY ON PLAN 4449K WHICH LIES WITHIN
LEGAL SUBDIVISION 15 CONTAINING 0.372 HECTARES (0.92 ACRES) MORE OR LESS
THIRDLY:

THAT PORTION OF THE NORTH EAST QUARTER OF SECTION 12
TOWNSHIP 7 RANGE 3 WEST OF THE FIFTH MERIDIAN
WHICH LIES TO THE NORTH AND EAST OF ROAD PLAN 1835HX
CONTAINING 11.35 HECTARES (28.05 ACRES) MORE OR LESS
FOURTHLY:

Table with 5 columns: PLAN, NUMBER, HECTARES, ACRES, MORE OR LESS. Rows include ROAD 1835HX (3.77 HECTARES, 9.32 ACRES) and SUBDIVISION 9712391 (20.94 HECTARES, 51.74 ACRES).

ESTATE: FEE SIMPLE

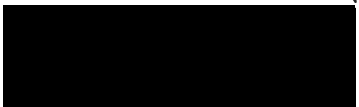
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 931 228 732 +1

Table with 5 columns: REGISTRATION, DATE(DMY), DOCUMENT TYPE, VALUE, CONSIDERATION. Row: 971 357 257, 01/12/1997, SUBDIVISION PLAN.

OWNERS

LEONARD OSCAR GREEN (FARMER)



REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

931 129 883	07/06/1993	UTILITY RIGHT OF WAY GRANTEE - AGT LIMITED. AS TO PORTION OR PLAN:9211953 TAKES PRIORITY OF CAVEAT 911264766 REGISTERED 22/11/91
101 118 709	27/04/2010	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. 180 WELLINGTON STREET WEST, 1ST FLOOR TORONTO ONTARIO M5J1J1 ORIGINAL PRINCIPAL AMOUNT: \$377,600
121 128 975	29/05/2012	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. " AFFECTS PART OF THIS TITLE "
121 128 976	29/05/2012	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. " AFFECTS PART OF THIS TITLE "

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 26 DAY OF APRIL,
2017 AT 12:44 P.M.

ORDER NUMBER: 32774973

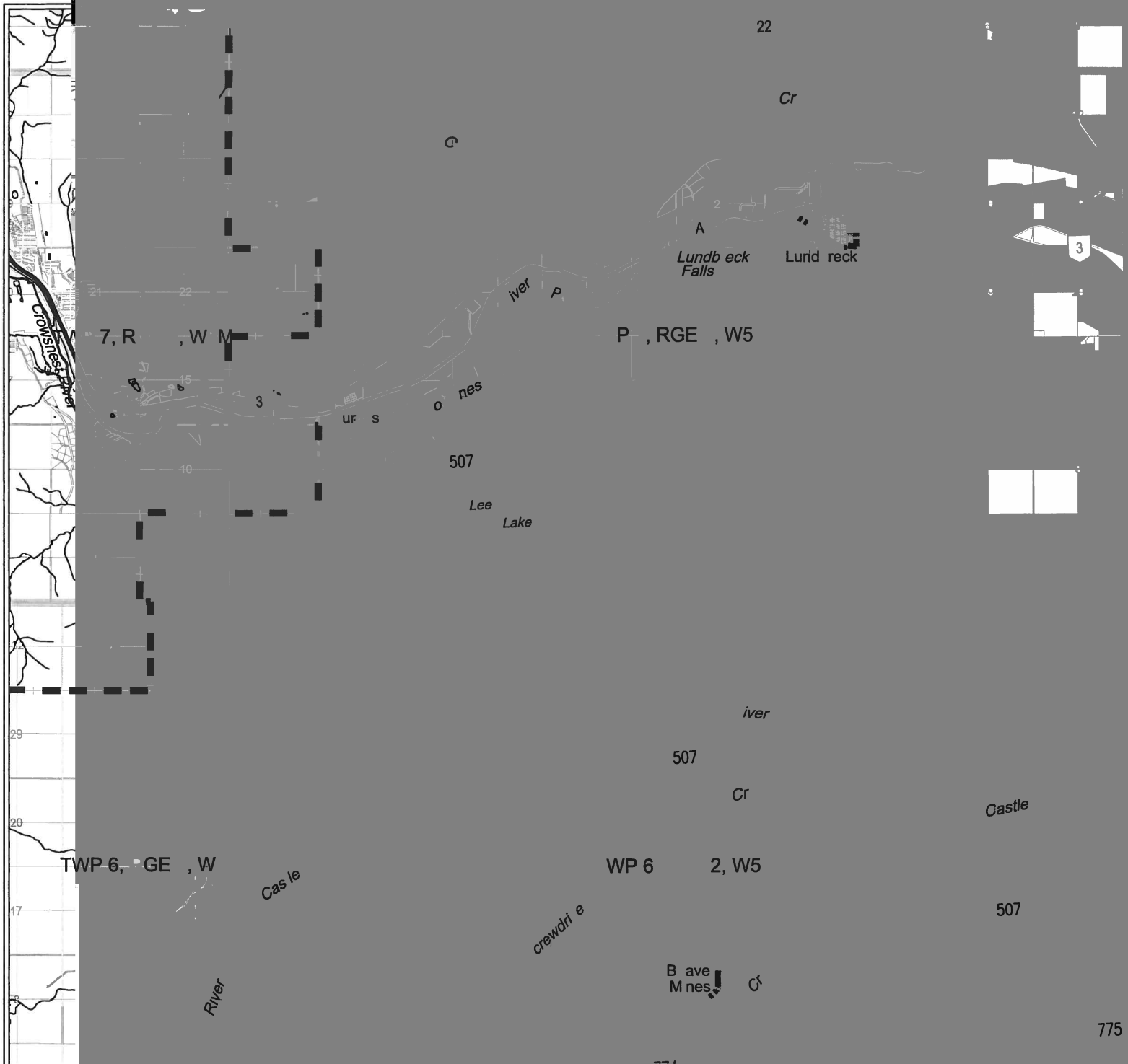
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

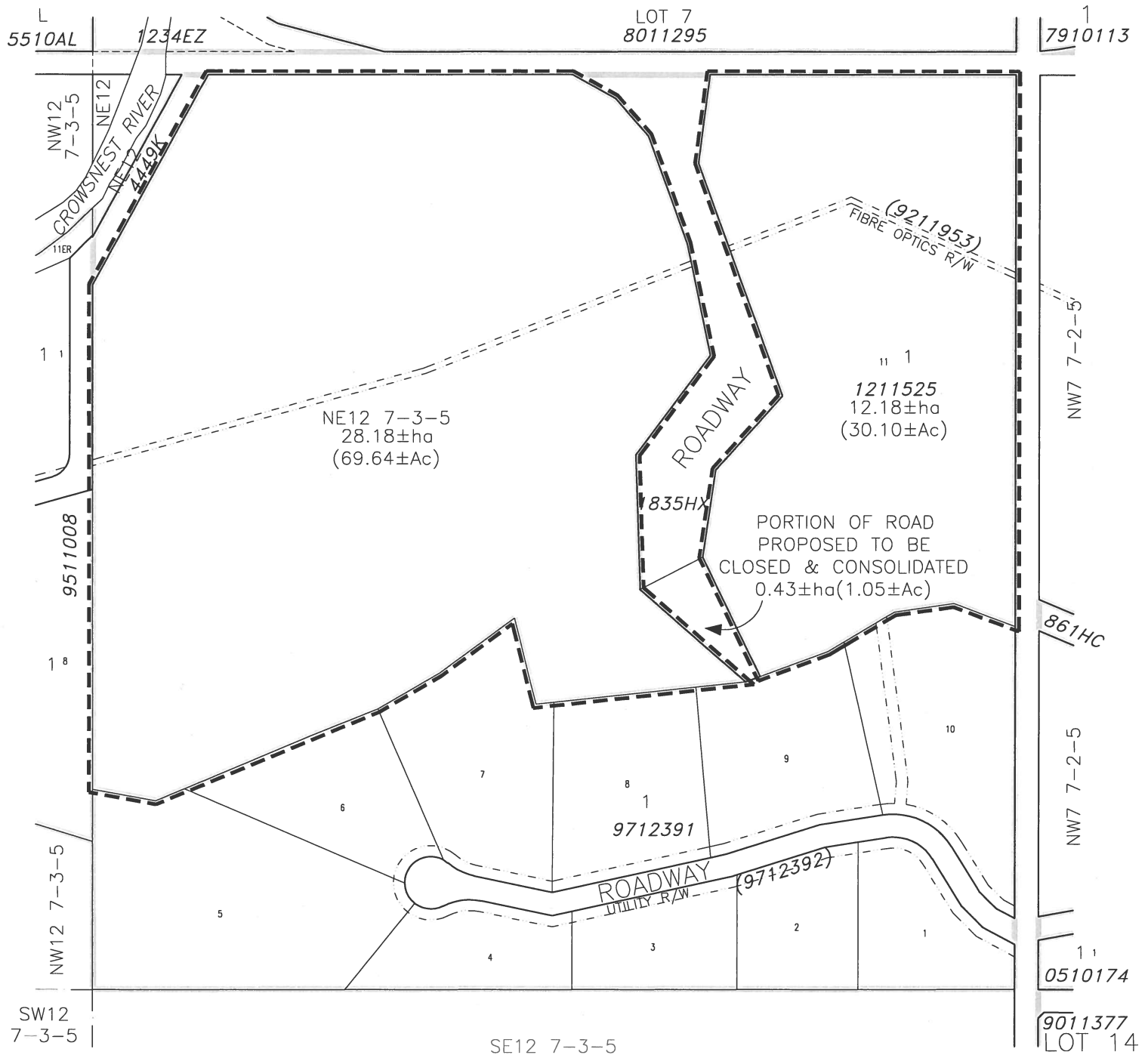
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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
LOT 11, BLOCK 1, PLAN 1211525 &
NE 1/4 SEC 12, TWP 7, RGE 3, W 5 M
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DATE: MAY 1, 2017
FILE No: 2017-0-064

MAP PREPARED BY
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 2105 1 AVENUE NORTH, LETSBURGE, AB T1W 2E6
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



SUBDIVISION SKETCH - EXISTING

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 17-13729T

LOT 11, BLOCK 1, PLAN 1211525 &

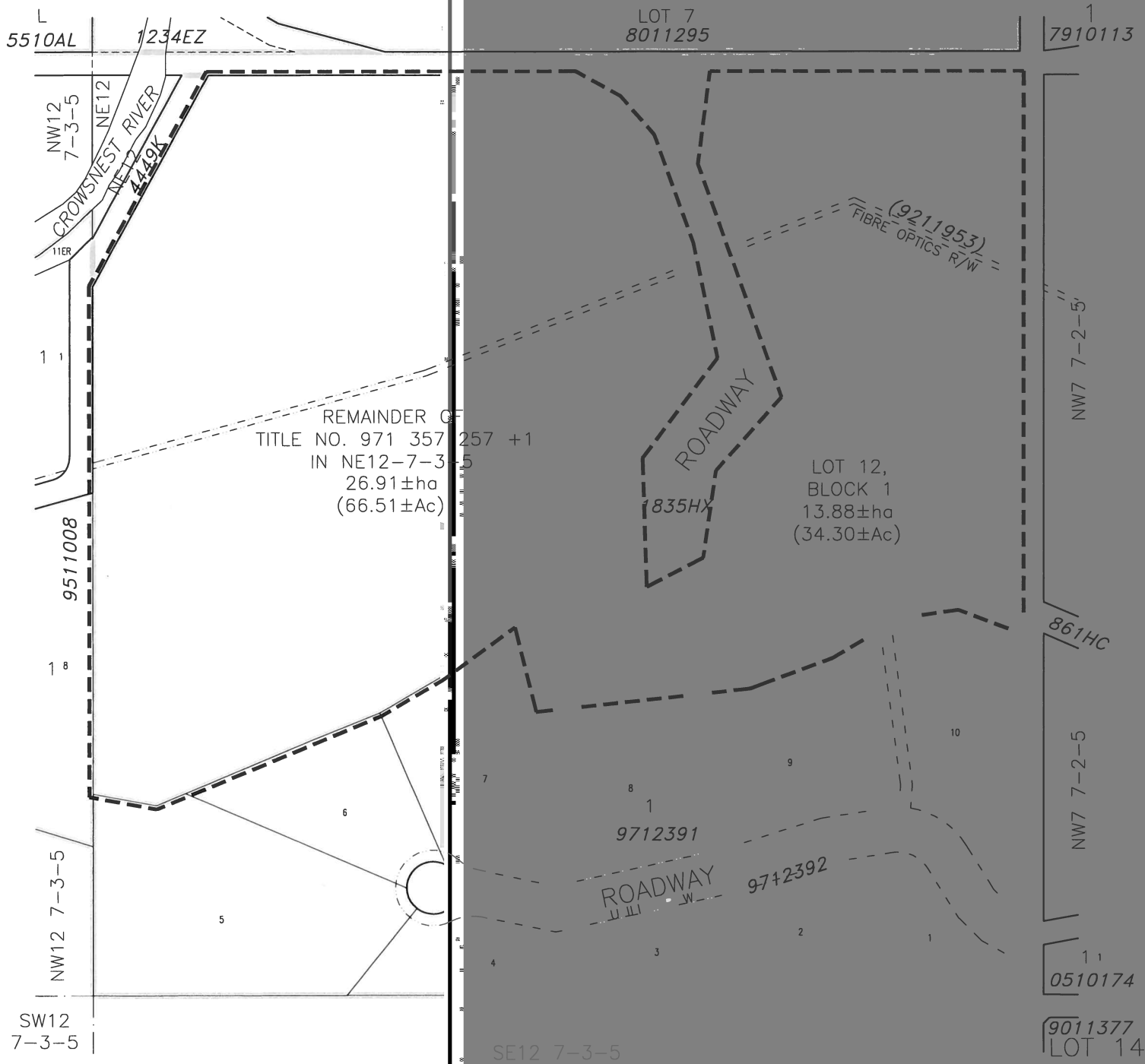
NE 1/4 SEC 12, TWP 7, RGE 3, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: MAY 1, 2017

FILE No: 2017-0-064





SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 17-13729T

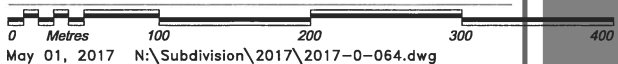
LOT 11, BLOCK 1, PLAN 1211525 &

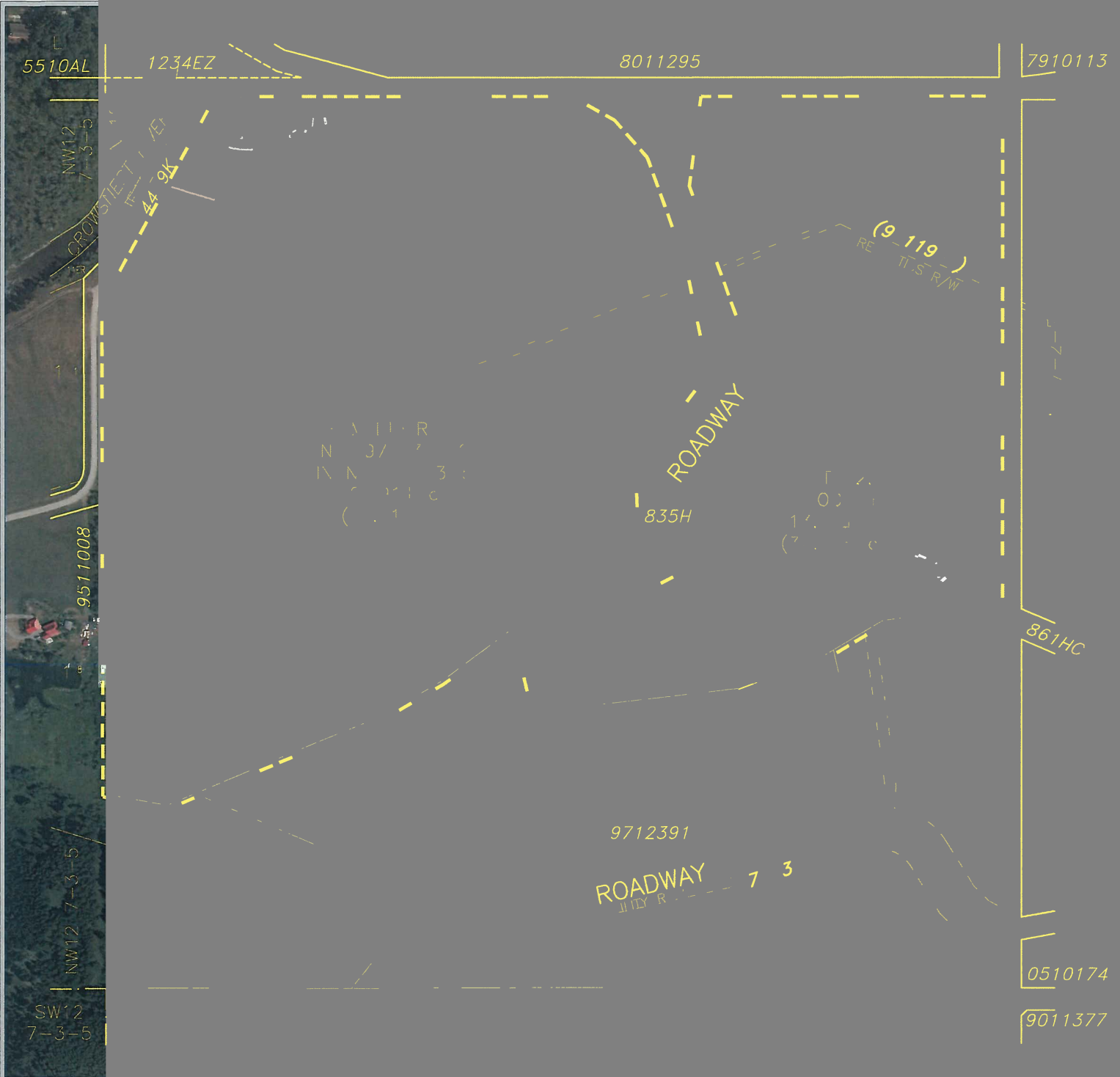
NE 1/4 SEC 12, TWP 7, RGE 3, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: MAY 1, 2017

FILE No: 2017-0-064





SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 17-13729T

LOT 11, BLOCK 1, PLAN 1211525 &

NE 1/4 SEC 12, TWP 7, RGE 3, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: MAY 1, 2017

FILE No: 2017-0-064

OLDMAN RIVER REGIONAL SERVICES COMMISSION

