

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority
June 5, 2018
6:00 pm

1. Adoption of Agenda

2. Delegation

- a. Sheila Pratchler - Subdivision Enquiry
 - Email from Sheila Pratchler, dated May 29, 2018
 - Email from Gavin Scott, dated May 30, 2018

3. Minutes

- a. Minutes of May 1, 2018

4. In Camera

5. Unfinished Business

6. Subdivision Applications

- a. Subdivision Application No. 2018-0-071
1607454 Alberta Ltd.
William Keeler and Susan Keeler
Lot 1, Block 1, Plan 1011409 and
NE 25-8-2 W5M

7. New Business

8. Next Regular Meeting July 3, 2018; 6:00 pm

9. Adjournment

Tara Cryderman

Subject: FW: Green subdivision

-----Original Message-----

From: Sheila Pratchler [mailto:]
Sent: Tuesday, May 29, 2018 8:23 PM
To: Roland Milligan <AdminDirDev@mdpincercreek.ab.ca>
Subject: Green subdivision

Hello Roland,

My dad has left in his will to subdivide some property to leave to myself and my brother and sister. Dad's lawyer suggested I get started on it. The problem is that the one parcel S.E. 13-07-03-W5 already at the threshold number of parcels per quarter. Gavin Scott suggested that since two of the parcels are owned by CP rail and Altalink with limited access that the M.D. could decide whether it was possible for us to subdivide Lot 8011295.

I would like to attend the subdivision meeting on June 6th to present this to the subdivision committee.

I will bring the pertaining information from Gavin and the arial view.

I look forward to hearing from you.

thank you,
Sheila Pratchler

Tara Cryderman

Subject: FW: Subdivisions for will
Attachments: Pages from MD Pincher Creek Land Use Bylaw Grouped Country Residential.pdf; Pages from Pincher Creek MD Municipal Development Plan.pdf

-----Original Message-----

From: Gavin Scott [mailto:gavinscott@orrc.com]
Sent: Wednesday, May 30, 2018 8:34 AM
To: Roland Milligan <AdminDirDev@mdpincercreek.ab.ca>
Subject: FW: Subdivisions for will

My original advice...

-----Original Message-----

From: Gavin Scott
Sent: Thursday, October 5, 2017 11:32 AM
To: Sheila Pratchler < >
Subject: RE: Subdivisions for will

General Requirements

Both proposals will need to address the specific requirements for subdivision, redesignation and/or Area Structure Plans (ASP). These requirements are found within the Municipal Development Plan (attached), Burmis Lundbreck Area Structure Plan (BLCASP), and Land use bylaw (Grouped Country Residential portion attached and applicable to the writing of an ASP).

Area 1 (south of road containing approximately 65 acres)
- 12 parcels out of quarter section is less than the 16 parcel rule

This land has two options for separating the land as the will has described.
Option 1 is to consolidate Sheila's portion into her existing title via the subdivision process for property realignment found in MDP policy R.21.

Option 2 is to attempt a split of the parcel in question into two separate titles as described in the will. The split will in accordance with the Burmis ASP require a zoning change from Agriculture to Grouped Country Residential. The Zone change can only happen if a local area structure plan is completed and accepted by the MD. The ASP requires a written document and supporting engineering studies as outlined by the MDP section M (attached) as well as outlined by the BLCASP. IN the BLCASP sections 4.3, 5.0-5.4 and 6.0-6.6 must be addressed. Engineering studies include water, septic, drainage and geotechnical.

Other issues to be aware of in the processing of either option:

- ns wetlands and should be avoided in any development proposals
 - the extreme west loss the road and against the Crownsnest River will be requested by tl Crown or
 - onmental reserve.
 - oad allowance in front of the farm should be closed and consolidated into the title
 - Sheila's home parcel and this subject parcel could be considered for closure depending on need for
 - ccess:
 - at Alberta Historic Resources requires that all proposed ASPs be cleared through their department via an online
 - I
- the land contain
 - strip of land to
 - the MD as environ
 - undeveloped r
 - road between
 - future ac
 - note th
 - submitta

Area 2 (land north of the road containing approximately 30 acres)

- 16 parcels out of the quarter section is at the threshold for the number of parcels per quarter section though two are owned by CP rail and Altalink with limited access

To attempt a split of the parcel in question into two separate titles as described in the will. The split will in accordance with the Burmis ASP require a zoning change from Agriculture to Grouped Country Residential. The Zone change can only happen if a local area structure plan is completed and accepted by the MD. The ASP requires a written document and supporting engineering studies as outlined by the MDP section M (attached) as well as outlined by the BLCASP. IN the BLCASP sections 4.3, 5.0-5.4 and 6.0-6.6 must be addressed. Engineering studies include water, septic and geotechnical.

Other issues to be aware of in the processing of this option:

- the land contains wetlands and should be avoided in any development proposals
- existing MD Environmental Reserve along the river has been eroded through by the river in spots and more land will likely be requested to reestablish this reserve land. This may be proposed as land or easement dedication.
- note that Alberta Historic Resources requires that all proposed ASPs be cleared through their department via an online submittal

If you have further questions regarding these processes, please contact me at your convenience.

Gavin

-----Original Message-----

From: Sheila Pratchler [mailto:]
Sent: Wednesday, October 4, 2017 11:13 AM
To: Gavin Scott <gavinscott@orrsc.com>
Subject: Re: Subdivisions for will

Awesome thank you I just wasn't sure if you had remembered . Thank you

> On Oct 4, 2017, at 11:11 AM, Gavin Scott <gavinscott@orrsc.com> wrote:

>
> Sheila
>
> Since we talked, I have been inundated with Municipalities' requests and have not gotten back to your request. I will try to get it out this afternoon.

>
> Gavin

>
> -----Original Message-----

> From: Sheila Pratchler [mailto:] |
> Sent: Wednesday, September 27, 2017 8:18 AM
> To: Gavin Scott <gavinscott@orrsc.com>
> Subject: Subdivisions for will

GROUPED COUNTRY RESIDENTIAL – GCR

1. INTENT

The intent of the Grouped Country Residential (GCR) district is to accommodate grouped or multi-lot country residential development in accordance with the Municipal Development Plan.

2. USES

2.1 Permitted Uses

Accessory buildings and uses (see Section 32)
Accessory structure (see Section 33)
Home occupation (see Section 43)
Modular home
Single-detached residence

2.2 Discretionary Uses

Agricultural structures
Bed and breakfast facility (see Sections 43.13 - 43.16)
Child care service
Garden suite (see Section 45)
Manufactured home, singlewide and doublewide (see Section 50)
Moved-in residential building (see Section 50.6 - 50.9)
Public and institutional uses
Public park or recreation
Public utility
Secondary suite
Sign (see Section 51)
Specialty manufacturing / Cottage industry
Wind Energy Conversion System - Category 1 (see Section 53)

3. MINIMUM LOT SIZE AND DIMENSIONS

- 3.1 The minimum lot size for all uses shall be 1.2 ha (3 acres) or as required by the MPC in accordance with an area structure plan.
- 3.2 The maximum parcel size shall be 4.05 ha (10 acres).
- 3.3 The length and width of any lot shall be:
- (a) sufficient to ensure compliance with all yard dimensions and setback requirements,
 - (b) to the satisfaction of the MPC.

4. MINIMUM SETBACK REQUIREMENTS

Front yard internal setback:	30 m (98.4 ft.) (setback from public or internal municipal roads that service multi-lot plans of subdivision)
Side yard setback:	7.5 m (24.6 ft.)
Rear yard setback:	15 m (49.2 ft.)

Municipal roads:	50 m (164 ft.)
Provincial highways:	Minimum distance as set by Alberta Transportation and may be increased by MPC where warranted
Railways	
(application: dwelling or sleeping units):	40 m (131 ft.) or less if mitigated by sound attenuation and not considered an unsafe location

See Section 53 for setbacks pertaining to WECS.

Note: Setbacks can be waived by the MPC if they meet the generally accepted rules of waivers as outlined in Section 16.19.

5. ENVIRONMENTAL SETBACKS AND SEPARATION DISTANCES

See Sections 31, 40 and 41.6.

6. OFF-STREET PARKING AND LOADING REQUIREMENTS

See Section 52, Off-Street Parking and Loading Requirements.

Minimum Residential Parcel Size

6. Each lot or parcel in an area proposed for grouped or multi-lot country residential development in the Rural Area shall contain a minimum of 1.2 ha (3 acres) and this shall be reflected in the land use bylaw unless an area structure plan or an intermunicipal development plan establishes a different minimum in which case that different minimum shall apply.
7. The municipality in the land use bylaw shall establish minimum lot or parcel sizes in hamlets and the Rural Area, but the municipality shall be reasonably flexible in allowing development on existing lots or parcels which do not comply with the minimums established in the bylaw, unless otherwise provided in an area structure plan or an intermunicipal development plan.

M. COUNTRY RESIDENCES

Grouped Country Residential is Prohibited Unless Area is Designated

1. Conventional single-detached residences shall be a permitted use and manufactured homes will be either a permitted use or a discretionary use in the land use bylaw's Agriculture district and other selected districts in the Rural Area (as defined) in order to streamline the development of residences on existing lots or parcels, but:
 - (a) proposed grouped or multi-lot country residential development (as defined) shall not be allowed in the Rural Area unless the lands have been designated in the land use bylaw for that use; and
 - (b) a district in the land use bylaw shall not be construed as allowing grouped or multi-lot country residential development merely because conventional single-detached residences or manufactured homes are either a permitted or a discretionary use in that district.
2. The land use bylaw shall specify the districts in which a grouped or multi-lot country residential development is not allowed either:
 - (a) by expressly stating that grouped multi-lot country residential development is a prohibited use in a district; or
 - (b) by not listing grouped or multi-lot country residential development as either a permitted or a discretionary use in a district.
3. The following districts shall be used to designate lands that are intended to be used for grouped or multi-lot country residential development in the land use bylaw:
 - (a) the Grouped or Multi-Lot Country Residential district; or
 - (b) if circumstances warrant, any other district designed to accommodate residential development.

Grouped Country Residential Designation Criteria

4. Lands shall not be subdivided for grouped or multi-lot country residential development unless subdivision is authorized by this plan, an area structure plan or an intermunicipal development plan that affects the area and is designated for grouped country residential use in the land use bylaw. **[Appendix 1, Figure 1]**

5. Land shall not be designated for grouped or multi-lot country residential development:
 - (a) within 0.8 km (½ mile) of the municipal boundaries of the Village of Cowley;
 - (b) within 0.8 km (½ mile) of the boundaries of a designated hamlet;
 - (c) within the Airport Vicinity Protection Area or within such distance of this protection area as the municipality considers reasonable and appropriate;
 - (d) if, in the opinion of the municipality, the effect of the designation would:
 - (i) have a detrimental impact on the viability of agriculture in the area or, on the continued agricultural use of adjoining lands; or
 - (ii) unnecessarily consume agricultural or grazing lands;
 - (e) unless the area can be easily serviced with services provided by the municipality or developer;
 - (f) unless an MDS siting assessment is carried out in accordance with the *Agricultural Operations Practices Amendment Act, 2001 And Regulations* and the results of this assessment are considered by Council before final consideration of a designation of land for grouped or multi-lot country residential development; and
 - (g) unless basic information is provided by the person requesting the designation. Such basic information shall include:
 - (i) plans or maps that shall be required by the municipality in respect of a subdivision application;
 - (ii) an evaluation of land use within 0.8 km (½ mile) of the lands proposed for designation and the anticipated impact that the designation will have on such land use;
 - (iii) how access will be provided and the condition of roadways that will provide access within 1.6 km (1 mile) of the lands proposed for designation; and
 - (iv) how the area proposed for designation will be serviced.

6. Area structure plans shall be required prior to approval of a subdivision application or land use bylaw amendment when the proposal is intended to:
 - (a) redesignate a parcel to grouped or multi-lot country residential use; and/or
 - (b) designate in the plan public roadways, parks or land for other public uses; and/or
 - (c) create parcels within close proximity to environmentally significant areas referred to in section 1.3 or otherwise identified; and/or
 - (d) for a use or in an area that the approval authority or council determines an area structure plan is necessary.

7. An area structure plan shall contain the following information:
 - (a) site plans and drawings – although professional plan preparation is preferable, the diagrams are required if they are clear and accurate. In Urban Fringe areas a “shadow plan” may be requested when larger parcels are proposed;
 - (b) soils analysis – soil stability and its ability to accept a septic system are most important, although applicants may be requested to provide other data. These studies are to be prepared by an engineer;
 - (c) identification of other hazards such as flood or avalanche prone lands or environmentally sensitive areas, including historic and other resources;

- (d) sewer system – which will be determined using the soils data provided. Pump out systems are preferred adjacent to water bodies;
 - (e) domestic water – these systems will be to the satisfaction of the approval authority and in compliance with the *Water Act*;
 - (f) roadways and access points – including the standards for construction;
 - (g) other utilities and services – including comments from the appropriate supplier;
 - (h) contour and surface drainage control – which is required to protect water bodies and adjacent parcels;
 - (i) development concept – including lot density and land tenure such as bareland condominiums;
 - (j) applicant's interest – i.e. authorized agent, subject of an agreement or relative;
 - (k) subdivision considerations – that may be found in the land use bylaw such as lot sizes;
 - (l) provision of municipal and/or environmental reserve – which will be in accordance with this plan and may include use of environmental easements;
 - (m) staging of development – and may include phasing of services;
 - (n) development specifications – including special standards such as setbacks and minimum dwelling size;
 - (o) landscaping and appearance – particularly if it includes municipal reserve land;
 - (p) architectural controls – information regarding special standards for details such as fences or landscaping are needed as well as the expectation for municipal district involvement;
 - (q) public input – and developers are encouraged to contact neighbours and others to discuss the proposal;
 - (r) population density – as required under the *Municipal Government Act*;
 - (s) any other information the Subdivision and Development Authority may consider necessary;
 - (t) additional information may be required for area structure plans prepared on water bodies as requested by the appropriate agency or provincial department;
 - (u) impact on adjacent properties.
8. The draft area structure plan shall be circulated to the various agencies that would have input at the subdivision application stage and as outlined in the Subdivision and Development Regulation. A broader circulation of the information may be undertaken at any time in the process.
9. Additional information may be requested by council at any time during the approval process.

N. INDUSTRIAL DEVELOPMENT IN RURAL AREAS

1. Subject to policy N.2 below, the municipality shall encourage most types of industrial development to locate in a suitably-designated area in a hamlet, an adjoining urban area, or within a designated rural industrial area recognizing that:

**Special Meeting Minutes of the Subdivision Authority
Tuesday, May 1, 2018; 5:00 pm
MD of Pincher Creek No. 9 Administration Building**

IN ATTENDANCE

Members: Reeve Quentin Stevick, Councillors Brian Hammond, and Bev Everts
Councillors Rick Lemire and Terry Yagos as entered into the minutes

Staff: Director of Development and Community Services Roland Milligan,
Planning Advisor Gavin Scott and Executive Assistant Tara Cryderman

Notice of the meeting was given in person to each Councillor and a signed Waiver of Notice Form is attached to and forms part of these minutes.

COMMENCEMENT

Reeve Quentin Stevick called the meeting to order, the time being 5:00 pm.

1. ADOPTION OF AGENDA

Councillor Brian Hammond 18/019

Moved that the Special Subdivision Authority Agenda for May 1, 2018, be approved as presented.

Carried

Councillor Terry Yagos entered the meeting, the time being 5:01 pm.

2. ADOPTION OF MINUTES

Councillor Terry Yagos 18/020

Moved that the April 3, 2018 Subdivision Authority Minutes, be approved as presented.

Carried

3. IN CAMERA

Councillor Bev Everts 18/021

Moved that the Subdivision Authority and staff move In-Camera, the time being 5:01 pm.

Carried

Councillor Rick Lemire entered the meeting, the time being 5:03 pm.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
May 1, 2018

Councillor Brian Hammond

18/022

Moved that the Subdivision Authority and staff move out of In-Camera, the time being 5:15 pm.

Carried

4. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATION

- a. Subdivision Application No. 2018-0-042
Chester Bonertz
SE 30-4-29 W4M

Councillor Brian Hammond

18/023

Moved that the Country Residential subdivision of SE 30-4-29-W4M (Certificate of Title No. 781 178 617), to create a 12.80 acre (5.18 ha) parcel from a previously un-subdivided 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 a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 7 of the Subdivision and Development Regulation.
3. The proposed subdivision with waiver complies with the M.D. of Pincher Creek subdivision policy R.11.
4. 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.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
May 1, 2018

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 Parks, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Municipal District of Pincher Creek No. 9 – Leo Reedyk, Director of Operations:
“No concerns with the proposed subdivision.”
- (e) TELUS Communications Inc. has no objections to the above noted circulation.
- (f) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.
FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-94 73) to make application for electrical services.
Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.
- (g) Alberta Health Services – Michael Swystun, Executive Officer:
“From the information provided Alberta Health Services has no objection to this proposed subdivision. Should you have any questions regarding this report, please do not hesitate to contact me at 403-627-1230.”
- (h) Alberta Transportation – John Thomas, Development/Planning Technologist:
“The proposal is to create a single parcel of land from an unsubdivided quarter section to accommodate an existing residence and related improvements. As such, this application is in accordance with Section 14(b) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002 (“the regulation”). Notwithstanding the foregoing, resultant of the fact that the remnant land does have direct access to Highway 505, this application is subject to the requirements of Section 15(2) of the regulation.
Alberta Transportation’s primary objective is to allow subdivision and development of adjacent properties in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway network.
To that end, the proposal is in accordance with said Section 14(b), the remnant land will remain to be an agricultural tract and by virtue of the Alberta Transportation’s current access management guidelines, use of the existing direct highway access for limited agricultural use is an acceptable access management strategy. Furtherance, the remnant lands also have an alternate means of indirect access available by the local road system.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
May 1, 2018

Given this, strictly from Alberta Transportation's point of view, we do not anticipate that creation of the country residential lots as proposed would have any appreciable impact on the highway.

Therefore, pursuant to Section 16 of the regulation, in this instance, Alberta Transportation grants a waiver of said Section 15(2).

Whereas the waiver of Section 15(2) has been granted, the applicant is advised that no additional access to the highway will be allowed as a result of this application, and that the existing direct access could remain on a temporary basis for limited agricultural use only.

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

The subject property is within the noted control lines and, as such, any development would require the benefit of the said permit. To ensure that any future highway expansion plans are not unduly compromised, minimum setbacks would be identified and stipulated as a condition of approval such that an adequate buffer would be maintained alongside the highway, and any other highway related issues could be appropriately addressed. The applicant could contact the department through the undersigned, at Lethbridge 403/381-5426, in this regard.

Alberta Transportation accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof. Noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the subdivision/development design.

Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 5(5)(d) of the regulation, Alberta Transportation agrees to waive the referral distance for this particular subdivision application. As far as Alberta Transportation is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application."

- (i) Alberta Environment & Parks – Edward Evenson, Forest Officer Land Management Operations Divisions Public Lands Approvals Branch:
"The Department of Environment and Parks Public Lands Approvals Branch has no concerns with proposed subdivision 2018-0-042."

Carried

**MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
May 1, 2018**

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, June 5, 2018; 6:00 pm.

8. ADJOURNMENT

Councillor Terry Yagos

18/024

Moved that the meeting adjourn, the time being 5:17 pm.

Carried

Quentin Stevick, Chair
Subdivision Authority

Roland Milligan, Interim Secretary
Subdivision Authority

DRAFT

DRAFT RESOLUTION

Our File: 2018-0-071

May 28, 2018

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

Dear Mr. Milligan:

RE: Lot 1, Block 1, Plan 1011409 & NE1/4 25-8-2-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, TELUS, AltaLink, AB Agriculture, AB Environment & Parks - K. Murphy, AER and the Area Wildlife Biologist.

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.



GS/jm
Attachment

RESOLUTION

2018-0-071

M.D. of Pincher Creek No. 9 Country Residential subdivision of Lot 1, Block 1, Plan 1011409 & NE1/4 25-8-2-W5M

REASONS:

1. The propo
- 2.

CHAIRMAN

DATE

Planner's Preliminary Comments:

The purpose of this application is to create a 10.00 acre (4.04 ha) parcel from a title of 157 acres (63.5 ha) for country residential use.

The proposal is to accommodate the consolidation of an existing country residential title with 7 acres of additional agricultural land, which presently contains a shop to the south of the existing yard site. Access to the lot is presently granted from an existing approach to the east, off of a developed municipal road allowance. The existing residence is serviced by a septic system and water cistern.

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

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyors sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies or the municipality shall be established prior to finalization of the application.
6. That the proposed parcel be reduced in size sufficient to accommodate existing buildings, structures and improvements.
7. That the residual portion of Certificate of Title 111030364 be consolidated with the adjacent 7.0 acres of NE25 8-2 W5M (as depicted in BOA tentative plan 18-14124T) in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

RESERVE:

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

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.



OLDMAN RIVER REGIONAL SERVICES COMMISSION

FOR OFFICE USE ONLY

APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY

APPLICATION SUBMISSION

Accepted By:

1. CONTACT INFORMATION

Name of Registered Owner: Thomas C. Penner, ALS
Mailing Address:
Telephone:
Email:
Name of Agent (Person used): brown okamura & associates ltd.
Mailing Address:
Telephone:
Email:
Name of Surveyor:
Mailing Address:
Telephone:
Email:
Section 25 Township 8 Range 2 West of Meridian (e.g. SE 1/4 36-1-36 W4M)

2. LEGAL DESCRIPTION

a. All/part of the existing parcel of land (to be subdivided) is: 63.5 hectares 157 acres
b. Being all/part of lots to be created: 1 Size of Lot(s): 2.83 ha (7.00 ac) to be consolidated with Lot 1
c. Total area of existing (if applicable):
d. Total number of lots: 111 187 302
e. Rural Address (if applicable):
f. Certificate of Title No. of Land to be Subdivided: 1607454 Alberta Land

3.
e. Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility?
Unknown [] Yes [] No []

4. _____

5. _____

6. WATER SERVICES

Describe:

- a. Existing source of potable water Cistern
- b. Proposed source of potable water Cistern

7. SEWER SERVICES

Describe:

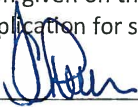
- a. Existing sewage disposal: Type Septic System Year Installed 2010
- b. Proposed sewage disposal: Type Same

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I Thomas C. Penner, ALS (boa file: 18-14124)

- 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: May 4/18

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)

4.

S

RIGHT OF N

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

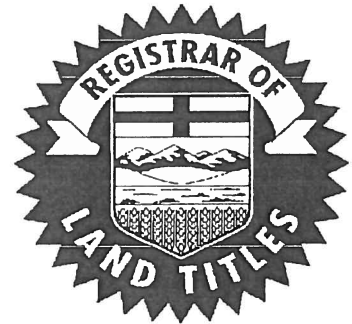
791 003 500 09/01/1979 UTILITY RIGHT OF WAY
GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD.
BOX 38
CARDSTON
ALBERTA TOKOKO
(DATA UPDATED BY: CHANGE OF NAME 951153910)
(DATA UPDATED BY: CHANGE OF NAME 021072975)

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 16 DAY OF APRIL,
2018 AT 03:00 P.M.

ORDER NUMBER: 34915144

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 286 963 5;2;8;25;NE 111 187 302

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 2 TOWNSHIP 8
SECTION 25
QUARTER NORTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 1011409 SUBDIVISION	1.21	2.99	

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

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 111 175 447 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
111 187 302	25/07/2011	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

1607454 ALBERTA LTD.

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
5158AL .	10/09/1912	EASEMENT "SUBJECT TO, FOR RIGHT OF WAY"
791 003 500	09/01/1979	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
111 187 302

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD.
BOX 38
CARDSTON
ALBERTA T0K0K0
(DATA UPDATED BY: CHANGE OF NAME 951153910)
(DATA UPDATED BY: CHANGE OF NAME 021072975)

111 187 303 25/07/2011 MORTGAGE
MORTGAGEE - ALBERTA TREASURY BRANCHES.
PO BOX 1600
PINCHER CREEK
ALBERTA T0K1W0
ORIGINAL PRINCIPAL AMOUNT:

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 16 DAY OF APRIL,
2018 AT 03:00 P.M.

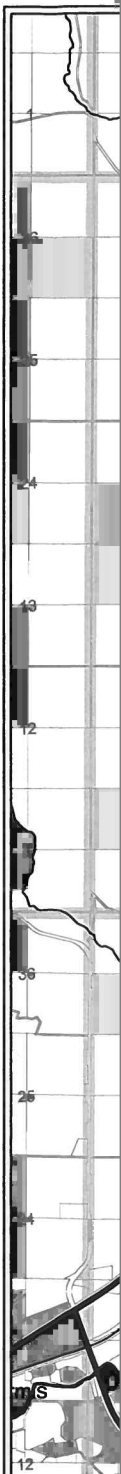
ORDER NUMBER: 34915144

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.



Rock

Cow

W5

Cr

Oldman

dbrec

N r p

, R

Co le

MAP PREPARED BY
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LEATHERBRIDGE, AB T1H 3E9
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

SW36
8-2-5

SE36 8-2-5

SW31
8-1-5



TITLE NO. 111 030 364
1.21±ha(2.99±ac)

NW25 8-2-5

NE25 8-2-5
TITLE NO. 111 187 302
63.54±ha(157.01±ac)

NW30 8-1-5

SW25
8-2-5

SE25 8-2 5

SW30
8 1-5

SUBDIVISION SKETCH - EXISTING

LOT 1, BLOCK 1, PLAN 1011409 WITHIN

NE 1/4 SEC 25, TWP 8, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: MAY 9, 2017

FILE No: 2018-0-071



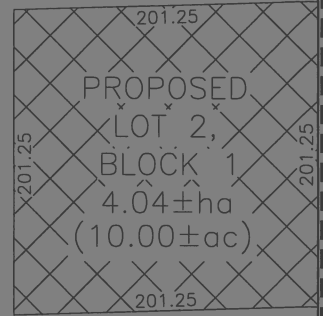
OLDMAN RIVER REGIONAL SERVICES COMMISSION



SW36
8-2-5

SE36 8-2-5

SW31
8-1-5



NW25 8-2-5

REMAINDER OF
TITLE IN
NE25 8-2-5
60.71±ha
(150.00±ac)

NW30 8-1-5

SW25
8-2-5

SE25 8-2-5

SW30
8-1-5

SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 18-14124T

LOT 1, BLOCK 1, PLAN 1011409 &

NE 1/4 SEC 25, TWP 8, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

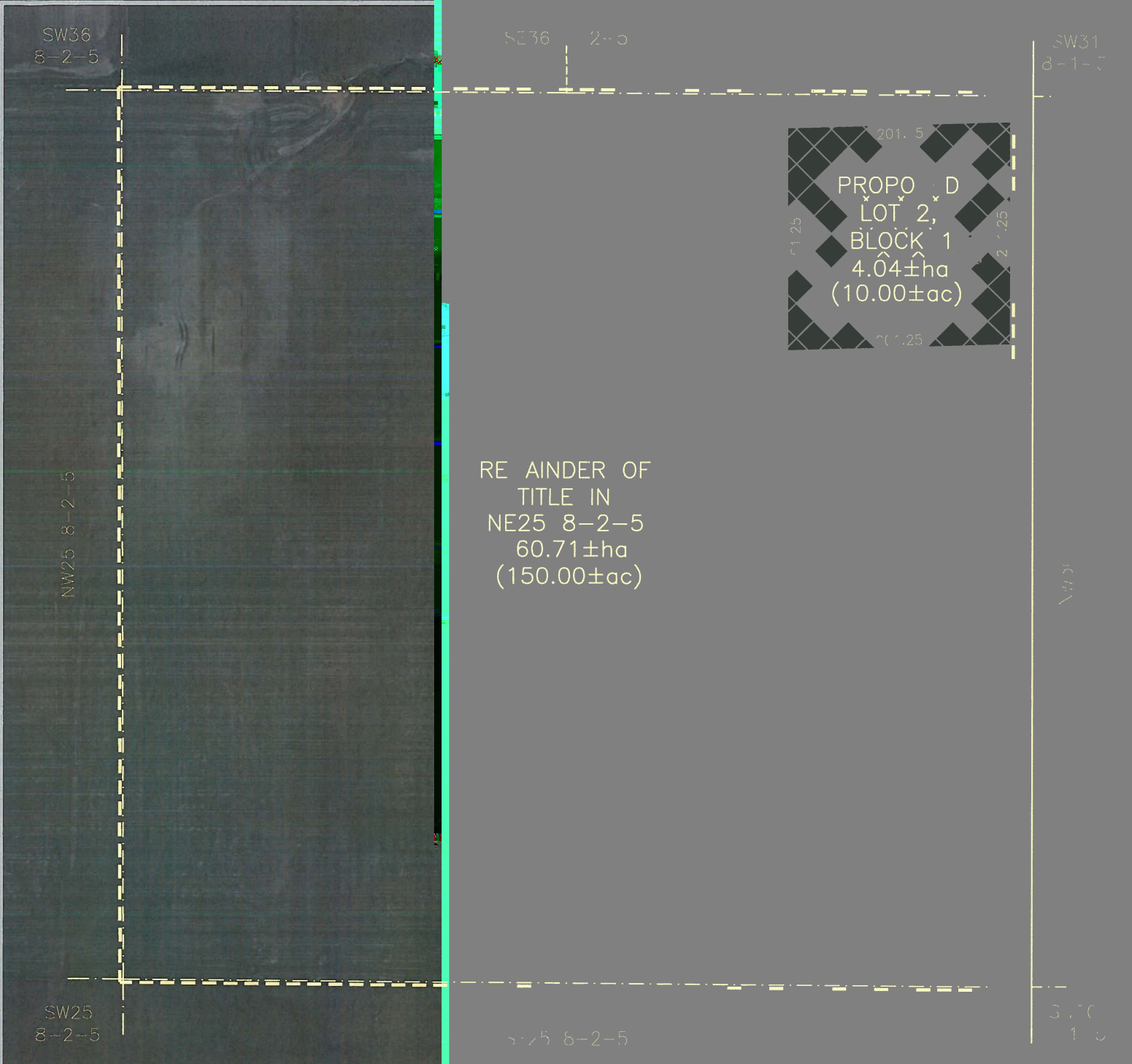
DATE: MAY 9, 2017

FILE No: 2018-0-071



OLDMAN RIVER REGIONAL SERVICES COMMISSION





REMAINDER OF
 TITLE IN
 NE25 8-2-5
 60.71±ha
 (150.00±ac)

SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 18-14124T

LOT 1, BLOCK 1, PLAN 1011409 &

NE 1/4 SEC 25, TWP 8, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: MAY 9, 2017

FILE No: 2018-0-071



N

N.W.1/4 SEC. 25 - 8 - 2 - 5

S.E.1/4 SEC. 36 - 8 - 2 - 5

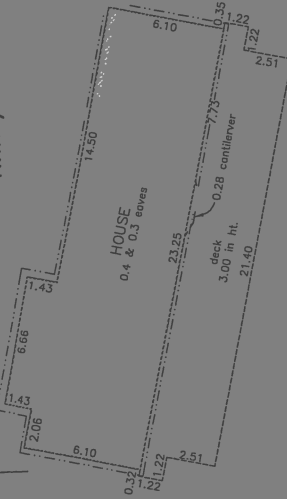
N.E.1/4 SEC. 25 - 8 - 2 - 5

S.E.1/4 SEC. 25 - 8 - 2 - 5

GOVERNMENT ROAD ALLOWANCE

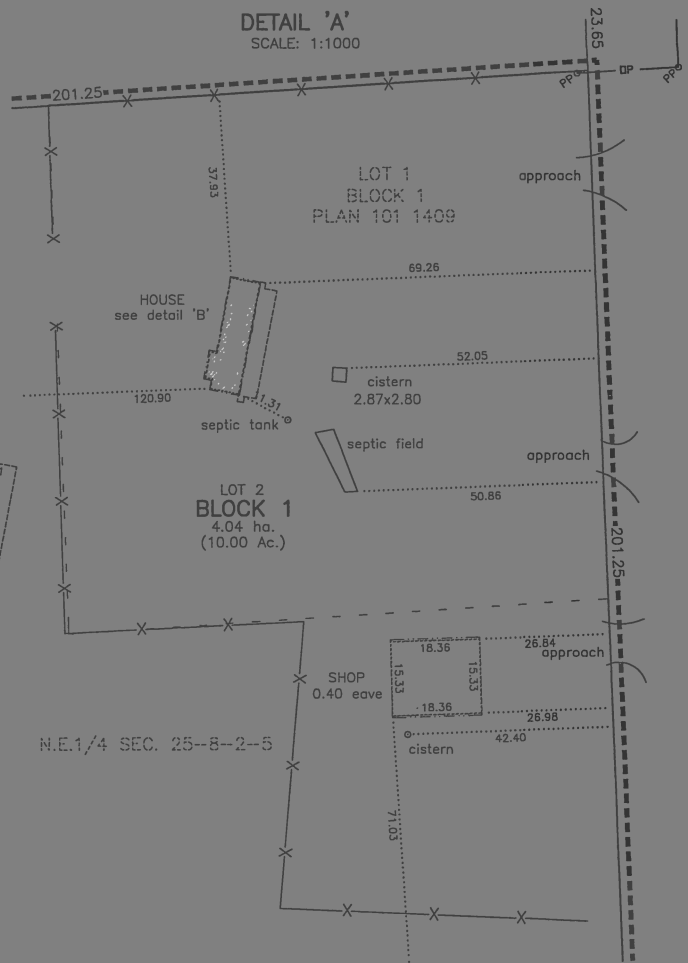
N.W.1/4 SEC. 30 - 8 - 1 - 5

LOT 2
BLOCK 1
4.04 ha.
(10.00 Ac.)



DETAIL 'B'
SCALE: 1:250

DETAIL 'A'
SCALE: 1:1000



NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus **-----** and contains approximately 4.04 ha. Distances are in metres and decimal parts thereof.

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

WILLIAM & SUSAN KEELER

TENTATIVE PLAN SHOWING SUBDIVISION
of all of
LOT 1, BLOCK 1, PLAN 101 1409 &
and part of
N.E.1/4 SEC 25.
all within
N.E.1/4 SEC. 25; TWP. 8; RGE. 2; W.5 M.
MUNICIPAL DISTRICT OF PINCHER CREEK No. 9



brown okamura & associates ltd.
Professional Surveyors
514 Stafford Drive, Lethbridge, Alberta

APPROVED

T.C. Penner, A.L.S.

DRAWN MJ
CHECKED TCP

SCALE

1:5000

DATE APR 23/18
JOB 18-14124
DRAWING 18-14124T