

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting via Virtual Meeting
December 7, 2021
6:00 pm

1. Adoption of Agenda

2. Adoption of Minutes

- a. Minutes of November 2, 2021

3. Closed Meeting Session

4. Unfinished Business

None

5. Subdivision Application

- a. Subdivision Application No. 2021-0-187
Kathryn Anne Flundra
W1/2 12-3-29-W4M

6. New Business

7. Next Regular Meeting February 1, 2022 6:00 pm

8. Adjournment

**Meeting Minutes of the Subdivision Authority
Tuesday, November 2, 2021; 6:00 pm
MD of Pincher Creek No. 9 via Virtual Meeting**

IN ATTENDANCE

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

Staff: Director of Development and Community Services Roland Milligan,
CAO Troy MacCulloch, Financial Services and Planning Clerk
Joyce Mackenzie-Grieve

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor Dave Cox 21/067

Moved that the Subdivision Authority Agenda for November 2, 2021, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Tony Bruder 21/068

Moved that the October 5, 2021, Subdivision Authority Minutes, be approved as amended.

Carried

3. CLOSED MEETING SESSION

Councillor Dave Cox 21/069

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 Tony Bruder 21/070

Moved that the Subdivision Authority open the meeting to the public, the time being 6:54 pm.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
November 2, 2021

Carried

4. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATIONS

- a.** Subdivision Application No. 2021-0-167
Lorna McRae
SW1/4 10-6-2 W5M

Councillor Dave Cox

21/071

Moved that the Public Utility subdivision of SW1/4 10-6-2-W5M (Certificate of Title No. 211 066 627 +1), to create a 1.55 acre (0.63 ha) public utility lot from a title of 128.08 acres (51.8 ha) for public utility 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 1.55 acres at the market Value of \$3,500 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 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 final plan of survey label the subdivided lot as a Public Utility Lot (PUL).

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.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
November 2, 2021

3. That a waiver of the minimum lot size of 3 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 18-26.
5. The subdivision authority, in considering the written submissions from Bert Nyrose and Lyle Noble, finds that the concerns are focused on development approvals, and are therefore outside the parameters of the subdivision policies pertaining to the proposal.

Carried

- b.** Subdivision Application No. 2021-0-168
Sandra Lea Kastelic
SE1/4 32-4-28 W4M

Councillor Tony Bruder

21-072

Moved that the Country Residential subdivision of SE1/4 32-4-28-W4M (Certificate of Title No. 211 058 357 +1), to create a 5.63 acre (2.28 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 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 complies with the M.D. of Pincher Creek subdivision policy 18.16.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
November 2, 2021

Carried

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, December 7, 2021; 6:00 pm.

8. ADJOURNMENT

Councillor David Cox

21/073

Moved that the meeting adjourn, the time being 6:55 pm.

Carried

Rick Lemire, Chair
Subdivision Authority

Roland Milligan, Secretary
Subdivision Authority

DRAFT RESOLUTION

Our File: 2021-0-187

November 29, 2021

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

Dear Mr. MacCulloch,

RE: W1/2 12-3-29-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, AB Health Services - South Zone, AB Environment & Parks - J. Cayford, AER, Nature Conservatory of Canada and Alberta Gas Trunk Line.

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

2021-0-187

M.D. of Pincher Creek No. 9 Agricultural subdivision of W1/2 12-3-29-W4M

THAT the Agricultural subdivision of W1/2 12-3-29-W4M (Certificate of Title No. 001 074 126, 071 052 416), to subdivide a 9.09 acre (3.68 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) and consolidate it with the quarter section to the north 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 9.09-acre portion of SW12 3-29 W4M be consolidated with the NW12 3-29 W4M 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 7 of the 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.

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) No concerns from Cardston County.
- (e) Telus Communications Inc has no objection.

- (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 (310-9473) to make application for electrical services.

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

- (g) 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.

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

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

“We have reviewed the captioned subdivision application and determined that Alberta Culture and Status of Women has no concerns with this application.”

- (i) Canada Post has comment.

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: November 9, 2021

Date of Receipt: October 28, 2021

Date of Completeness: October 29, 2021

TO: Landowner: Kathryn Anne Flundra

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

Referral Agencies: M.D. of Pincher Creek No. 9, Tony Bruder, Cardston County, M. Burla - ORRSC, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Chief Mountain Gas Co-op Ltd., AB Health Services - South Zone, AB Environment & Parks - J. Cayford, Historical Resources Administrator, AER, Canada Post, Nature Conservatory of Canada, Alberta Gas Trunk Line

Adjacent Landowners: David B Nowakowski & Joan Glaister, Kathryn Anne Flundra, Joan Lucille Glaister, Jane Lynn Wilder, Nature Conservancy of Canada

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 Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **November 28, 2021**. (Please quote our File No. **2021-0-187** in any correspondence with this office).

File No.: 2021-0-187

Legal Description: W1/2 12-3-29-W4M

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

Land Designation: Agriculture – A
(Zoning)

Existing Use: Agricultural

Proposed Use: Agricultural

of Lots Created: 1 (Boundary Line Adjustment)

Certificate of Title: 001 074 126, 071 052 416

Meeting Date: December 7, 2021

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 subdivide a 9.09 acre (3.68 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) and consolidate it with the quarter section to the north for agricultural use.

The proposal is to accommodate a boundary line adjustment subdivision of an existing farmyard, capturing a dwelling, and an out-building into the rest of the development. Access to the farmyard is presently granted from a series of register access easements. The existing residence is serviced by a septic system and on-site domestic well.

A conservation easement agreement with the Nature Conservancy of Canada is registered on title of the subject lands (Document 211045091). This proposed subdivision is acknowledged under Schedule C of the parties agreement.

The lands subject of this subdivision are located within the Intermunicipal Development Plan boundary with Cardston County and as such will be circulated to Cardston County for comment.

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

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
6. That the 9.09 acre portion of SW12 3-29 W4M be consolidated with the NW12 3-29 W4M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
7. That, any conditions of Alberta Culture, Multiculturalism and Status of Women, Historic Resources, shall be met prior to finalization.

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.



**APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted: \$1040.00	File No: 2021-0-187
APPLICATION SUBMISSION	
Date of Receipt: October 28, 2021	Received By: [Signature]
Date Deemed Complete: October 29, 2021	Accepted By: [Signature]

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Kathryn Anne Flundra

Mailing Address: [Redacted] City/Town: [Redacted]

Postal Code: [Redacted] Telephone: [Redacted] Cell: _____

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

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

Mailing Address: _____ City/Town: _____

Postal Code: _____ Telephone: _____ Cell: _____

Email: _____ Preferred Method of Correspondence: Email Mail

Name of Surveyor: David J. Amantea, ALS, P.Eng brown okamura & associates ltd.

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

Postal Code: T1H 5J9 Telephone: 403-329-4688 ext. 129 Cell: _____

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

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the SW ¼ Section 12 Township 3 Range 29 West of 4 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: _____ hectares _____ acres

d. Total number of lots to be created: 1 Size of Lot(s): 3.68 hectares (9.11 acres)

e. Rural Address (if applicable): _____

f. Certificate of Title No.(s): 071 052 416

3. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is located in the municipality of MD of Pincher Creek

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

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land Farmyard & Ag
- b. Proposed use of the land Property Line - Re-Alignment

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.) brush
- 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 drilled well
- b. Describe proposed source of potable water _____

7. SEWER SERVICES

- a. Describe existing sewage disposal: Type Septic field Year Installed ? unknown
- b. Describe proposed sewage disposal: Type _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, David J. Amantea, ALS, P.Eng (boa file: 21-15276) hereby certify that

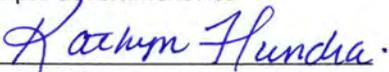
- I am the registered owner
- I am authorized to act on behalf of the register owner

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: Oct 20 / 2021

9. RIGHT OF ENTRY

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


Signature of Registered Owner(s)

Personal information collected on this form is collected in accordance with Section 653 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the information being collected, contact the Oldman River Regional Services Commission FOIP Coordinator at 403-329-1344.



LAND TITLE CERTIFICATE

S	LINC	SHORT LEGAL	TITLE NUMBER
	0021 554 564	4;29;3;12;SW	071 052 416
	0021 554 580	4;29;3;12;SE	

LEGAL DESCRIPTION

FIRST
MERIDIAN 4 RANGE 29 TOWNSHIP 3
SECTION 12
QUARTER SOUTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

SECOND
MERIDIAN 4 RANGE 29 TOWNSHIP 3
SECTION 12
QUARTER SOUTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9 / CARDSTON COUNTY

REFERENCE NUMBER: 001 074 047 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
071 052 416	01/02/2007	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

KATHRYN ANNE FLUNDRA
[REDACTED]
[REDACTED]
[REDACTED]

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
071 052 416

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
221HY	22/03/1960	UTILITY RIGHT OF WAY GRANTEE - THE ALBERTA GAS TRUNK LINE CO LTD. AFFECTED LAND: 4;29;3;12;SW AS TO PORTION OR PLAN:4931IB "6.22 ACRE"
841 179 935	01/11/1984	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD.

[REDACTED]

121 310 026	27/11/2012	EASEMENT AFFECTED LAND: 4;29;3;12;SW OVER AND FOR BENEFIT OF: SEE INSTRUMENT
201 198 200	28/10/2020	EASEMENT OVER AND FOR THE BENEFIT OF: SEE INSTRUMENT
211 045 091	01/03/2021	CONSERVATION EASEMENT GRANTEE - THE NATURE CONSERVANCY OF CANADA LA SOCIETE CANADIENNE POUR LA CONSERVATION DE LA NATURE P.O. BOX 93014 RPO STAMPEDE STATION CALGARY ALBERTA T2G0X6

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF APRIL,
2021 AT 11:34 A.M.

ORDER NUMBER: 41397318

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
001 074 126

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
841 179 935	01/11/1984	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. AFFECTED LAND: 4;29;3;12;NE
861 078 502	13/05/1986	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. AFFECTED LAND: 4;29;3;12;NW
991 242 756	24/08/1999	[REDACTED]
121 310 026	27/11/2012	EASEMENT AFFECTED LAND: 4;29;3;12;NW OVER AND FOR BENEFIT OF: SEE INSTRUMENT
201 028 571	10/02/2020	[REDACTED]
201 198 200	28/10/2020	EASEMENT OVER AND FOR THE BENEFIT OF: SEE INSTRUMENT
211 045 091	01/03/2021	CONSERVATION EASEMENT GRANTEE - THE NATURE CONSERVANCY OF CANADA LA SOCIETE CANADIENNE POUR LA CONSERVATION DE LA NATURE P.O. BOX 93014 RPO STAMPEDE STATION CALGARY ALBERTA T2G0X6

TOTAL INSTRUMENTS: 007

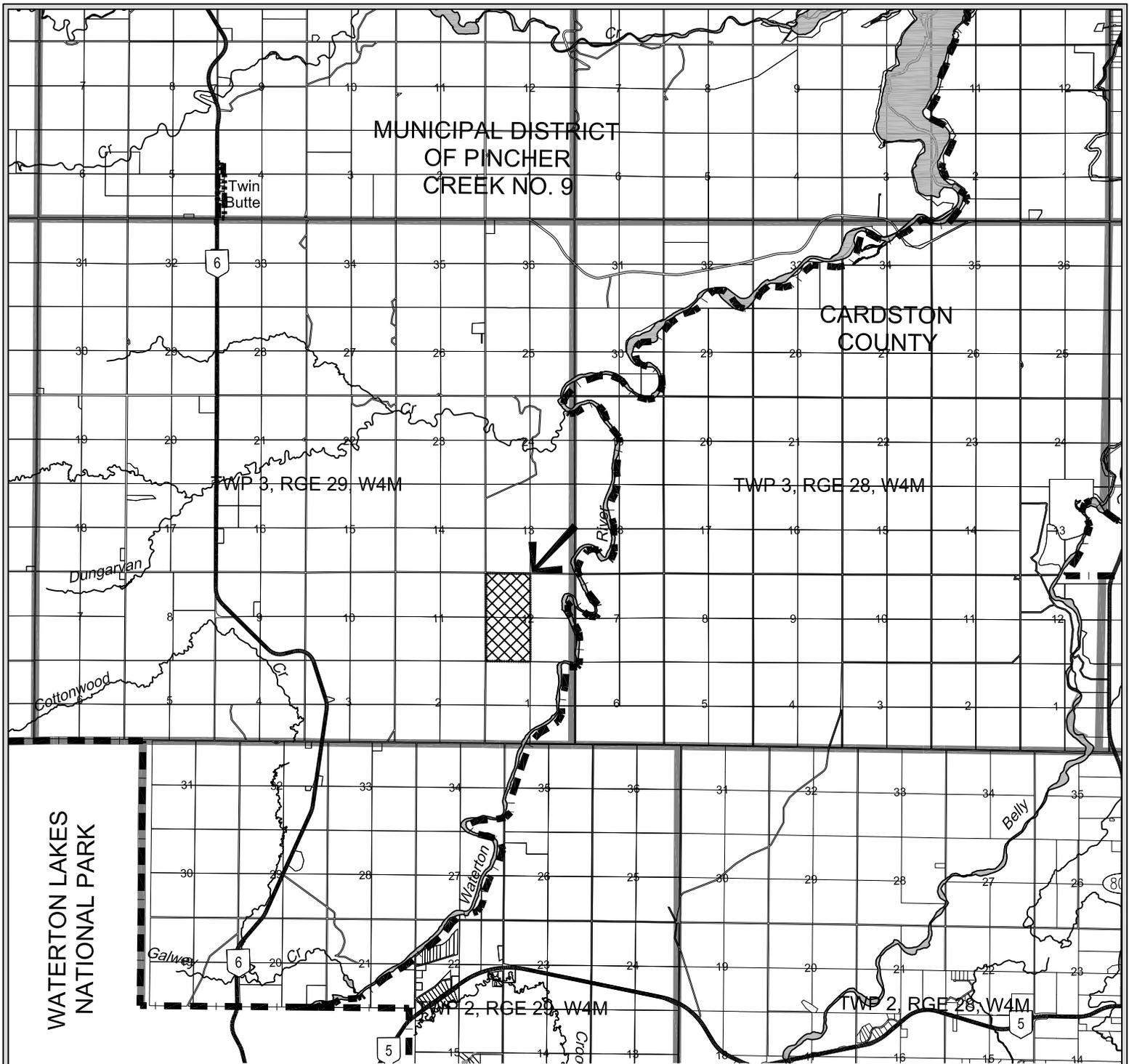
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CUSTOMER FILE NUMBER:



END OF CERTIFICATE



SUBDIVISION LOCATION SKETCH
W 1/2 SEC 12, TWP 3, RGE 29, W 4 M
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DATE: OCTOBER 29, 2021
FILE No: 2021-0-187

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



SE14
3-29-4

SW13 3-29-4

SE13
3-29-4

NE11 3-29-4

NW12 3-29-4
Linc No. 0021 554 557
65.2±ha(161±ac)

NE12 3-29-4
LINC NO. 0021 554 572
59.621±ha(147.30±ac)

SE11 3-29-4

SW12 3-29-4
Linc No. 0021 554 564
64.7±ha(160±ac)

SE12 3-29-4
LINC NO. 0021 554 580
64.7±ha(160±ac)

NE2
3-29-4

NW1 3-29-4

NE1
3-29-4

GAS TRANSMISSION LINE RIGHT OF WAY
(4931B)

SUBDIVISION SKETCH - EXISTING
W 1/2 SEC 12, TWP 3, RGE 29, W 4 M
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DATE: OCTOBER 29, 2021
FILE No: 2021-0-187



SE14
3-29-4

SW13 3-29-4

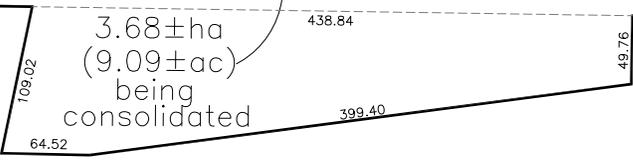
SE13
3-29-4

NE11 3-29-4

LOT 2,
BLOCK 1
68.88±ha
(170.09±ac)

NE12 3-29-4
LINC NO. 0021 554 572
59.621±ha(147.30±ac)

308.49



3.68±ha
(9.09±ac)
being
consolidated

438.84

49.76

709.02

399.40

64.52

TABLE OF AREAS
LOT 2; BLOCK 1

within NW12 3-29-4	=65.20±ha	(161.00±ac)
within SW12 3-29-4	= 3.68±ha	(9.09±ac)
Total =		68.88±ha(170.09±ac)

REMAINDER OF
TITLE IN
SW12 3-29-4
61.07±ha
(150.91±ac)

SE12 3-29-4
LINC NO. 0021 554 580
64.7±ha(160±ac)

SE11 3-29-4

GAS TRANSMISSION LINE RIGHT OF WAY
(4931B)

NE2
3-29-4

NW1 3-29-4

NE1
3-29-4

SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 21-15276T

W 1/2 SEC 12, TWP 3, RGE 29, W 4 M

MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: OCTOBER 29, 2021

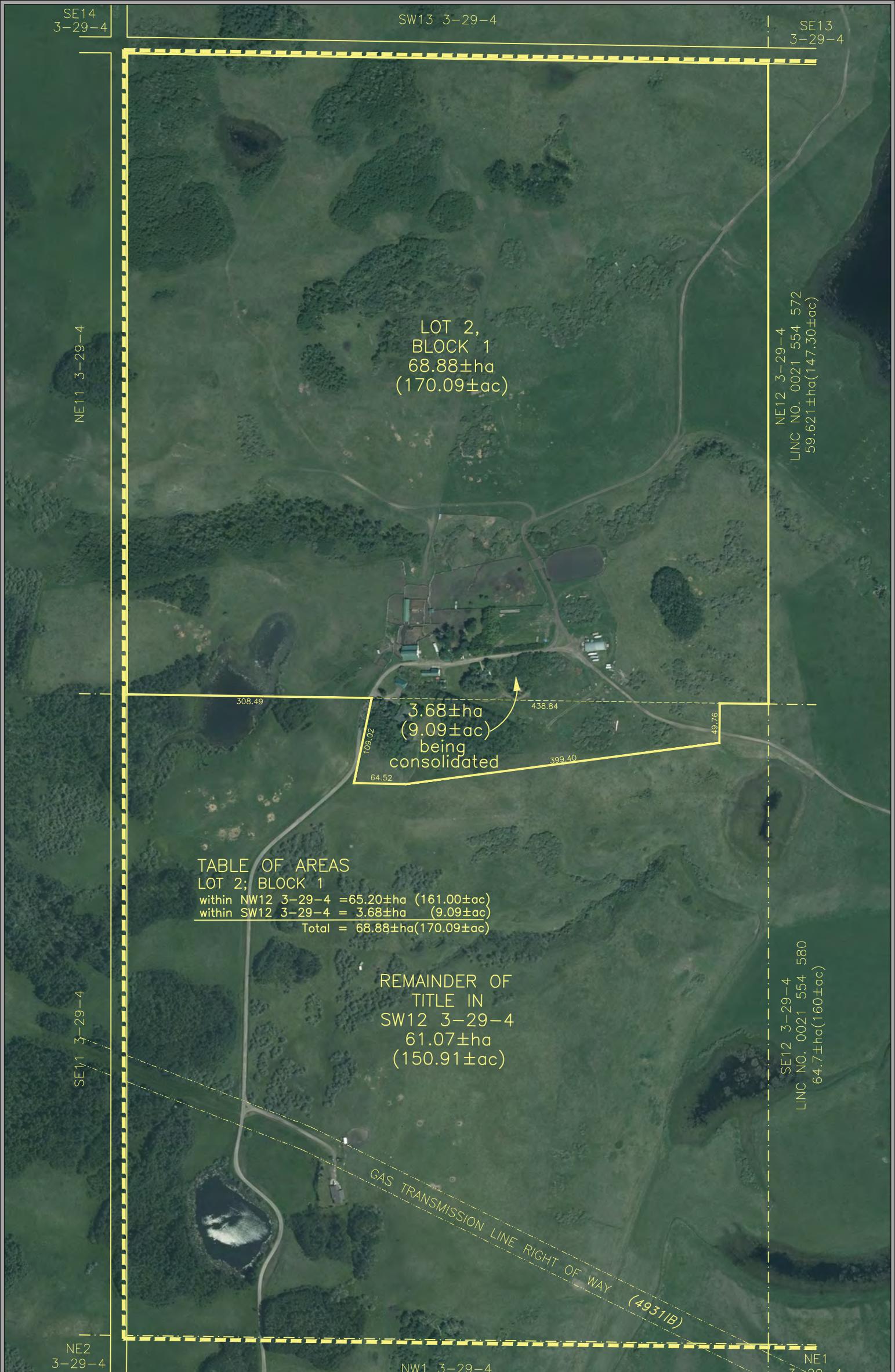
FILE No: 2021-0-187

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

November 03, 2021 N:\Subdivision\2021\2021-0-187.dwg



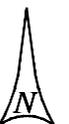


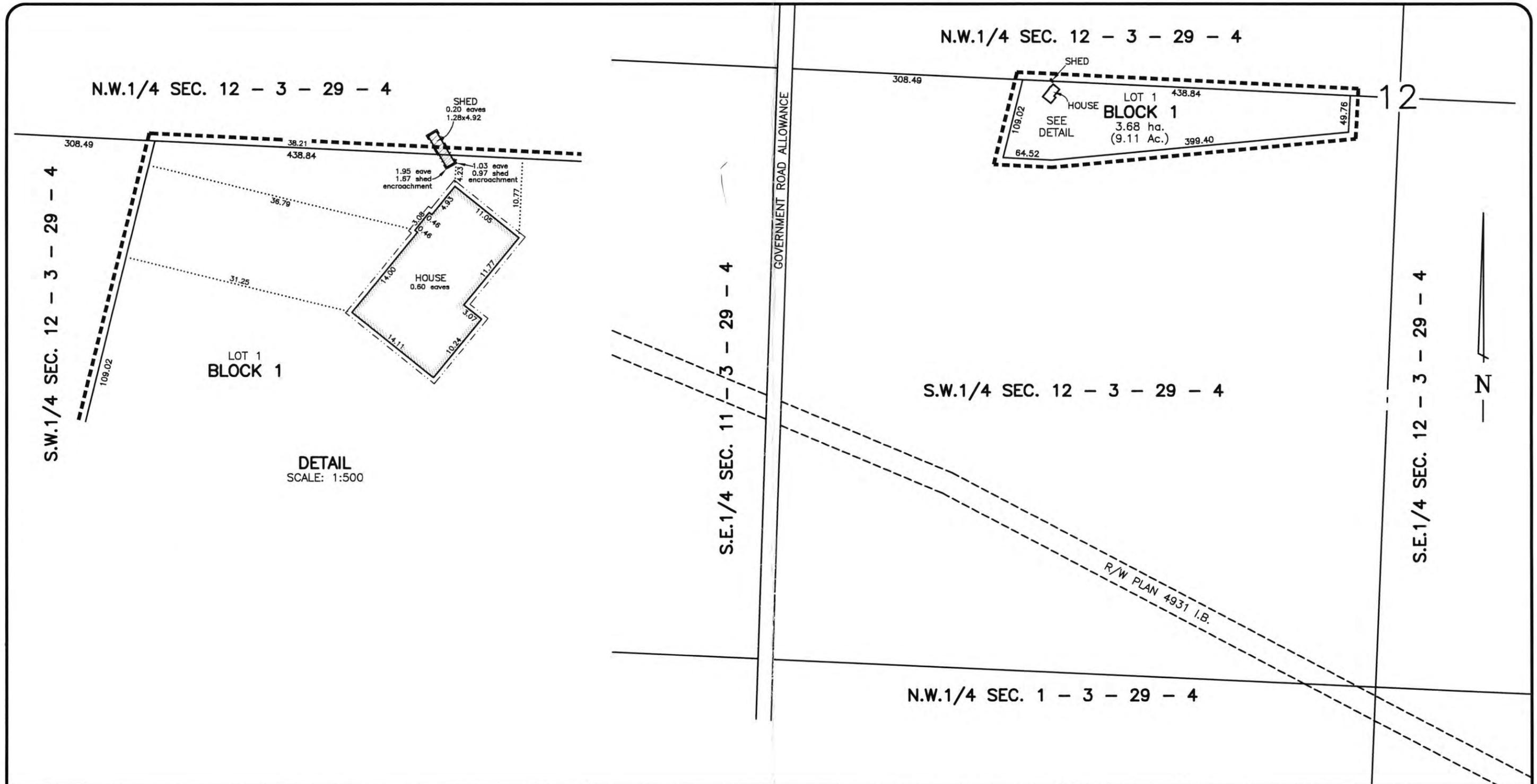
SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 21-15276T

AERIAL PHOTO DATE: 2015

W 1/2 SEC 12, TWP 3, RGE 29, W 4 M
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DATE: OCTOBER 29, 2021
FILE No: 2021-0-187





DETAIL
SCALE: 1:500

NO.	REVISION	DATE	BY
	Improvements shown were surveyed on June 17th, 2021, 2021		
	NOTE : Portion to be approved is outlined thus and contains approximately 3.68 ha. Distances are in metres and decimal parts thereof.		
	Distances and areas are approximate and are subject to change upon final survey.		

KATHY FLUNDRA

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
S.W.1/4 SEC. 12; TWP. 3; RGE. 29; W.4 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.

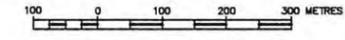
DRAWN	CJB	DATE	SEPT. 20/21
CHECKED	DJA	JOB	21-15276
SCALE	1:5000	DRAWING	21-15276T

REGISTRAR
LAND TITLES OFFICE

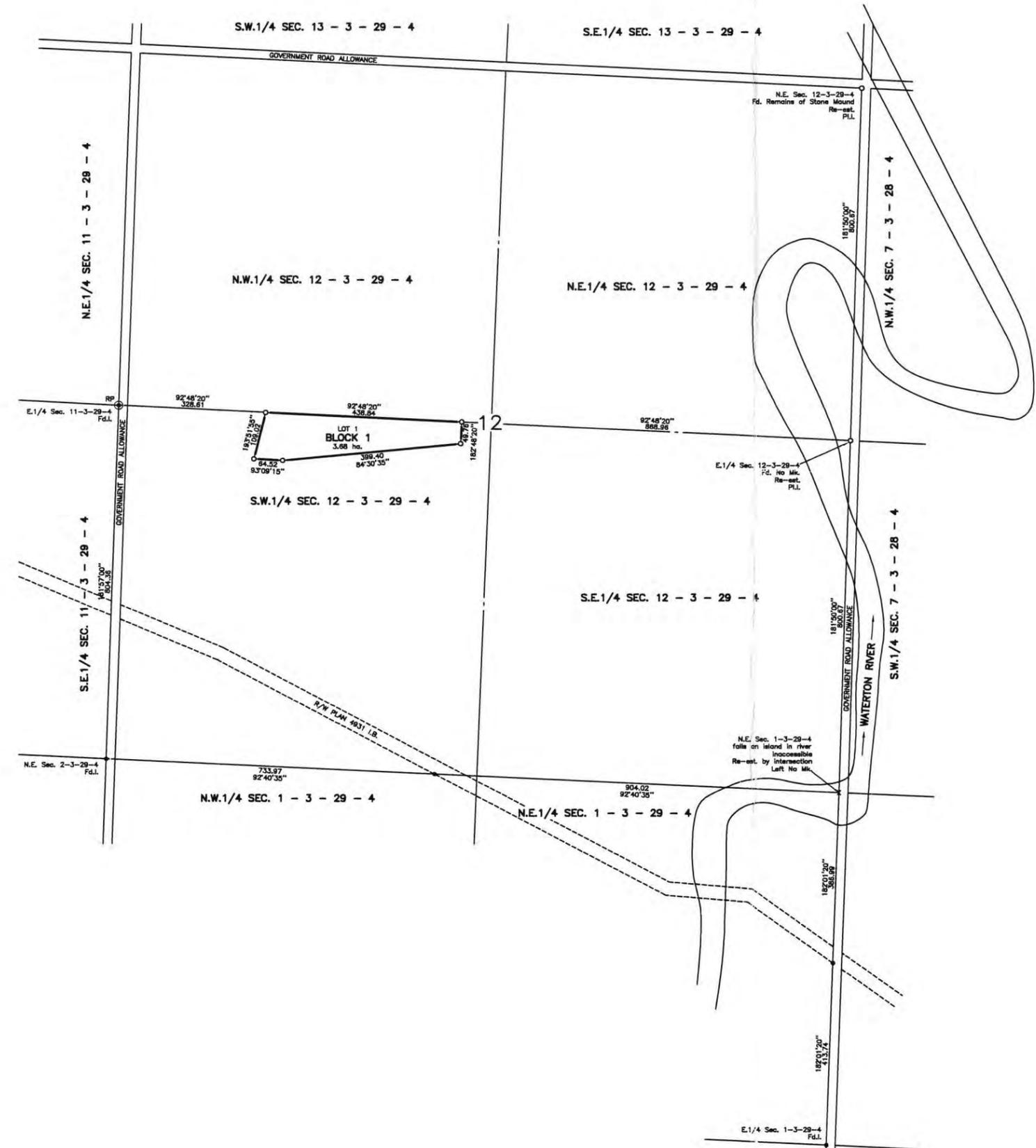
PLAN NO. _____
ENTERED AND REGISTERED
ON _____
INSTRUMENT NO : _____
A.D. REGISTRAR

MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

PLAN SHOWING SURVEY OF
SUBDIVISION
OF PART OF
S.W.1/4 SEC. 12; TWP. 3; RGE. 29; W.4 M.
BY: D. J. AMANTEA, A.L.S.
SCALE 1:5000



Fd.L. - Statutory Iron Posts found shown thus marked 'POD4'
P.L.I. - Statutory Iron Posts placed shown thus marked 'POD4'
Temporary points shown thus X
Est. stands for established
Fd. No Mk. stands for Found No Mark
Distances are shown in metres and decimal parts thereof.
Bearings are GRID and are derived from GNSS observations
PROJECTION - UTM
DATUM - NAD'83 (original)
REFERENCE MERIDIAN - 111°
COMBINED SCALE FACTOR - 0.999805
RP - Geo-reference point shown thus RP
Coordinate values for Geo-reference point is N: 5453042.86 E: 298680.78
Portion to be registered is bound in heavy black lines and contains 3.88 ha.



<p>SURVEYOR NAME : D. J. AMANTEA, A.L.S. SURVEYED BETWEEN THE DATES OF JUNE 4th, 2021 AND SEPTEMBER 21st, 2021, IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.</p> 	
<p>REGISTERED OWNER KATHRYN ANNE FLUNDRA</p>	
<p>SUBDIVISION AUTHORITY NAME : OLDMAN RIVER REGIONAL SERVICES COMMISSION FILE NO. : ??-?-??? DATE APPROVED :</p>	
<p>DRAWING FILE : 21-15276A.DWG CLIENT : KATHY FLUNDRA FILE NO. : 21-15276A CJB (6.0 sq.ft.)</p>	

REGISTRAR
LAND TITLES OFFICE

PLAN NO. _____
ENTERED AND REGISTERED
ON _____
INSTRUMENT NO : _____
A.D. REGISTRAR



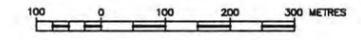
MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

DESCRIPTIVE PLAN
SHOWING
CONSOLIDATION

OF ALL OF
LOT 1; BLOCK 1; PLAN _____ (S.W.1/4 SEC. 12)
AND N.W.1/4 SEC. 12
ALL WITHIN
TWP. 3; RGE. 29; W.4 M.

BY: D. J. AMANTEA, A.L.S.

SCALE 1:5000



Distances are shown in metres and decimal parts thereof.
Area dealt with by this plan is bound thus _____

Bearings are GRID and are derived from GNSS observations
Reference Line from E.1/4 Sec. 11-3-29-4 to E.1/4 Sec. 12-3-29-4
Grid bearing: 92°48'20"
PROJECTION - UTM
DATUM - NAD83 (original)
REFERENCE MERIDIAN - 111°
COMBINED SCALE FACTOR - 0.999905

RP - Geo-reference point shown thus RP
Coordinate value for Geo-reference point is N: 5453042.86 E: 296880.76
Portion to be registered is bound in heavy black lines and contains 68.99 ha.

No field inspection was carried out, and boundaries
have not been established on the ground.

Prepared in accordance with Section 55(1)(b) of the Land Titles Act.

TABLE OF AREAS

LOT 2; BLOCK 1
within Lot 1; Block 1; Plan _____ = 3.68 ha.
within N.W.1/4 Sec. 12-3-29-4=65.31 ha.
Total=68.99 ha.

SURVEYOR NAME : D. J. AMANTEA, A.L.S. DATED : SEPTEMBER 20th, 2021		
REGISTERED OWNER KATHRYN ANNE FLUNDRA		
DRAWING FILE : 21-152768.DWG		
CLIENT : KATHY FLUNDRA		
FILE NO. : 21-152768		CJB (6.0 sq.ft.)