

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
MD of Pincher Creek Council Chambers
February 4th, 2025
6:00 pm

- 1. Adoption of Agenda**
- 2. Adoption of Minutes**
 - a. Minutes of December 3, 2024
- 3. Closed Meeting Session**
- 4. Unfinished Business**
- 5. Subdivision Application**
 - a. Subdivision Application No. 2024-0-170
Lester & Doris Hochstein
SE 34 & NE 26-4-29 W4
- 6. New Business**
- 7. Next Regular Meeting** March 4, 2025 6:00 pm
- 8. Adjournment**

Meeting Minutes of the Subdivision Authority
Tuesday, December 3rd 2024
6:00 pm
Virtual VIA Microsoft Teams

IN ATTENDANCE

Members: Reeve Rick Lemire, Councillors Dave Cox, Tony Bruder, Jim Welsch and John MacGarva,

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

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Absent:

COMMENCEMENT

Co-Chairman Tony Bruder called the meeting to order, the time being 6:06 pm.

1. ADOPTION OF AGENDA

Councillor Dave Cox 24/036

Moved that the Subdivision Authority Agenda for December 3, 2024, be approved as presented.

2. ADOPTION OF MINUTES

Councillor Jim Welsch 24/037

Moved that the October 29, 2024, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor John MacGarva 24/038

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 6:06 pm.

Carried

Councillor Jim Welsch 24/039

Moved that the Subdivision Authority open the meeting to the public, the time being 6:27 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
December 3, 2024

4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATIONS

- a. Subdivision Application No. 2024-0-105
Sproule Agro
N ½ 25-6-30 W4

Councillor Dave Cox

24/040

THAT the Country Residential subdivision of N1/2 25-6-30-W4M (Certificate of Title No. 231 229 964 +1, 231 229 694), to create an 11.69 acre (4.73 ha) parcel and an 78.23 acre (31.66 ha) parcel (in two parts) from two titles of 44.41 acres (17.97 ha) and 45.53 acre (18.42 ha) respectively for country residential and agricultural use; BE APPROVED subject to the following:

RESERVE:

The payment of the applicable 10% Municipal Reserve on the 11.69 acres with the actual amount to be determined at the final stage for Municipal Reserve purposes. Land valuation is \$3,700 per acre so the estimated amount owing is \$4,325.30.

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 an easement for legal access across the driveway of the proposed lot shall be provided before final approval of the subdivision. A copy of the signed easement agreement is required by the Subdivision Authority.
4. That the residual portion of Certificate of Title 231229964 be consolidated with the adjacent Certificate of Title 231229964+1 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
5. That the applicant removes the encroachment of the building/structure that is located over the proposed new property line, or that an encroachment agreement is established in accordance with Section 72 of the Land titles Act (RSA 2000) with the SE36 6-30 W4M.
6. That a water license to service two properties be obtained for the existing well located with the quarter section to the north, a new water well be sought through Alberta Environment Water Act Approval, or proof of the installation of a cistern as a domestic water source be provided to the Subdivision Authority prior to endorsement for registration.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
December 3, 2024

7. That the applicant complies with all requirements of Alberta Transportation and Economic Corridors comments (file RPATH0044617) which includes that a 10 metre by 10 metre service roadway shall be dedicated by plan of survey.
8. That the applicant/owner installs a private sewage disposal treatment system to replace the existing system in accordance with Private Sewage Disposal Systems Regulation and as provided by the Alberta Private Sewage Systems Standard of Practice. And further that the final installation be inspected by an accredited building inspector and the documentation for that inspection be submitted to the subdivision authority prior to endorsement for registration.

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 18.22.
 4. The subdivision authority, in considering the written submissions from Marjorie Latimer and Don Carlson finds that the concerns are focused on the existing agricultural practices and are therefore outside the parameters of the subdivision policies pertaining to the proposal.
 5. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Section 18 of the *Matters Related to Subdivision and Development Regulation* to accommodate the proposal.
 6. 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.
- b.** Subdivision Application No. 2024-0-163
L Y Investments Ltd., Jawd Holdings Inc.
Lot 96, Block 4, 0513736 within SW 25-4-4 W5

Councillor Jim Welsch

24/041

THAT the Residential subdivision of Lot 96, Block 4, Plan 0513736 within SW1/4 25-4-4-W5M (Certificate of Title No. 211 075 715), to create two leasehold lots being 0.065 acre (0.026 ha) each, from a title of 0.28 acres (0.112 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

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
December 3, 2024

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 complies with both the Municipal Development Plan, Castle Mountain Resort Area Structure 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.

- c. Subdivision Application No. 2024-0-164
L Y Investments Ltd., Jawd Holdings Inc., GC & JC Investments Ltd.,
Timber-Tech Truss Systems Ltd.
Lot 98, Block 4, Plan 0513736 & Lot 429, Block 4, Plan 2311671 within
SW 25-4-4 W5

Reeve Rick Lemire

24/042

THAT the Residential subdivision of Lot 98, Block 4, Plan 0513736 & Lot 429, Block 4, Plan 2311671 within SW1/4 25-4-4-W5M (Certificate of Title No. 151 082 929 +2, 241 129 230), to create two revised leasehold lots being 0.15 acre (0.060 ha) and 0.10 acre (0.042 ha), from two leasehold titles of 0.13 and 0.12 acres respectively 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 the 0.018 acre portion of Certificate of Title 241129230 (as depicted in BOA tentative plan 24-16555TA) be consolidated with the adjacent lot Plan 0513736 Block 4 Lot 98 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.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
December 3, 2024

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 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.

6. NEW BUSINESS

Nil

7. **NEXT MEETING** – Tuesday, January 7th, 2024; 6:00 pm.

8. ADJOURNMENT

Councillor John MacGarva

24/043

Moved that the meeting adjourn, the time being 6:30 pm.

Carried

Tony Bruder, Deputy Reeve
Subdivision Authority

Laura McKinnon, Secretary
Subdivision Authority



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

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

DRAFT RESOLUTION

Our File: 2024-0-170

January 21, 2025

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

Dear Mr. Milligan,

RE: SE1/4 35 & NE1/4 26-4-29-W4M / M.D. of Pincher Creek No. 9

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

The Subdivision Authority should note that comments have not been received from the Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, TELUS, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AER, Canada Post and CPR.

After the Subdivision & Development 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

2024-0-170

M.D. of Pincher Creek No. 9 Agricultural subdivision of SE1/4 35 & NE1/4 26-4-29-W4M

THAT the Agricultural subdivision of SE1/4 35 & NE1/4 26-4-29-W4M (Certificate of Title No. 211 080 766 +1, 931 247 412), to create a 162.03 acre (65.57 ha) and a 155.10 acre (62.77 ha) parcel from two previously unsubdivided quarter section for agricultural 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 the portion of NE26 4-29 W4M lying north of Railway Plan 1207JK be consolidated with the adjacent portion of the SE35 4-29 W4M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That the portions of SE35 4-29 W4M lying south of Railway Plan 1207JK be consolidated with the adjacent portion of the NE26 4-29 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 9 of the Matters Related to Subdivision and Development Regulation.
3. 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.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(b) 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) 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.

- (e) Apex Utilities Inc. has no objection to the proposed subdivision described in the file mentioned above.

Please notify Alberta 1st Call at 1-800-242-3447 to arrange for "field locating" should excavations be required within the described area.

We wish to advise that any relocation of existing facilities will be at the expense of the developer and payment of contributions required for new gas facilities will be the responsibility of the developer.

- (f) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

"Thank you for the opportunity to comment on File No. 2024-0-170. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comments on land use applications from a public health perspective.

It is understood that the purpose of this application is to create a parcel for agricultural residential use.

After reviewing the application, AHS-EPH would like to offer the following comments:

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns."

- (g) Alberta Forestry and Parks - Public Lands, has no objections to the proposed boundary line adjustment.

- (h) 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)

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 are met, therefore no variance is required.

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

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

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

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: January 6, 2025

Date of Receipt: November 7, 2024


Date of Completeness: November 12, 2024

TO: Landowner: Lester M Hochstein and Doris T Hochstein

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

Referral Agencies: M.D. of Pincher Creek No. 9, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Apex Utilities Inc., AB Health Services - South Zone, Alberta Forestry and Parks, Public Lands - C. Wojtowicz, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AB Transportation, AER, Canada Post, CPR

Adjacent Landowners: 1837407 Alberta Ltd., Canadian Pacific Limited., Dryfork Ranches Ltd., Terence Hochstein, Lynnette Hochstein

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 Related 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 **January 27, 2025**. (Please quote our File No. 2024-0-170 in any correspondence with this office).

File No.: 2024-0-170

Legal Description: SE1/4 35 & NE1/4 26-4-29-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: 211 080 766 +1, 931 247 412

Proposal: To create a 162.03 acre (65.57 ha) and a 155.10 acre (62.77 ha) parcel from two previously unsubdivided quarter section for agricultural residential use.

Planner's Preliminary Comments:

The purpose of this application is to create a 162.03 acre (65.57 ha) and a 155.10 acre (62.77 ha) parcel from two previously unsubdivided quarter section for agricultural residential use.

The proposal is to accommodate the consolidation of portions of two quarter sections that have been split by a railway right-of-way. Access to the lot is presently granted from an existing approach to the east, off of a developed municipal road allowance (Range Road 29-1).

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 the portion of NE26 4-29 W4M lying north of Railway Plan 1207JK be consolidated with the adjacent portion of the SE35 4-29 W4M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
8. That the portions of SE35 4-29 W4M lying south of Railway Plan 1207JK be consolidated with the adjacent portion of the NE26 4-29 W4M 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(b) of the MGA, as the parcel is greater than 40 acres and is to be used for agricultural purposes.

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



**APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted: \$1100.00	File No: 2024-0-170
APPLICATION SUBMISSION	
Date of Receipt: November 7, 2024	Received By: [Signature]
Date Deemed Complete: November 7, 2024	Accepted By: [Signature]

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Lester & Doris Hochstein

Mailing Address: Box 2708 City/Town: Pincher Creek

Postal Code: T0K 1W0 Telephone: 403-627-8913 Cell: _____

Email: _____ 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: Zachary J. Prosper, ALS brown okamura & associates ltd.

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

Postal Code: T1H 5J9 Telephone: 403-329-4688 ex 132 Cell: _____

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

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the NE/SE $\frac{1}{4}$ Section 26/35 Township 4 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: 63.22/ 65.01 hectares 156.2/160.64 acres

d. Total number of lots to be created: 2 Size of Lot(s): 65.57 & 62.77 hectares total for reconfigured parcels

e. Rural Address (if applicable): _____

f. Certificate of Title No.(s): 931 247 412, 211 080 766+1

3. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is located in the municipality of Municipal District 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. 505

d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes No

If "yes", state its name _____

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

3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

f. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by any of the provincial agencies or regulatory bodies listed below?

Yes No

Provincial agencies and regulatory bodies:

- Alberta Energy and Utilities Board (AEUB)
- Alberta Energy Regulator (AER)
- Alberta Utilities Commission (AUC)
- Energy Resources Conservation Board (ERCB)
- Natural Resources Conservation Board (NRCB)

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

*The Minister is responsible for the following Acts:

- Alberta Environmental Protection Act
- Alberta Land Stewardship Act
- Alberta Public Lands Act
- Alberta Surveys Act
- Alberta Water Act

If 'yes', please describe: _____

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land both parcels are farmland/ grassland
- b. Proposed use of the land realign boundaries, subdivide portion of railway north of railway and consolidate with SE35

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) mixed
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) mixed
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) unknown

d. Is this a vacant parcel (void of any buildings or structures)? Yes No

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

- e. Is there a Confined Feeding Operation on the land or within 1.6 kilometres (1 mile) of the land being subdivided? Yes No *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:

Onsite Well Offsite Well Cistern Water Source for Cistern: _____
Other N/A

b. Describe proposed source of potable water

Onsite Well Offsite Well Cistern Water Source for Cistern: _____
Other N/A

7. SEWER SERVICES

a. Describe existing sewage disposal:

Sub-surface treatment field Treatment Mound Open Discharge Lagoon Holding Tank
Other N/A Year Installed _____

b. Describe proposed sewage disposal:

Sub-surface treatment field Treatment Mound Open Discharge Lagoon Holding Tank
Other N/A Year Installed _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, Lester Hochstein 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: *Lester M. Hochstein* Date: November 6, 2024

9. RIGHT OF ENTRY

I, Lester Hochstein 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.

Lester M. Hochstein
Signature of Registered Owner(s)



LAND TITLE CERTIFICATE

S	LINC	SHORT LEGAL	TITLE NUMBER
	0021 556 486	4;29;4;26;NW	931 247 412
	0021 556 494	4;29;4;26;NE	
	0021 556 502	4;29;4;26;SW	
	0021 556 510	4;29;4;26;SE	

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 29 TOWNSHIP 4
SECTION 26
QUARTER NORTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
ROAD	8510059	0.417	1.03

EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND

MERIDIAN 4 RANGE 29 TOWNSHIP 4
SECTION 26
QUARTER NORTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
RAILWAY	1207JK	1.48	3.66

EXCEPTING THEREOUT ALL MINES AND MINERALS

THIRD

MERIDIAN 4 RANGE 29 SECTION 4
TOWNSHIP 26
SECTION SOUTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
ROAD	5774HI	0.405	1.00
ROAD	8510059	0.414	1.02

EXCEPTING THEREOUT ALL MINES AND MINERALS

FOURTH

MERIDIAN 4 RANGE 29 SECTION 4
SECTION 26

(CONTINUED)

QUARTER SOUTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
ROAD	2096JK	1.19	2.94
ROAD	8410744	3.05	7.53
ROAD	9111011	0.031	0.077

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 171165

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
931 247 412	05/10/1993	TRANSFER OF LAND			SEE INSTRUMENT

OWNERS

LESTER M HOCHSTEIN

AND

DORIS T HOCHSTEIN

BOTH OF:

PINCHER CREEK

ALBERTA

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
6835HC	.	16/11/1956	UTILITY RIGHT OF WAY GRANTEE - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 AS TO PORTION OR PLAN: 6593HC "30 FT. STRIP" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 021182489) (DATA UPDATED BY: CHANGE OF ADDRESS 091108499)

2043JA	.	23/07/1964	UTILITY RIGHT OF WAY GRANTEE - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE
--------	---	------------	---

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
931 247 412

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		CALGARY ALBERTA T2A7W7 "N. 60 FT OF THE S. 76.5 FT OF THE W. 40 FT. OF THE E. 917.9 FT OF SW 1/4" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 021164320) (DATA UPDATED BY: CHANGE OF ADDRESS 091108068)
2135LB .	20/07/1971	EASEMENT
2136LB .	20/07/1971	EASEMENT
861 075 055	06/05/1986	CAVEAT RE : SEE CAVEAT CAVEATOR - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 AFFECTED LAND: 4;29;4;26;SW 4;29;4;26;SE (DATA UPDATED BY: TRANSFER OF CAVEAT 021217699) (DATA UPDATED BY: CHANGE OF ADDRESS 081460365)
861 075 056	06/05/1986	CAVEAT RE : SEE CAVEAT CAVEATOR - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 AFFECTED LAND: 4;29;4;26;SW 4;29;4;26;SE (DATA UPDATED BY: TRANSFER OF CAVEAT 021217699) (DATA UPDATED BY: CHANGE OF ADDRESS 081460365)
111 076 032	30/03/2011	UTILITY RIGHT OF WAY GRANTEE - ALTALINK MANAGEMENT LTD. AFFECTED LAND: 4;29;4;26;SW
121 143 150	12/06/2012	DISCHARGE OF UTILITY RIGHT OF WAY 111076032 PARTIAL EXCEPT PLAN/PORTION: PORTION

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 3 DAY OF
OCTOBER, 2024 AT 01:00 P.M.

ORDER NUMBER: 51791593

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
0021 589 222	4;29;4;35;NE	211 080 766 +1
0021 589 230	4;29;4;35;SW	
0021 589 248	4;29;4;35;SE	

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 29 TOWNSHIP 4
SECTION 35

QUARTER NORTH EAST

AS SHOWN ON THE TOWNSHIP PLAN DATED 31 MARCH 1896
CONTAINING 62 HECTARES (153.20 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
ROAD	8811082	0.814	2.01

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

SECOND

MERIDIAN 4 RANGE 29 TOWNSHIP 4
SECTION 35

QUARTER SOUTH WEST

AS SHOWN ON THE TOWNSHIP PLAN DATED 31 MARCH 1896
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
RAILWAY	1207JK	2.50	6.18
EXTRA LANDS	1207JK	2.24	5.53
ROAD	8510059	0.386	0.954

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

THIRD

MERIDIAN 4 RANGE 29 TOWNSHIP 4
SECTION 35

QUARTER SOUTH EAST

AS SHOWN ON THE TOWNSHIP PLAN DATED 31 MARCH 1896
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
RAILWAY	1207JK	1.16	2.87
EXTRA LANDS	1207JK	0.247	0.61

(CONTINUED)

ROAD 8811082 0.392 0.977
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: 931 247 412 +2

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
211 080 766	21/04/2021	SEPARATION -	LINCS		

OWNERS

LESTER M HOCHSTEIN

AND

DORIS T HOCHSTEIN

BOTH OF:

PINCHER CREEK

ALBERTA

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
--------------	--------	--------------	-------------

2135LB . 20/07/1971 EASEMENT

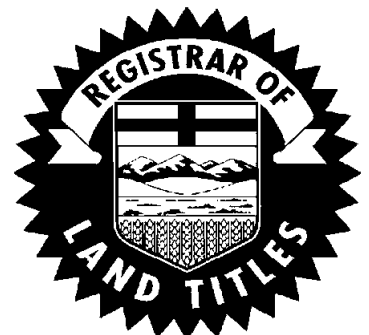
2136LB . 20/07/1971 EASEMENT

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 3 DAY OF
OCTOBER, 2024 AT 01:00 P.M.

ORDER NUMBER: 51791593

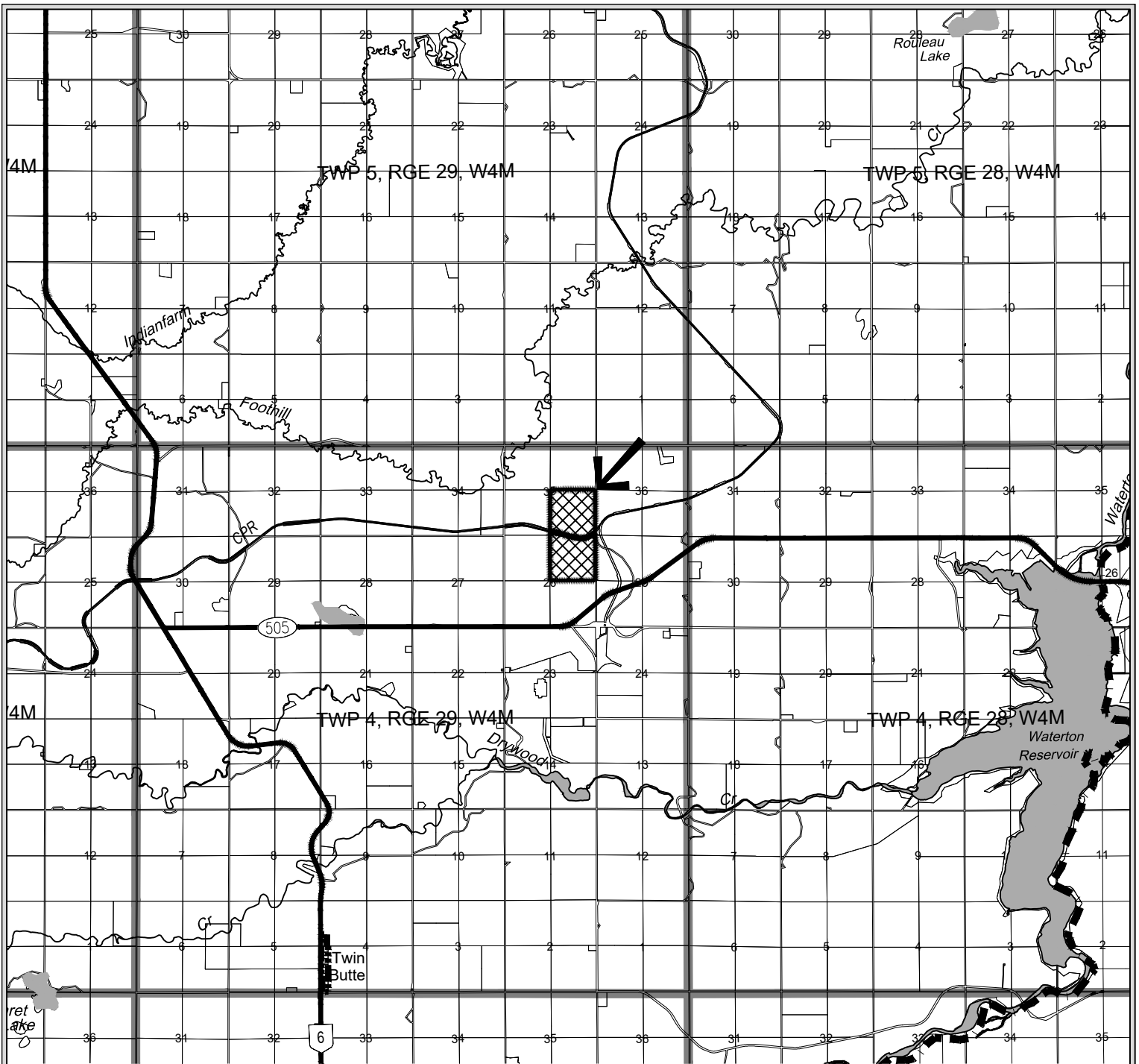
CUSTOMER FILE NUMBER:



END OF CERTIFICATE
(CONTINUED)

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).

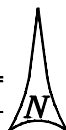


SUBDIVISION LOCATION SKETCH
SE 1/4 SEC 35 & NE 1/4 SEC 26, TWP 4, RGE 29, W 4 M
MUNICIPALITY: M. D. OF PINCHER CREEK NO. 9
DATE: NOVEMBER 13, 2024
FILE No: 2024-0-170

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3155 18th AVENUE NORTH, LETHBRIDGE, AB T1A 6S8
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



November 13, 2024 N:\Subdivision\2024\2024-0-170.dwg



NW35
4-29-4

NE35 4-29-4

NW36
4-29-4

SE35 4-29-4
62.90±ha
(155.43±ac)
(in 3 parts)

8811082

SW36 4-29-4

SW35

CANADIAN PACIFIC RAILWAY

NE26

1207JK

SW36

8811082

NW25

NW26 4-29-4

NE26 4-29-4
63.22±ha
(156.22±ac)
(in 2 parts)

NW25 4-29-4

SW26
4-29-4

SE26 4-29-4

SW25
4-29-4

SUBDIVISION SKETCH - EXISTING

SE 1/4 SEC 35 & NE 1/4 SEC 26, TWP 4, RGE 29, W 4 M

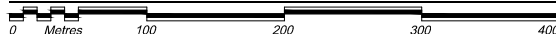
MUNICIPALITY: M. D. OF PINCHER CREEK NO. 9

DATE: NOVEMBER 13, 2024

FILE No: 2024-0-170



OLDMAN RIVER REGIONAL SERVICES COMMISSION



November 13, 2024 N:\Subdivision\2024\2024-0-170.dwg



NW35
4-29-4

NE35 4-29-4

NW36
4-29-4

PROPOSED
LOT 1, BLOCK 1
65.57±ha
(162.03±ac)

8811082

SW36 4-29-4

CPR

SW36

NW25

8811082

NW25 4-29-4

PROPOSED
LOT 2, BLOCK 1
62.77±ha
(155.10±ac)

SW35

NW26 4-29-4

PROPOSED LOT 1, BLOCK 1
within NE26 4-29-4 = 1.13±ha(2.79±ac)
within SE35 4-29-4 = 64.44±ha(159.24±ac)
SUBTOTAL = 65.57±ha(162.03±ac)

PROPOSED LOT 2, BLOCK 1
within NE26 4-29-4 = 62.20±ha(153.70±ac)
within SE35 4-29-4 = 0.57±ha(1.40±ac)
SUBTOTAL = 62.77±ha(155.10±ac)

SW26
4-29-4

SE26 4-29-4

SW25
4-29-4

SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16417TA

SE 1/4 SEC 35 & NE 1/4 SEC 26, TWP 4, RGE 29, W 4 M

MUNICIPALITY: M. D. OF PINCHER CREEK NO. 9

DATE: NOVEMBER 13, 2024

FILE No: 2024-0-170





PROPOSED
LOT 1, BLOCK 1
65.57±ha
(162.03±ac)

PROPOSED
LOT 2, BLOCK 1
62.77±ha
(155.10±ac)

PROPOSED LOT 1, BLOCK 1	
within NE26 4-29-4	= 1.13±ha(2.79±ac)
within SE35 4-29-4	= 64.44±ha(159.24±ac)
SUBTOTAL = 65.57±ha(162.03±ac)	
PROPOSED LOT 2, BLOCK 1	
within NE26 4-29-4	= 62.20±ha(153.70±ac)
within SE35 4-29-4	= 0.57±ha(1.40±ac)
SUBTOTAL = 62.77±ha(155.10±ac)	

SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16417TA
 SE 1/4 SEC 35 & NE 1/4 SEC 26, TWP 4, RGE 29, W 4 M
 MUNICIPALITY: M. D. OF PINCHER CREEK NO. 9
 DATE: NOVEMBER 13, 2024
 FILE No: 2024-0-170

AERIAL PHOTO DATE: 2015



N.W.1/4 SEC. 26 - 4 - 29 - 4

S.W.1/4 SEC. 35 - 4 - 29 - 4

S.E.1/4 SEC. 35 -- 4 -- 29 -- 4

LOT 2
BLOCK 1
62.77 ha.
(155.10 Ac.)

N.E.1/4 SEC. 26 -- 4 -- 29 -- 4

LOT 1
BLOCK 1
65.57 ha.
(162.03 Ac.)

S.E.1/4 SEC. 35 -- 4 -- 29 -- 4

TABLE OF AREAS

LOT 1	
within N.E.1/4 SEC. 26-4-29-4	= 1.13 ha
within S.E.1/4 SEC. 35-4-29-4	= 64.44 ha
SUB-TOTAL = 65.57 ha	
LOT 2	
within N.E.1/4 SEC. 26-4-29-4	= 62.20 ha
within S.E.1/4 SEC. 35-4-29-4	= 0.57 ha
SUB-TOTAL = 62.77 ha	
TOTAL = 128.34 ha	

N.E.1/4 SEC. 26 -- 4 -- 29 -- 4

S.E.1/4 SEC. 35 -- 4 -- 29 -- 4

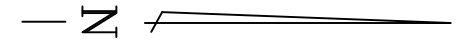
N.W.1/4 SEC. 25 - 4 - 29 - 4

S.W.1/4 SEC. 36 - 4 - 29 - 4

GOVERNMENT ROAD ALLOWANCE

ROAD PLAN 2121 J.K.

ROAD PLAN 881-1082



S.E.1/4 SEC. 26 - 4 - 29 - 4

N.E.1/4 SEC. 35 - 4 - 29 - 4

LESTER HOCHSTEIN

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
S.E.1/4 SEC. 35 & N.E. 1/4 SEC. 26,
TWP. 10, RGE. 24, W.4 M.

M.D. of Pincher Creek No. 9



brown okamura & associates ltd.

Professional Surveyors
2830 - 12 Avenue North, Lethbridge, Alberta

APPROVED

Z.J. Prosper, A.L.S.

DRAWN MJ

CHECKED ZJP

SCALE

1:5000

DATE OCT 3/24

JOB 24-16417

DRAWING

24-16417TA

NOTE : Portion to be approved is outlined thus **-----**
and contains approximately 128.34 ha.
Distances are in metres and decimal parts thereof.

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

1	Add N.E. 26-4-29-4	OCT 28/24	MJ
NO.	REVISION	DATE	BY