

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

- 1. Adoption of Agenda**
- 2. Adoption of Minutes**
 - a. Minutes of February 4, 2025
- 3. Closed Meeting Session**
- 4. Unfinished Business**
- 5. Subdivision Application**
 - a. Subdivision Application No. 2025-0-013
Henry and Carolyn Primrose
SW 25-3-29 W4
- 6. New Business**
- 7. Next Regular Meeting** April 1, 2025 6:00 pm
- 8. Adjournment**

Meeting Minutes of the Subdivision Authority
Tuesday, February 4th 2024
6:00 pm
MD of Pincher Creek Council Chambers

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

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

1. ADOPTION OF AGENDA

Councillor Dave Cox 25/001

Moved that the Subdivision Authority Agenda for February 4, 2025, be approved as presented.

2. ADOPTION OF MINUTES

Councillor Jim Welsch 25/002

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

Carried

3. CLOSED MEETING SESSION

Councillor John MacGarva 25/003

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 6:01 pm.

Carried

Councillor Dave Cox 25/004

Moved that the Subdivision Authority open the meeting to the public, the time being 6:05 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
February 4, 2025

4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATIONS

- a. Subdivision Application No. 2024-0-170
Lester & Doris Hochstein
NE 34 & NE 26-4-29 W4

Councillor Tony Bruder

25/005

THAT 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 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.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
February 4, 2025

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, March 4th, 2024; 6:00 pm.

8. ADJOURNMENT

Councillor John MacGarva

25/006

Moved that the meeting adjourn, the time being 6:06 pm.

Carried

Rick Lemire, Reeve
Subdivision Authority

Laura McKinnon, Secretary
Subdivision Authority

DRAFT RESOLUTION

Our File: 2025-0-013

February 24, 2025

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

Dear Mr. Milligan,

RE: SW1/4 25-3-29-W4M / M.D. of Pincher Creek No. 9

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

The Subdivision Authority should note that comments have not been received from the Cardston County, M. Burla - ORRSC, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Environment Range Department - Pincher Creek, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AER, Canada Post and West Lake Energy Corp.

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

2025-0-013

M.D. of Pincher Creek No. 9 Country Residential subdivision of SW1/4 25-3-29-W4M

THAT the Country Residential subdivision of SW1/4 25-3-29-W4M (Certificate of Title No. 061 293 135), to create a 14.98 acre (6.06 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

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

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. 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.
4. With the waiver, the proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Telus Communications Inc has no objection.
- (e) 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.

(f) 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.”

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

“Thank you for the opportunity to comment on File No. 2025-0-013. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that this application is to subdivide a parcel for country residential use. There is an existing farmyard with a dwelling, which is serviced by a septic system and domestic well. The application indicates that the septic system is an open discharge system and requires a 90m setback from a new property line.

AHS-EPH has reviewed the application, and has 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. The application indicates a well as the potable water source. AHS-EPH recommends that wells be completely contained on the property being served to avoid future conflicts or access concerns.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.

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.”

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

“We have reviewed the captioned subdivision application and determined that in this instance formal *Historical Resources Act* approval is not necessary, and submission of a Historic Resources application is not required.”

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: February 7, 2025

Date of Receipt: January 28, 2025


Date of Completeness: January 31, 2025

TO: Landowner: Henry Primrose and Carolyn Primrose

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

Referral Agencies: M.D. of Pincher Creek No. 9, 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, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Environment Range Department - Pincher Creek, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, Historical Resources Administrator, AER, Canada Post, West Lake Energy Corp.

Adjacent Landowners: 2384539 Alberta Ltd, Boyd & Cheryl Woodruff, Dana & David Fitzpatrick, His Majesty The King in Right of Alberta as Represented by Minister of Lands and Forests, Spearpoint Cattle Company Ltd, Terrance Winkler

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 **February 26, 2025**. (Please quote our File No. 2025-0-013 in any correspondence with this office).

File No.: 2025-0-013

Legal Description: SW1/4 25-3-29-W4M

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

Land Designation: Agriculture – A
(Zoning)

Existing Use: Agricultural

Proposed Use: Country Residential

of Lots Created: 1

Certificate of Title: 061 293 135

Proposal: To create a 14.98 acre (6.06 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use.

Planner's Preliminary Comments:

The purpose of this application is to create a 14.98 acre (6.06 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use.

The proposal is to accommodate the subdivision of an existing farmyard, which presently contains a dwelling, barn, shop, and number of other out-buildings. Access to the lot is presently granted from an existing approach to the west, off of a developed municipal road allowance. The existing residence is serviced by a septic system and on-site domestic well. The septic system is an open discharge system which requires a 90m setback from any new property line. The proposed lot has been adjusted to accommodate the setback.

If a waiver for lot size is granted, 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 a waiver of the Land Use Bylaw 10 acre maximum parcel size requirement be granted by the Subdivision Approval Authority of the MD of Pincher Creek or that the proposed parcel be reduced in size sufficient to accommodate existing buildings, structures and improvements.
7. That, any conditions of Alberta Culture, Historic Resources, shall be met prior to finalization. That the applicant submit a copy of the Historical Resources Act approval prior to registration of the plan of subdivision.

RESERVE:

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

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



**APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted: <u>\$1100.00</u>	File No: <u>2025-0-013</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>January 28, 2025</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>January 31, 2025</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Henry Primrose & Carolyn Primrose

Mailing Address: Box 82 City/Town: Hillspring

Postal Code: TOK 1E0 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 ex 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 25 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: 64.7 hectares 160 acres

d. Total number of lots to be created: 1 Size of Lot(s): 6.06 Ha (14.98)

e. Rural Address (if applicable): _____

f. Certificate of Title No.(s): 061 293 135

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

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 Farm Yard
- b. Proposed use of the land Separate out yard

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Flat
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)
Trees & Grass
- 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
- 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 _____

b. Describe proposed source of potable water

Onsite Well Offsite Well Cistern Water Source for Cistern: _____

Other _____

7. SEWER SERVICES

a. Describe existing sewage disposal:

Sub-surface treatment field Treatment Mound Open Discharge Lagoon Holding Tank

Other _____ Year Installed _____

b. Describe proposed sewage disposal:

Sub-surface treatment field Treatment Mound Open Discharge Lagoon Holding Tank

Other _____ Year Installed _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, David J. Amantea, ALS, P.Eng. 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: JAN 28 / 2025

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)



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 613 021 4;29;3;25;SW 061 293 135

LEGAL DESCRIPTION
MERIDIAN 4 RANGE 29 TOWNSHIP 3
SECTION 25
QUARTER SOUTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 061 292 903 +1

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
061 293 135	20/07/2006	TRANSFER OF LAND		\$260,000	\$260,000

OWNERS

HENRY PRIMROSE

AND
CAROLYN PRIMROSE
BOTH OF:
BOX 82
HILLSPRING
ALBERTA T0K 1E0
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
7947HQ	11/06/1959	CAVEAT CAVEATOR - WEST LAKE ENERGY CORP. SUITE 410, 396 - 11 AVENUE SW

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

061 293 135

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CALGARY

ALBERTA T2R0C5

"DATA UPDATED BY: TRANSFER OF CAVEAT 861012737"

(DATA UPDATED BY: TRANSFER OF CAVEAT
031051579)

(DATA UPDATED BY: CHANGE OF NAME 121112660)

(DATA UPDATED BY: TRANSFER OF CAVEAT
191037193)

2755HT . 24/09/1959 CAVEAT
CAVEATOR - WEST LAKE ENERGY CORP.
SUITE 410, 396 - 11 AVENUE SW
CALGARY
ALBERTA T2R0C5
"DATA UPDATED BY: TRANSFER OF CAVEAT 861012740"
(DATA UPDATED BY: TRANSFER OF CAVEAT
191044077)

4527HY . 22/08/1960 CAVEAT
CAVEATOR - WEST LAKE ENERGY CORP.
SUITE 410, 396 - 11 AVENUE SW
CALGARY
ALBERTA T2R0C5
"DATA UPDATED BY: TRANSFER OF CAVEAT 861012742"
(DATA UPDATED BY: TRANSFER OF CAVEAT
031040860)
(DATA UPDATED BY: CHANGE OF NAME 121112634)
(DATA UPDATED BY: TRANSFER OF CAVEAT
191037192)

4900HY . 07/09/1960 CAVEAT
CAVEATOR - WEST LAKE ENERGY CORP.
SUITE 410, 396 - 11 AVENUE SW
CALGARY
ALBERTA T2R0C5
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031040860)
(DATA UPDATED BY: CHANGE OF NAME 121112634)
(DATA UPDATED BY: TRANSFER OF CAVEAT
191042080)

831 217 665 29/11/1983 UTILITY RIGHT OF WAY
GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD.

111 016 634 20/01/2011 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW

(CONTINUED)

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CALGARY
ALBERTA T2S2V1
AGENT - MSL LAND SERVICES LTD.

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF
DECEMBER, 2024 AT 11:08 A.M.

ORDER NUMBER: 52373697

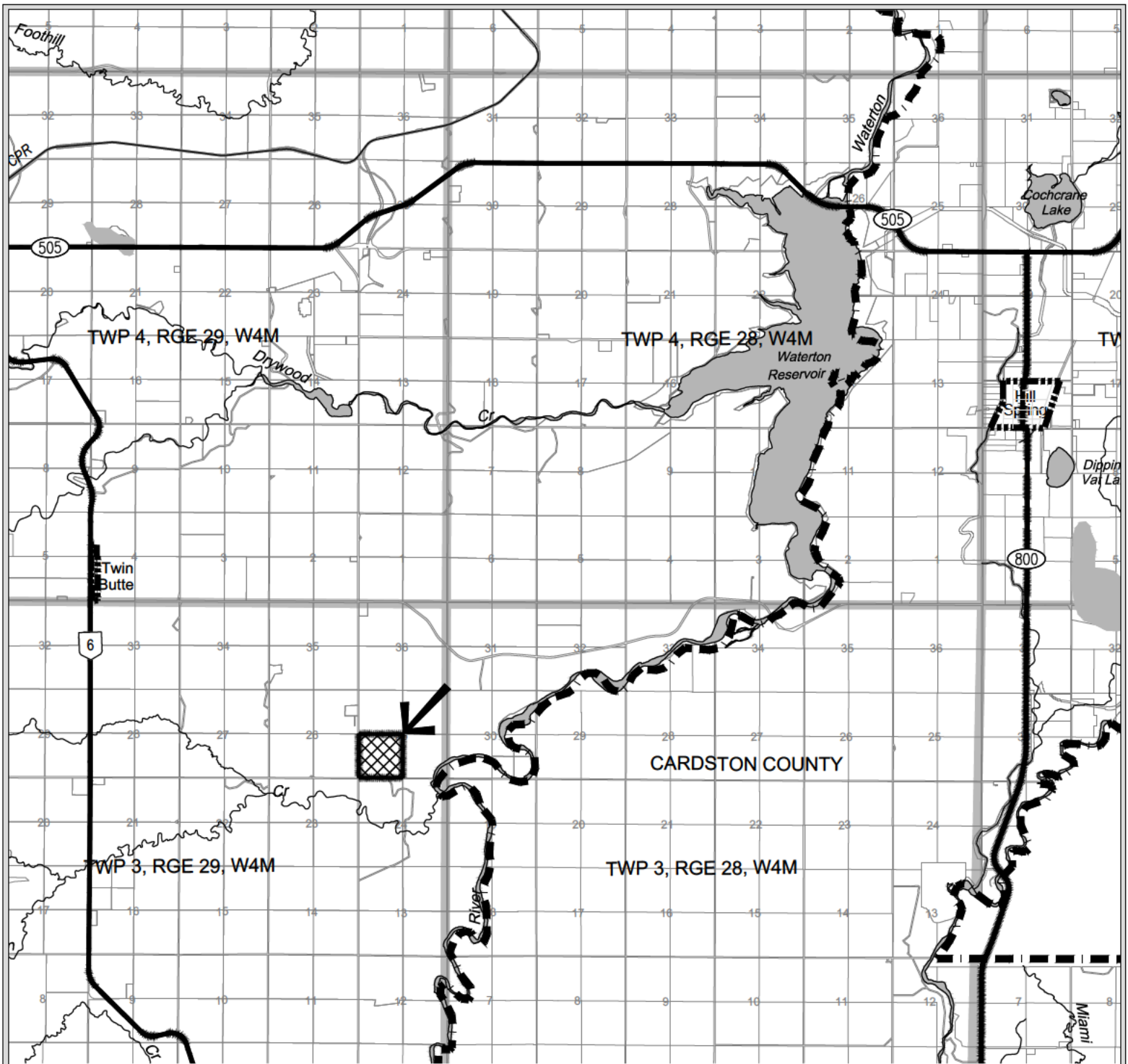
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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



SUBDIVISION LOCATION SKETCH

SW 1/4 SEC 25, TWP 3, RGE 29, W 4 M

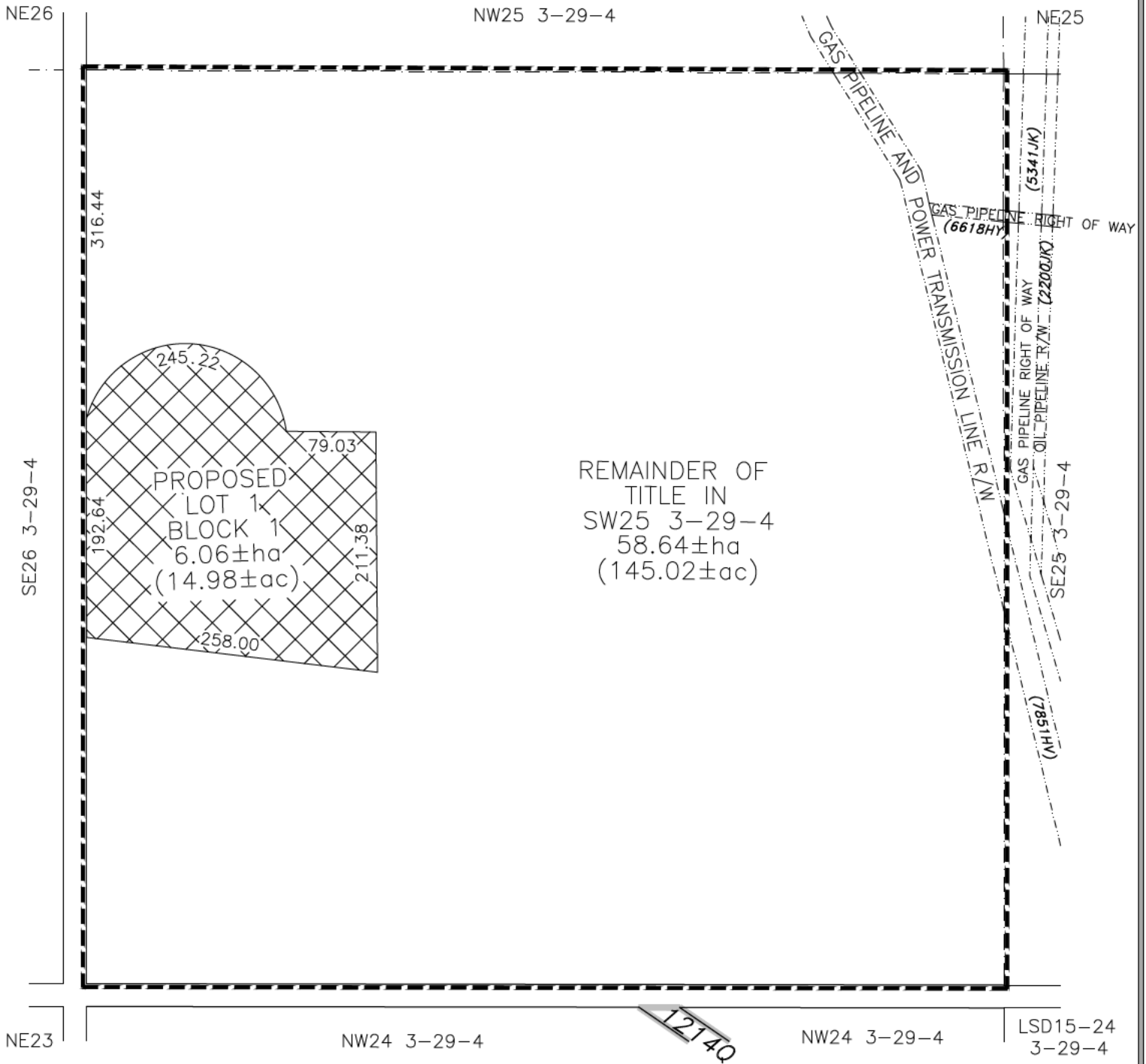
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JANUARY 31, 2025

FILE No: 2025-0-013

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 18th AVENUE NORTH, LEATHERHEAD, AB T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"





SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16623TA

SW 1/4 SEC 25, TWP 3, RGE 29, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JANUARY 31, 2025

FILE No: 2025-0-013





SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16623TA

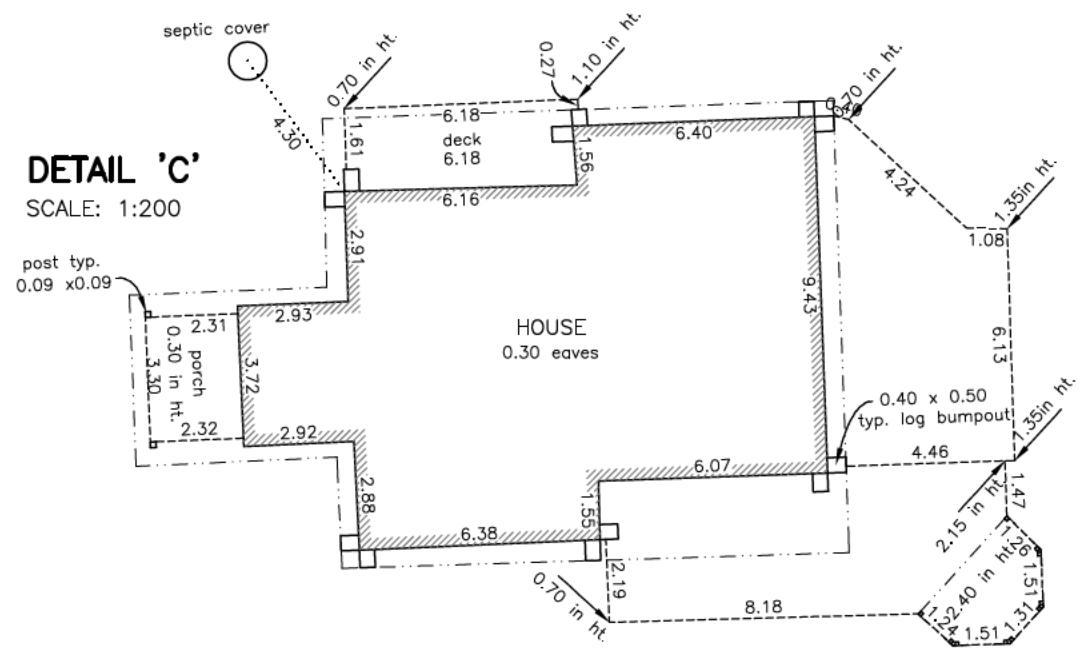
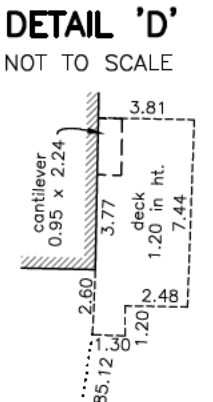
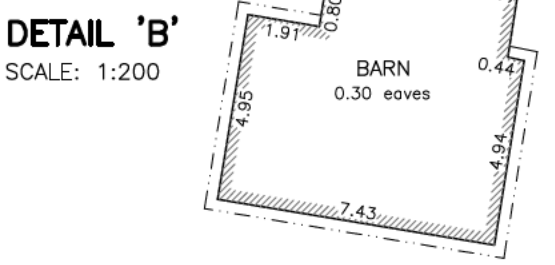
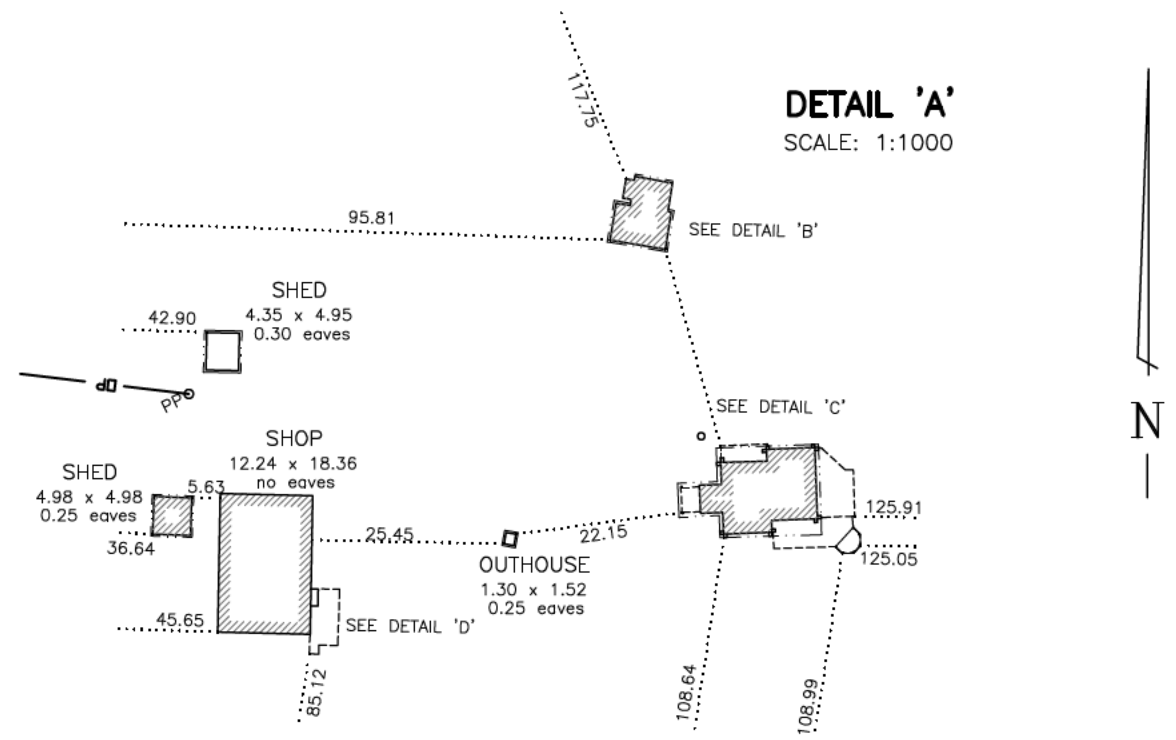
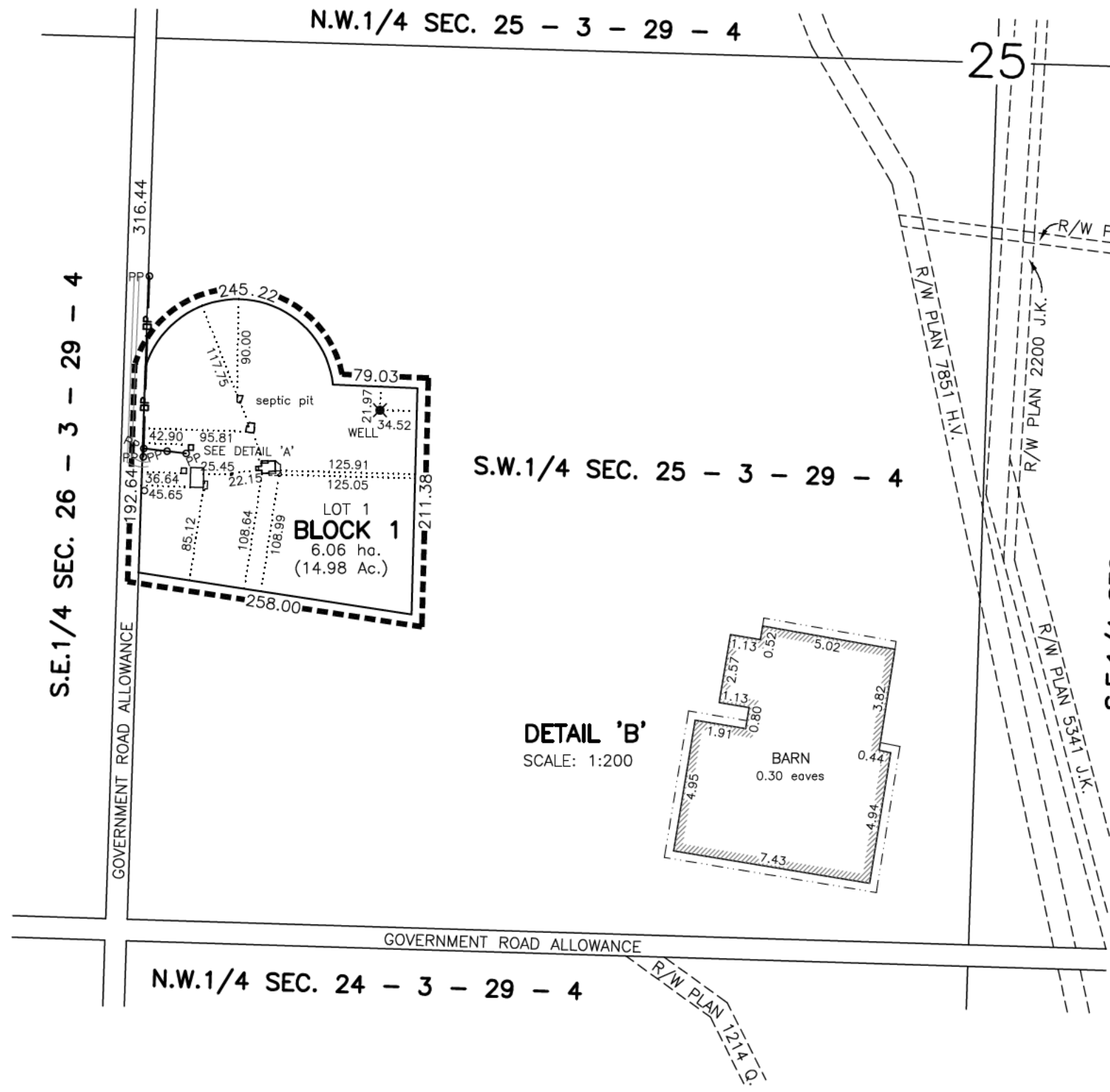
SW 1/4 SEC 25, TWP 3, RGE 29, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JANUARY 31, 2025

FILE No: 2025-0-013





NO.	Ajusted north boundary line	Jan 23/25	MJ
NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus **-----** and contains approximately 5.04 ha. Distances are in metres and decimal parts thereof.

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

HENRY & CAROLYN PRIMROSE

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
S.W.1/4 SEC. 25, TWP. 3, RGE. 29, W.4 M.

M.D. of Pincher Creek

boa brown okamura & associates ltd.
Professional Surveyors
2830 - 12 Avenue North, Lethbridge, Alberta

APPROVED	DRAWN MJ	DATE JAN 10/25
	CHECKED DJA	JOB 24-16623
	SCALE 1:5000	DRAWING 24-16623TA
D.J. Amantea, A.L.S.		