

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
MD of Pincher Creek Council Chambers
October 7th, 2025
6:00 pm

1. Adoption of Agenda

2. Adoption of Minutes

- a. Minutes of September 2, 2025

3. Closed Meeting Session

4. Unfinished Business

- a. Subdivision Application No. 2025-0-127
Shawn Boese & Derrick Sproule
SE 18-5-29 W4

5. Subdivision Application

- a. Subdivision Application No. 2025-0-132
Alan Michalsky, Lucas Michalsky & Lucas Weatherbee
SW ¼ 24-6-2-W5
- b. Subdivision Application No. 2025-0-135
Kenneth Lewis & Dorothy Lewis
Road Plan 2151 AZ & SW ¼ 27-04-30-W4
- c. Subdivision Application No. 2025-0-142
Theresa Hann, Stuwart Hann, Justin Thompson & Kate Thompson
NW ¼ 21-07-02-W5

6. New Business

7. Next Regular Meeting November 4th, 2025 6:00 pm

8. Adjournment

Meeting Minutes of the Subdivision Authority
Tuesday, September 2nd 2025
6:00 pm
MD of Pincher Creek Council Chambers

IN ATTENDANCE

Members: Reeve Rick Lemire, Councillors Tony Bruder, Dave Cox, 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 25/019

Moved that the Subdivision Authority Agenda for September 2, 2025, be approved as presented.

2. ADOPTION OF MINUTES

Councillor Jim Welsch 25/020

Moved that the June 3, 2025, Subdivision Authority Minutes, be approved as amended.

Carried

3. CLOSED MEETING SESSION

Councillor John MacGarva 25/021

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 John MacGarva 25/022

Moved that the Subdivision Authority open the meeting to the public, the time being 7:47 pm.

Carried

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4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATIONS

- a.** Subdivision Application No. 2025-0-095
Castle Mountain Resort
Lots 500-504 & 506-510, Block 3, Plan 1211214

Councillor Dave Cox

25/023

THAT the Residential subdivision of Lots 500-504 & 506-510, Block 3, Plan 1211214 and part of Lot 1, Block 3, Plan 9911497 all within NE1/4 24-4-4-W5M (Certificate of Title No. 121 105 422, 121 105 422 +1, 121 105 422 +2, 121 105 422 +3, 121 105 422 +4, 121 105 422 +6, 121 105 422 +7, 121 105 422 +8, 121105 422 +9, 121 105 422 +10, 121 105 422 +13), to create two bareland condominium lots being 0.56 acre (0.226 ha) and 1.01 acre (0.410 ha) respectively, from ten leasehold lots containing 1.57 acres (0.636 ha) for residential use; BE TABLED subject to the following:

REASONS:

1. That the application cannot be evaluated for an increase to the overall density of the resort without engineering analysis. The item is tabled pending completion of the engineering review of the wastewater treatment and disposal system.

- b.** Subdivision Application No. 2025-0-103
Simon Hampson
Lot 1, Block 1, Plan 1111758 within NE 1-7-2 W5

Councillor John MacGarva

25/024

THAT the Agricultural and Country Residential subdivision of Lot 1, Block 1, Plan 1111758 and part of NE1/4 1-7-2-W5M (Certificate of Title No. 111 277 327), to create a 12.50 acre (5.06 ha) parcel from the original parcel which was 10.50 acre (4.25 ha) by swapping portions with the quarter section, 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.
3. That the proposed parcel be reduced in size to 10.5 acres (4.25 ha) sufficient to accommodate existing buildings, structures and improvements.

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4. Conforming to condition 3, that the remaining portions of NE1 and portions of Lot 1 Block 1 (as depicted in the proposed subdivision sketch) be consolidated 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 obtain Southern Lundbreck Water Co-op Ltd.'s approval to serve the subdivision with water and provide the subdivision authority with a copy of the approval prior to endorsement of the subdivision.

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. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.
5. 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.

- c. Subdivision Application No. 2025-0-119
Reners Land Inc
NW 35-5-1 W5

Councillor Dave Cox

25/025

THAT Country Residential subdivision of Closed Road and NW1/4 35-5-1-W5M (Certificate of Title No.171 271 548 +8), to create a 15.14 acre (6.13 ha) parcel from a previously unsubdivided quarter section of 164.19 acres (66.45 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.
3. That That the residual portion of Road Plan 2906Q be consolidated with the NW35 5-1 W5M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

REASONS:

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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. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.
5. 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.

- d.** Subdivision Application No. 2025-0-123
Dale & Joy Reid, Scott Bonertz and Nina Panchmatia & Peggy Bonertz
N ½ & SE 2-7-29 W4

Councillor Jim Welsch

25/026

THAT the Agricultural subdivision of N1/2 & SE1/4 2-7-29-W4M (Certificate of Title No. 171 226 867 +1, 171 226 867 +4), to create a 190.15 acre (76.95 ha) parcel from a two titles of 144.41 acres (58.44 ha) and 135.00 acres (54.63 ha) 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 portion of Certificate of Title 171226867+1 be consolidated with the adjacent portion of Certificate of Title 171226867+4 (as depicted in BOA tentative plan 25-16798TA) in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That the remainder portion of the NW2 7-29 W4 (Certificate of Title 171226867+1) and the remainder portion of the NE2 7-29 W4M (Certificate of Title 171226867+4) be consolidated 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*.

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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.
- e. Subdivision Application No. 2025-0-127
Shawn Boese & Derrick Sproule
SE 18-5-29 W4

Councillor Tony Bruder

25/027

THAT the Agricultural and Country Residential subdivision of SE1/4 18-6-29-W4M (Certificate of Title No. 241 192 705, 251 153 744 +25), to create a 30.59 acre (12.38 ha) parcel from two titles of 129.86 acres (52.55 ha) and 29.52 acres (11.95 ha) respectively, for country residential use; BE TABLED subject to the following:

REASONS:

1. That a request be made to Alberta Transportation and Economic Corridors to review the location of the new approach and its site lines and further that the condition to remove of the existing approach be reversed as the approach has existed for decades.

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, October 7nd, 2025; 6:00 pm.

8. ADJOURNMENT

Councillor John MacGarva

25/028

Moved that the meeting adjourn, the time being 6:16 pm.

Carried

Rick Lemire, Reeve
Subdivision Authority

Laura McKinnon, Secretary
Subdivision Authority

DRAFT RESOLUTION

Our File: 2025-0-127

September 26, 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 18-6-29-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, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AER and Canada Post.

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

2025-0-127

M.D. of Pincher Creek No. 9 Agricultural and Country Residential subdivision of SE1/4 18-6-29-W4M

THAT the Agricultural and Country Residential subdivision of SE1/4 18-6-29-W4M (Certificate of Title No. 241 192 705, 251 153 744 +25), to create a 30.59 acre (12.38 ha) parcel from two titles of 129.86 acres (52.55 ha) and 29.52 acres (11.95 ha) respectively, 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.
3. That the 1.06 acre (0.43 ha) portion of Certificate of Title 251153744+25 be consolidated with the adjacent Certificate of Title 241192705 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That the applicant comply with the requirements of Alberta Transportation and Economic Corridors as listed under RPATH0053899 whereby a road side development permit be obtained prior to endorsement of the final plan of survey.

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.
5. 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.
6. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Sections 19 of the Matters Related to Subdivision and Development Regulation to accommodate the proposal.

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) Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

- (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) 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.

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

"Thank you for the opportunity to comment on File No. 2025-0-127. 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 the purpose of this subdivision is to create a lot for country residential use. There is an existing dwelling, and water services are an onsite well and sewer services are a subsurface treatment field.

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) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

Revised Comments Received September 3, 2025

"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) 507

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 of the Regulation are not met. To that end, for subdivision and development purposes Highway 507 is a low volume highway of which allows the department considerable latitude when considering applications along this route. Given this, the proposal is in accordance with Section 18(b) of the regulation, the highway is a low volume highway and the remnant lands will remain to be an agricultural tract. Moreover, existing development on the mature farmstead would at this juncture make any meaningful paralleling service road alignment impractical and/or redundant. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Even though the waiver of Section 19 has been granted, the applicant is advised that no additional access to the highway will be allowed as a result of this application and that the existing direct accesses could remain on a temporary basis only. Also, it has been granted under site specific circumstance (low volume highway in accordance with the regulation) and it should not be construed that this waiver would in any way set precedent or be granted as a matter of course.

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

FOR INFORMATION PURPOSES:

There are three (3) direct highway accesses to the proposed parcel and remnant land. The applicant/landowner should apply for a Roadside Development Permit Application to bring the access that had recent work done on it (2024) to bring it to Transportation and Economic Corridors standards and specifications. A permit can be applied for through the RPATH portal system at <https://roadsideplanning.alberta.ca/rpath>

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

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: August 5, 2025

Date of Receipt:

July 16, 2025

Date of Completeness:


July 22, 2025

TO: Landowner: Shawn Michael Boese, Derrick Lloyd Sproule

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 - C. Knowles, AB Environment & Protected Areas - J. Cayford, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AB Transportation, AER, Canada Post

Adjacent Landowners: Shawn Michael Boese, Derrick Llyod Sproule, Angie Kate Hays, Jo-Ann Callbeck, 2415542 Alberta Ltd., Kelly D Toews, Joanne F Toews, Kelly Reimer, Wendy Reimer

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 **August 25, 2025**. (Please quote our File No. 2025-0-127 in any correspondence with this office).

File No.: 2025-0-127

Legal Description: SE1/4 18-6-29-W4M

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

Land Designation: Agriculture - A
(Zoning)

Existing Use: Agricultural and Country Residential

Proposed Use: Agricultural and Country Residential

of Lots Created: 1

Certificate of Title: 241 192 705, 251 153 744 +25

Proposal: To create a 30.59 acre (12.38 ha) parcel from two titles of 129.86 acres (52.55 ha) and 29.52 acres (11.95 ha) respectively, for country residential use.

Planner's Preliminary Comments:

The purpose of this application is to create a 30.59 acre (12.38 ha) parcel from two titles of 129.86 acres (52.55 ha) and 29.52 acres (11.95 ha) respectively, for country residential use.

The proposal is to accommodate a boundary line adjustment subdivision of an existing first parcel out of the quarter section, which presently contains a dwelling, garage, shop, and number of other out-buildings. Access to the lot is presently granted from an existing approach to the south, off of Highway 507. The access point is understood to be unsafe, and the residence would benefit from a new access point. The removal of the existing access is a matter for Alberta Transportation to determine.

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 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.
8. That the 1.06 acre (0.43 ha) portion of Certificate of Title 251153744+25 be consolidated with the adjacent Certificate of Title 241192705 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

RESERVE:

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

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): <u>Agriculture - A</u>	
Fee Submitted: <u>\$1100.00</u>	File No: <u>2025-0-127</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>July 16, 2025</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>July 22, 2025</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Derrick Lloyd Sproule

Mailing Address: Box 1180 City/Town: Pincher Creek

Postal Code: T0K 1W0 Telephone: [Redacted] Cell: [Redacted]

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

Name of Agent (Person Authorized to act on behalf of Registered Owner): Shawn Michael Boese(acquiring)

Mailing Address: Box 2431 City/Town: Pincher Creek

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

Email: shawnboese@icloud.com 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: [Redacted]

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

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the SE $\frac{1}{4}$ Section 18 Township 6 Range 29 West of 4 Meridian (e.g. SE $\frac{1}{4}$ 36-1-36-W4M)
- Being all/part of: Lot/Unit [Redacted] Block [Redacted] Plan [Redacted]
- Total area of existing parcel of land (to be subdivided) is: 11.948/52.55 hectares 29.52/129.86 acres
- Total number of lots to be created: 2 Size of Lot(s): subdivide/0.430ha(1.06 Ac) consolidate with acreage
- Rural Address (if applicable): [Redacted]
- Certificate of Title No.(s): 241 192 705, 251 153 744+25

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of Municipal District of Pincher Creek No. 9
- Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒
If "yes", the adjoining municipality is [Redacted]
- 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. 507
- 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 small natural drainage runs through both parcels
- 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 acreage and outbuildings on one title, farmland for other title
- b. Proposed use of the land realign boundaries of acreage to allow for a safer access point for acreage

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) rolling
- 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.
Current acreage has various buildings, no buildings are near the lands to be swapped
- 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, Shawn Boese 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: [Signature]

Date: July 16/2025

9. RIGHT OF ENTRY

I, Shawn Boese 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]
Signature of Registered Owner(s)



LAND TITLE CERTIFICATE

S

LINC

0035 601 947

SHORT LEGAL

4;29;6;18;SE

TITLE NUMBER

241 192 705

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 29 TOWNSHIP 6

SECTION 18

THAT PORTION OF THE SOUTH EAST QUARTER

COMMENCING AT THE SOUTH EAST CORNER OF SAID QUARTER SECTION;

THENCE NORTHERLY ALONG THE EAST BOUNDARY THEREOF 218.54 METRES;

THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF SAID

QUARTER SECTION 550.165 METRES; THENCE SOUTHERLY AND PARALLEL

TO THE SAID EAST BOUNDARY TO A POINT ON THE SAID SOUTH BOUNDARY

THENCE EASTERLY THEREON TO THE POINT OF COMMENCEMENT

CONTAINING 12.02 HECTARES (29.71 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
------	--------	----------	-------

ROAD	6756HB	0.057	0.14
------	--------	-------	------

ROAD	1310601	0.020	0.05
------	---------	-------	------

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 131 051 854

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
241 192 705	24/07/2024	TRANSFER OF LAND	\$550,000	\$475,000

OWNERS

SHAWN MICHAEL BOESE

OF PO BOX 2431

PINCHER CREEK

ALBERTA T0K 1W0

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

241 192 705

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

4215KL . 20/08/1969 CAVEAT
RE : EASEMENT
CAVEATOR - PLAINS WESTERN GAS & ELECTRIC CO LTD.

241 192 706 24/07/2024 MORTGAGE
MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE.
P.O. BOX 115
COMMERCE COURT POSTAL STN
TORONTO
ONTARIO M5L1E5
ORIGINAL PRINCIPAL AMOUNT: \$350,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 11 DAY OF JULY,
2025 AT 11:05 A.M.

ORDER NUMBER: 54269812

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
0038 805 041	4;29;6;18;SW
0021 534 319	4;29;6;18;SE

TITLE NUMBER
251 153 744 +25

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 29 TOWNSHIP 6

SECTION 18

QUARTER SOUTH WEST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

2.08 HECTARES (5.13 ACRES) MORE OR LESS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID QUARTER SECTION;

THENCE NORTHERLY ALONG THE WEST BOUNDARY THEREOF 188.67 METRES;

THENCE EASTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF SAID

QUARTER SECTION 110.03 METRES; THENCE SOUTHERLY AND PARALLEL

TO THE SAID WEST BOUNDARY TO A POINT ON THE SAID SOUTH BOUNDARY;

THENCE WESTERLY THEREON TO THE POINT OF COMMENCEMENT

PLAN	NUMBER	HECTARES	ACRES
ROAD	6756HB	0.344	0.85
SUBDIVISION	0013264	0.809	2.00
SUBDIVISION	2110185	0.80	1.98

EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND

MERIDIAN 4 RANGE 29 TOWNSHIP 6

SECTION 18

QUARTER SOUTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

A) 12.02 HECTARES (29.71 ACRES) MORE OR LESS

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID QUARTER

SECTION; THENCE NORTHERLY ALONG THE EAST BOUNDARY

THEREOF 218.54 METRES; THENCE WESTERLY AND PARALLEL

TO THE SOUTH BOUNDARY OF SAID QUARTER SECTION

550.165 METRES; THENCE SOUTHERLY AND PARALLEL

TO THE SAID EAST BOUNDARY TO A POINT ON THE

SAID SOUTH BOUNDARY;

THENCE EASTERLY THEREON TO THE POINT OF

COMMENCEMENT

PLAN	NUMBER	HECTARES	ACRES
ROAD	6756HB	0.127	0.31

(CONTINUED)

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 251 034 197 +9

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
251 153 744	11/06/2025	TRANSFER OF LAND	\$75,128,639	SEE INSTRUMENT

OWNERS

DERRICK LLYOD SPROULE
OF PO BOX 1180
PINCHER CREEK
ALBERTA T0K 1W0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
4215KL .	20/08/1969	CAVEAT RE : EASEMENT CAVEATOR - PLAINS WESTERN GAS & ELECTRIC CO LTD. AFFECTED LAND: 4;29;6;18;SE
171 037 742	09/02/2017	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. 3 FLR, 217-16 AVE NW CALGARY ALBERTA T2M0H5 ORIGINAL PRINCIPAL AMOUNT: \$35,000,000
181 213 189	01/10/2018	AMENDING AGREEMENT AFFECTS INSTRUMENT: 171037742
231 203 454	05/07/2023	AMENDING AGREEMENT AMOUNT: \$40,000,000 AFFECTS INSTRUMENT: 171037742

TOTAL INSTRUMENTS: 004

PENDING REGISTRATION QUEUE

PAGE 3

251 153 744 +25

DRR NUMBER	RECEIVED DATE (D/M/Y)	SUBMITTER	LAND ID
G004NF8	05/05/2025	NORTH & COMPANY LLP 403-627-4688 CUSTOMER FILE NUMBER: 137700.000/DJW	
001		AMENDING AGREEMENT	0021 534 319 0038 805 041
G004P5U	05/05/2025	NORTH & COMPANY LLP 403-627-4688 CUSTOMER FILE NUMBER: 137700.000/DJW	
001		AMENDING AGREEMENT	0021 534 319 0038 805 041

TOTAL PENDING REGISTRATIONS: 002

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 11 DAY OF JULY, 2025 AT 11:05 A.M.

ORDER NUMBER: 54269812

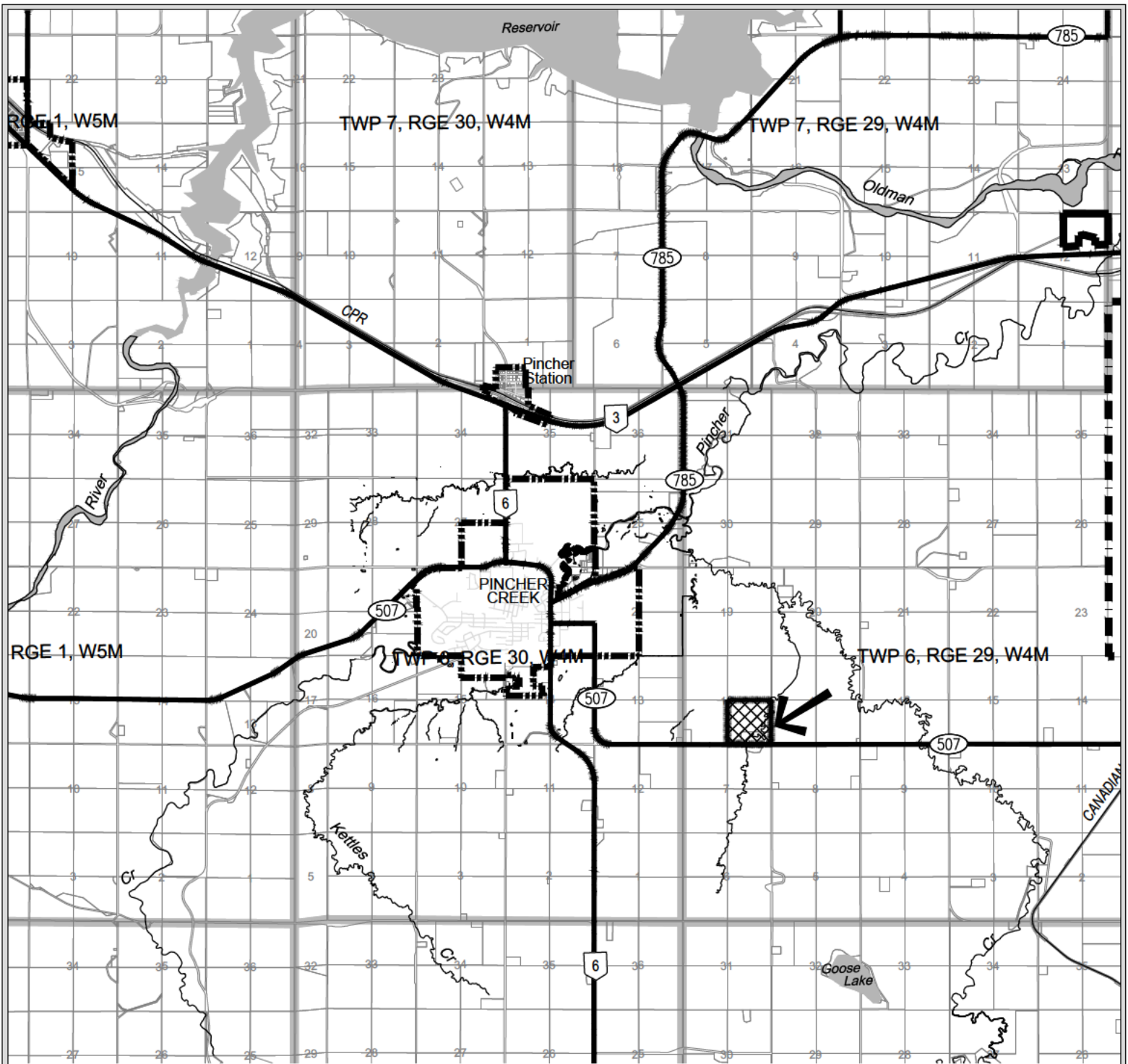
CUSTOMER FILE NUMBER:



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

SE 1/4 SEC 18, TWP 6, RGE 29, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JULY 23, 2025

FILE No: 2025-0-127

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 18th AVENUE NORTH, LETHBRIDGE, AB T1H 5B8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



July 23, 2025 N:\Subdivision\2025\2025-0-127.dwg



NW18

NE18 6-29-4

NW17

TABLE OF AREAS

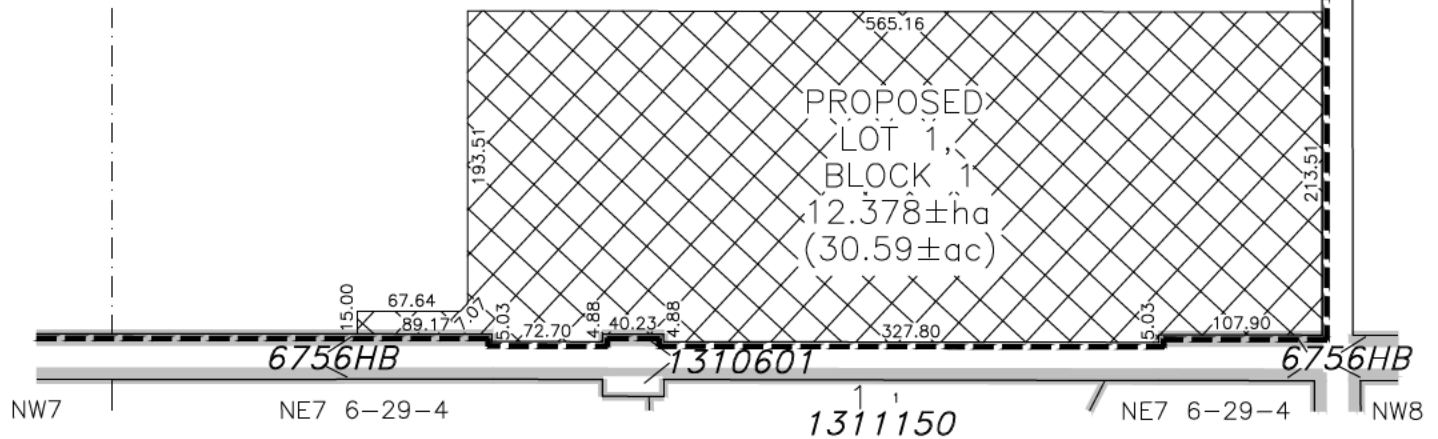
PROPOSED LOT 1, BLOCK 1

From SE 1/4 SEC 18-6-29-4 = $0.430 \pm \text{ha}$ ($1.06 \pm \text{ac}$) (Title No. 251 153 744 +25)From SE 1/4 SEC 18-6-29-4 = $11.948 \pm \text{ha}$ ($29.52 \pm \text{ac}$) (Title No. 241 192 705)TOTAL = $12.378 \pm \text{ha}$ ($30.59 \pm \text{ac}$)

REMAINDER OF
TITLE IN
SE18 6-29-4
 $52.12 \pm \text{ha}$
($128.92 \pm \text{ac}$)

SW18 6-29-4

SW17 6-29-4

**SUBDIVISION SKETCH - PROPOSED**

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16811T

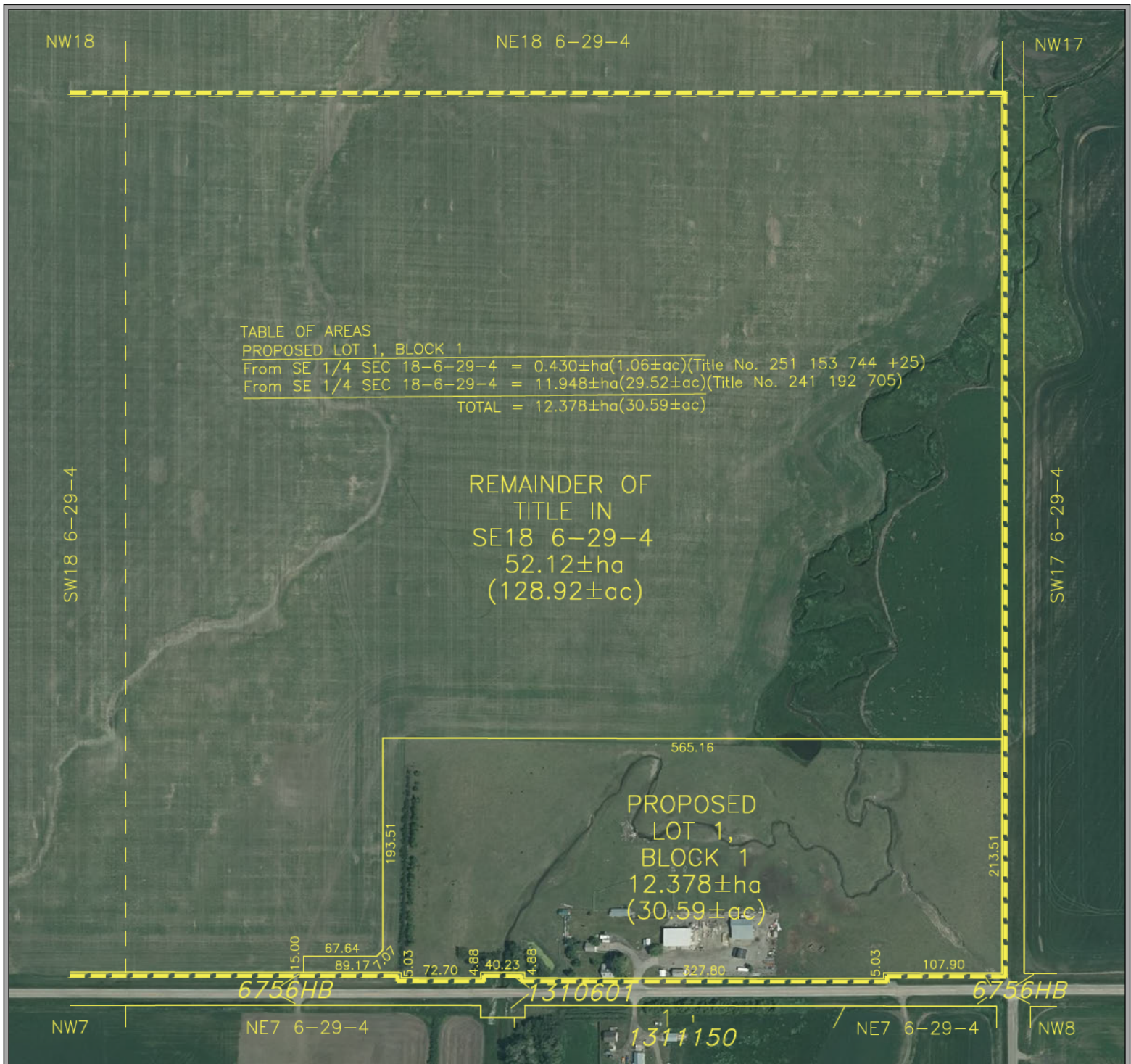
SE 1/4 SEC 18, TWP 6, RGE 29, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JULY 23, 2025

FILE No: 2025-0-127





SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16811T

SE 1/4 SEC 18, TWP 6, RGE 29, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JULY 23, 2025

FILE No: 2025-0-127



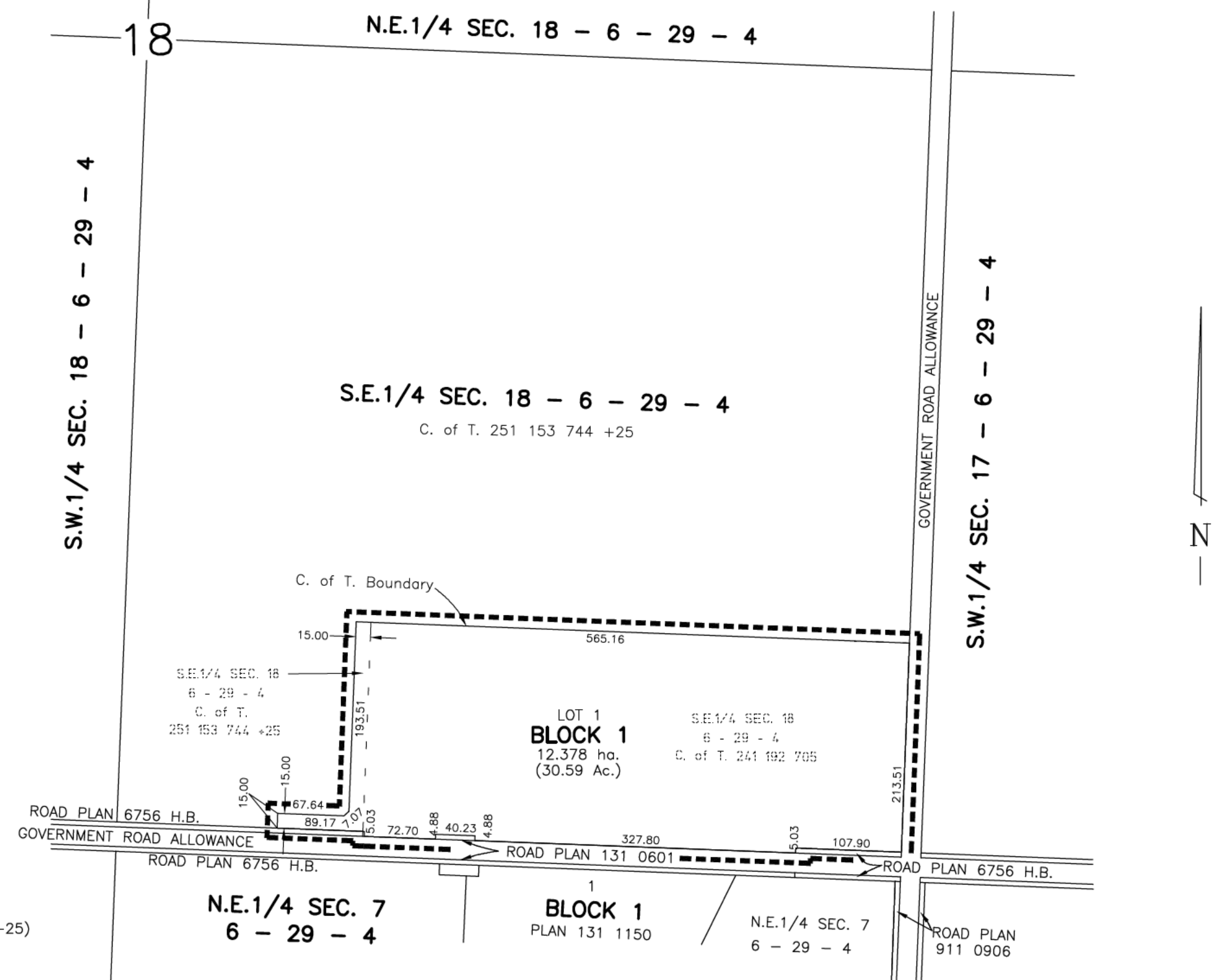


TABLE OF AREAS

LOT 1; BLOCK 1


within S.E.1/4 Sec. 18-6-29-4= 0.430 ha. (C. of T. 251 153 744 +25)
within S.E.1/4 Sec. 18-6-29-4=11.948 ha. (C. of T. 241 192 705)
Total= 12.378 ha.

NO.	REVISION	DATE	BY
NOTE : Portion to be approved is outlined thus and contains approximately 12.378 ha. Distances are in metres and decimal parts thereof. Boundary calculations derived from prior field work (Job 15286)			
Distances and areas are approximate and are subject to change upon final survey.			

SHAWN BOESE

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
S.E.1/4 SEC. 18; TWP. 6; 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 Z. J. Prosper A.L.S.	DRAWN CJB	DATE JULY 16/25
	CHECKED ZJP	JOB 25-16811
	SCALE 1:5000	DRAWING 25-16811T



OLDMAN RIVER REGIONAL SERVICES COMMISSION

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: 2025-0-132

September 26, 2025

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

Dear Mr. Milligan,

RE: SW1/4 27-6-2-W5M / M.D. of Pincher Creek No. 9

With regard to the subdivision application noted above, please find attached a draft resolution for your 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 Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Environment Range Department - J. Best, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, Historical Resources Administrator, AER and Canada Post.

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

2025-0-132

M.D. of Pincher Creek No. 9 Agricultural & Country Residential subdivision of SW1/4 27-6-2-W5M

THAT the Agricultural and Country Residential subdivision of SW1/4 27-6-2-W5M (Certificate of Title No. 221 093 894), to create an 89.13 acre (36.07 ha) lot and a 33.63 acre (13.61 ha) lot from a title of 122.76 acres (49.68 ha) for country residential and agricultural 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 33.63 acres at the market value of \$4,800 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 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 applicant is responsible, at their expense, for carrying out any requirements of the provincial Historical Resources Administrator with respect to the Historical Resources Act prior to endorsement of the plan of subdivision.

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, in considering the written submission from Alan Petrone finds that the concerns are focused on his existing titles and future development processes. The concerns are therefore outside the parameters of the subdivision policies pertaining to the proposal.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.20.
5. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation to accommodate the proposal.

INFORMATIVE:

- (a) The payment of the applicable 10% Municipal Reserve on the 33.63 acres must be satisfied using Municipal District of Pincher Creek Policy 422. The MD assessor has provided a land value for the 33.63 acre (13.61 ha) being subdivided at \$4,800 per acre. Using the formula from Policy 422, the amount owing to satisfy Municipal Reserve is approximately \$16,142.40 with the actual amount to be determined at the finalization stage for Municipal Reserve purposes. Since the proposed Lot 1 Block 1 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 including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

- (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) ATCO Distribution and ATCO Transmission wish to confirm we have no objection as we have no pipelines in the proposed area.

Thank you for allowing ATCO to review your proposal and provide feedback.

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

“Thank you for the opportunity to comment on File No. 2025-0-132. 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 the purpose of this application is to subdivide to create a lot for country residential use and agricultural use. There is an existing residence with an onsite well and a septic system.

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) 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) 507

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

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.”

- (i) Alberta Forestry and Parks - Lands Division has no concerns with the proposed subdivision provided the applicants follows the “Stepping back from the Water” guidelines for any development near water and does not disturb bed and shore without authorization.
- (j) Comments from Alan Peter Petrone:

“I Alan Peter Petrone object to the proposed subdivision SW1/4 27-6-2-W5M

This land is ag land and shot.lid be kept as ag land. I do not want and do not need people building houses on Ag-land I tried to subdivide and was objected by the MD of Pincher Creek There is a campground by Castle river and that should be sufficient for recreation. We do not want and do not want beautiful land cluttered with people and houses. If we let farmers subdivide, beautiful land is gone forever. If this is approved other farmers and ranchers would start subdividing and we are left with houses and people everywhere and Ag-land and pastureland is destroyed.I hope and pray that none of that beautiful land is not destroyed forever. It is unfortunate that people buy land for speculation or are inherited land see dollar value only and do not appreciate the beauty of nature in its natural state and not destroyed by mankind.

File#: 2025-0-132

I repeat I object to this proposed subdivision I Alan Peter Petrone own the so called road allowance SW-27-06-02-W5 and adjacent land

W-22-06-02-W5 and would not allow any road or any building on my land. Anybody caught on this land would be subject to a trespassing law and would be charged to the full extent of the law Trespassers shall be prosecuted. SW-27-06-02-W5 is no longer a road allowance but a parcel of land.

Gavin Scott and Lucas Michalsky probably do not realize I own this road allowance. Gavin Scptt should know this since I have dealt with him before and have titles for both pieces of land. I object to this subdivision Alan Petrone September 02/2025”

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: August 22, 2025

Date of Receipt:

July 30, 2025

Date of Completeness:

August 8, 2025

TO: Landowners: Alan John Michalsky, Lucas Matthew Michalsky,
Lucas Tyler Weatherbee

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, ATCO Gas & ATCO Transmission, AB Health Services - South Zone, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Environment Range Department - J. Best, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AB Transportation, Historical Resources Administrator, AER, Canada Post

Adjacent Landowners: Alan Peter Petrone, Allen Michael Tapay, Michael Monaghan, Joan Monaghan, No Data / Non-Titled Parcel, Reners Ranching Ltd., Sandra Marie Duke, Steven John Oczkowski, Steven John Oczkowski, Carter John Oczkowski

Planning Advisor: Gavin Scott *GS*

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 **September 10, 2025**. (Please quote our File No. 2025-0-132 in any correspondence with this office).

File No.: 2025-0-132

Legal Description: SW1/4 27-6-2-W5M

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

Land Designation: Agriculture – A
(Zoning)

Existing Use: Agricultural and Country Residential

Proposed Use: Agricultural and Country Residential

of Lots Created: 1

Certificate of Title: 221 093 894

Proposal: To create an 89.13 acre (36.07 ha) lot and a 38.36 acre (15.55 ha) lot from a title of 127.56 acres (51.622 ha) for country residential and agricultural use.

Planner's Preliminary Comments:

The purpose of this application is to create an 89.13 acre (36.07 ha) lot and a 38.36 acre (15.55 ha) lot from a title of 127.56 acres (51.622 ha) for country residential and agricultural use.

The proposal is to accommodate the fragmented parcel subdivision of an existing farmyard and an agricultural lot. Access to the two fragments is presently granted from an existing approach off of a developed municipal road allowance (Township Road 6-4). The existing residence is serviced by a septic system and on-site domestic well.

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, 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(b) of the MGA, as proposed Lot 1 Block 1 is greater than 40 acres and is to be used for agricultural purposes.

The payment of the applicable 10% Municipal Reserve on the 38.36 acre remainder parcel with the actual amount to be determined at the final stage for Municipal Reserve 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): <u>Agriculture - A</u>	
Fee Submitted: <u>\$1100.00</u>	File No: <u>2025-0-132</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>July 30, 2025</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>August 8, 2025</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Alan John Michalsky, Lucas Matthew Michalsky & Lucas Tyler Weatherbee
Mailing Address: Box 97, Box 86 and Box 190 **City/Town:** Lundbreck
Postal Code: T0K 1H0 **Telephone:** 403-664-8510 (L. Weatherbee) **Cell:** [Redacted] **A. Michalsky)**
Email: lucas@dhservices.net **Preferred Method of Correspondence:** Email ☐ Mail ☐

Name of Agent (Person Authorized to act on behalf of Registered Owner): Lucas Michalsky
Mailing Address: Box 86 **City/Town:** Lundbreck
Postal Code: T0K 1H0 **Telephone:** [Redacted] **Cell:** [Redacted]
Email: lucas@dhservices.net **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:** [Redacted]
Email: zach@bokamura.com **Preferred Method of Correspondence:** Email ☐ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the SW $\frac{1}{4}$ Section 27 Township 6 Range 2 West of 5 Meridian (e.g. SE $\frac{1}{4}$ 36-1-36-W4M)
- Being all/part of: Lot/Unit _____ Block _____ Plan _____
- Total area of existing parcel of land (to be subdivided) is: 51.622 hectares 127.56 acres
- Total number of lots to be created: 1 Size of Lot(s): 36.07 hectares (89.13 acres)
- Rural Address (if applicable): _____
- Certificate of Title No.(s): 221 093 894

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of Municipal District of Pincher Creek No. 9
- Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒
If "yes", the adjoining municipality is _____
- 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. _____
- 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 quarter is bounded by castle river
- 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 acreage and grazing land
- b. Proposed use of the land subdivided easterly portion of quarter lying east of roadway

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.
No changes to buildings, portion being subdivided out has no buildings.
- 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 ☐ onsite well used for existing house to west

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 ☐ existing house has a septic field 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, Lucas Michalsky hereby certify that

☒ I am the registered owner ☒ I am authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Signed:  Date: 7/29/2025

9. RIGHT OF ENTRY

I, Lucas Michalsky 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
0020 226 783 5;2;6;27;SW

TITLE NUMBER
221 093 894

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 2 TOWNSHIP 6
SECTION 27

THAT PORTION OF THE SOUTH WEST QUARTER WHICH LIES TO
THE SOUTH EAST OF THE SOUTH FORK OF THE OLD MAN RIVER
AS SHOWN ON THE TOWNSHIP PLAN APPROVED AT OTTAWA
21 MAY 1909, CONTAINING 58.102 HECTARES (143.50 ACRES)
MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES (MORE OR LESS)
ROAD WIDENING	988JK	3.60	8.89
ROAD	8910946	2.88	7.12

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 221 093 881

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
221 093 894	06/05/2022	TRANSFER OF LAND	\$433,500	CASH & MORT

OWNERS

ALAN JOHN MICHALSKY
OF P.O. BOX 97
LUNDBRECK
ALBERTA T0K 1H0

AND

LUCAS MATTHEW MICHALSKY
OF P.O. BOX 86
LUNDBRECK
ALBERTA T0K 1H0

AND

LUCAS TYLER WEATHERBEE

(CONTINUED)

OF P.O. BOX 190
LUNDBRECK
ALBERTA T0K 1H0
ALL AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
221 093 895	06/05/2022	MORTGAGE MORTGAGEE - FARM CREDIT CANADA. 2 FL, 12040-149 ST NW EDMONTON ALBERTA T5V1P2 ORIGINAL PRINCIPAL AMOUNT: \$435,250

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 29 DAY OF JULY,
2025 AT 01:19 P.M.

ORDER NUMBER: 54422510

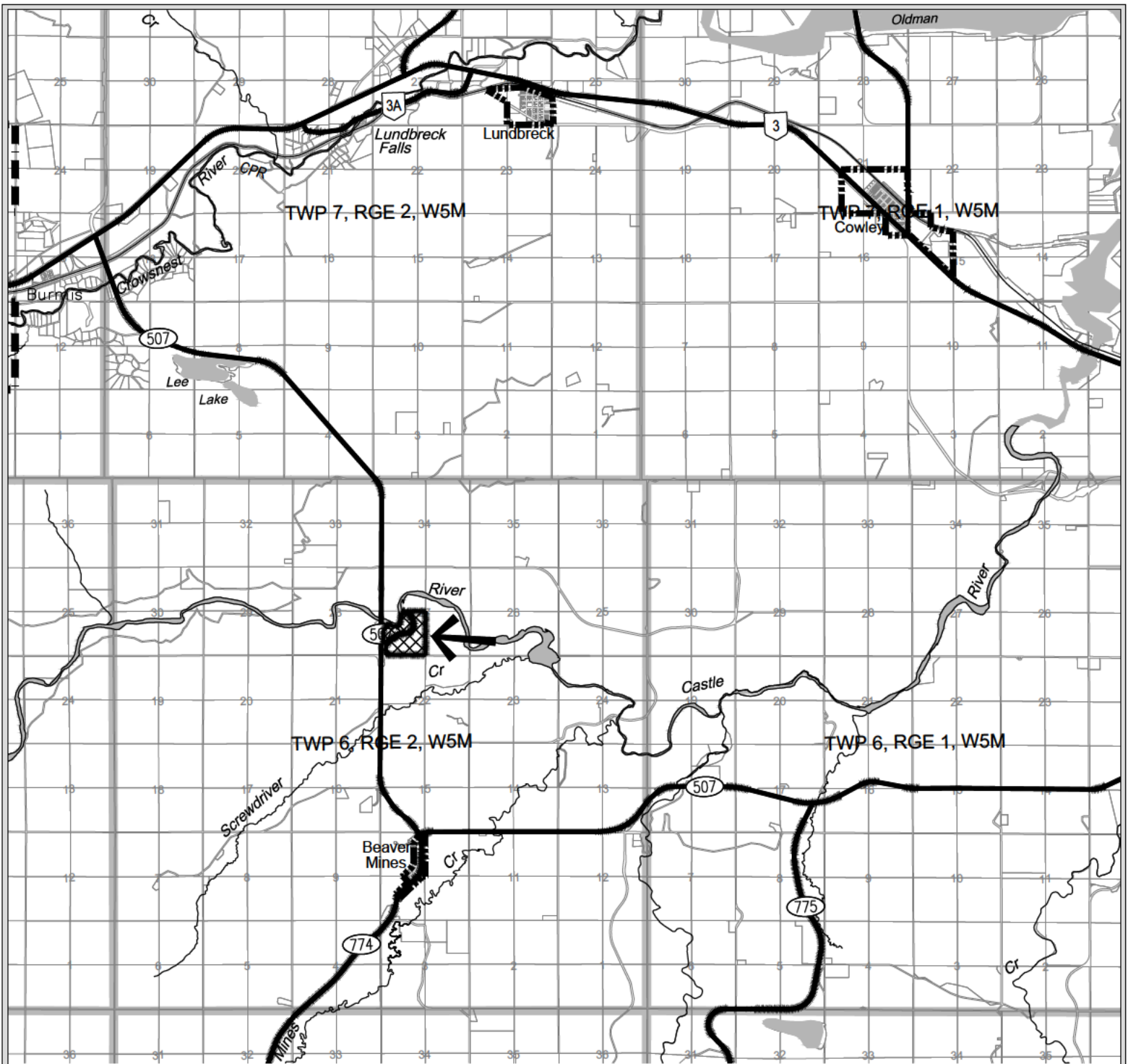
CUSTOMER FILE NUMBER:



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 27, TWP 6, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER NO. 9

DATE: AUGUST 11, 2025

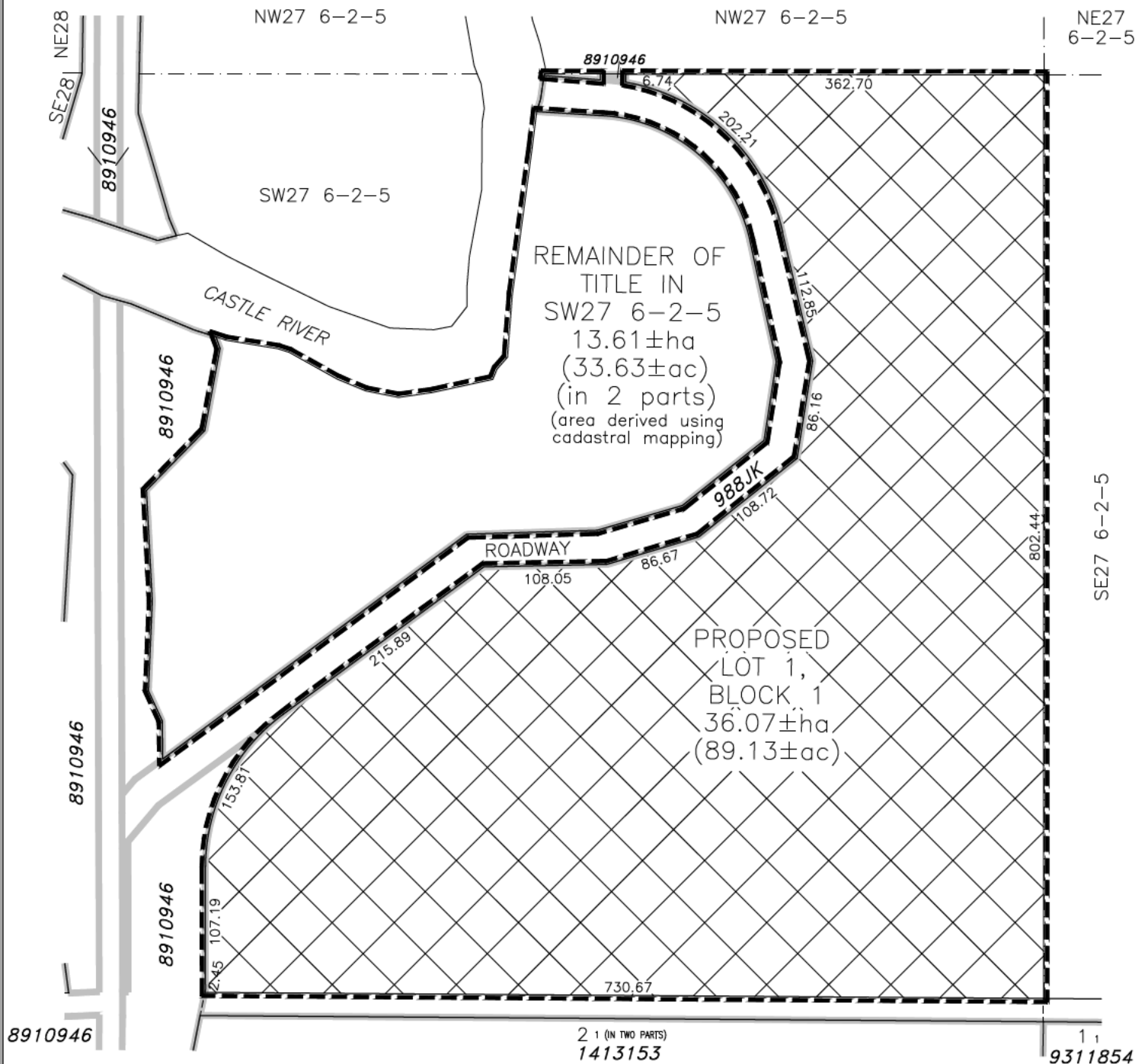
FILE No: 2025-0-132

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 18th AVENUE NORTH, LETHBRIDGE, AB T1Y 5B8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



August 11, 2025 N:\Subdivision\2025\2025-0-132.dwg





SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16822

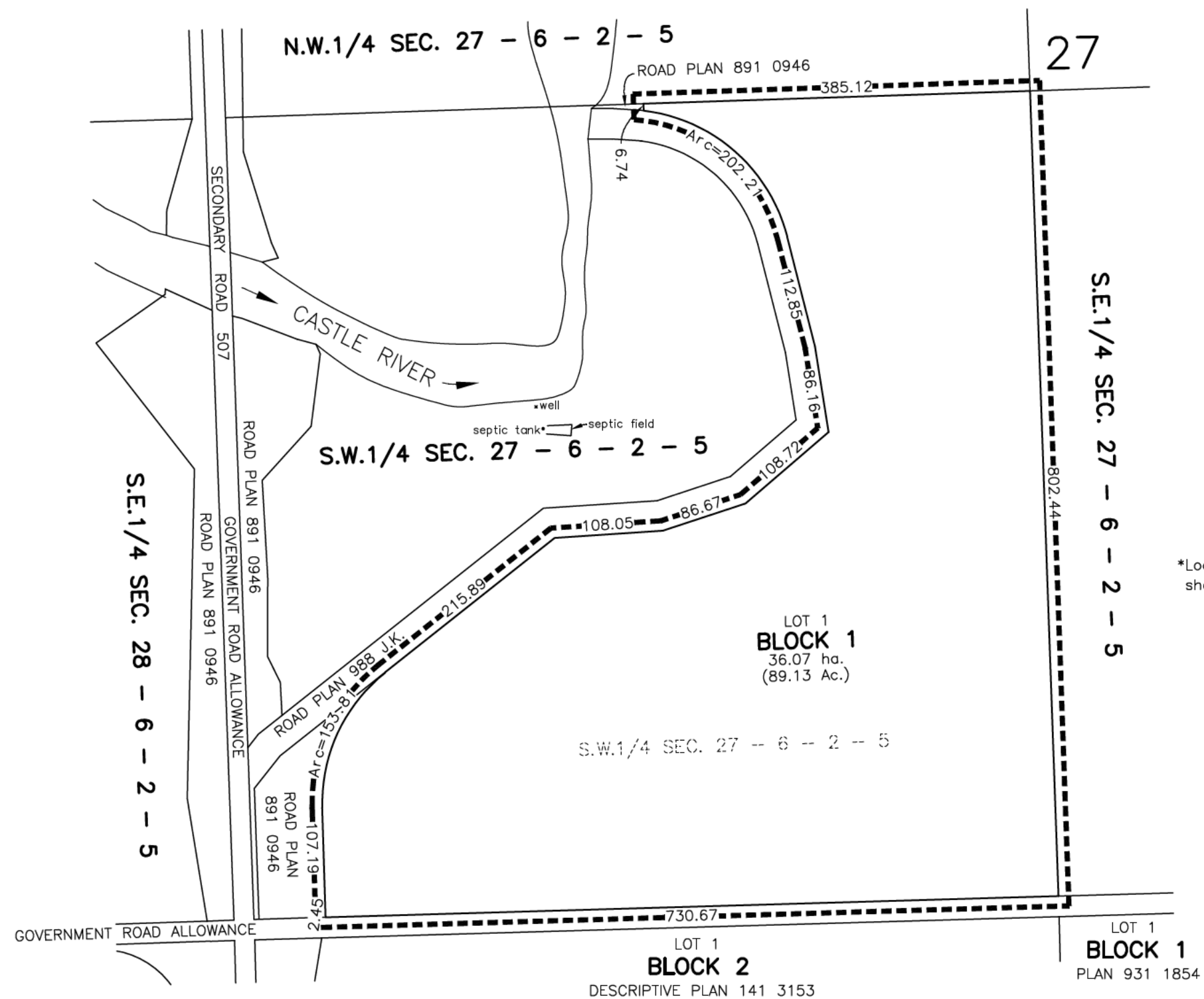
SW 1/4 SEC 27, TWP 6, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER NO. 9

DATE: AUGUST 11, 2025

FILE No: 2025-0-132






*Location of Septic Field, Septic tank & well is approximate and shown according to direction of owner

NO.	REVISION	DATE	BY
NOTE : Portion to be approved is outlined thus and contains approximately 36.07 ha. Distances are in metres and decimal parts thereof. Ref.File 21-15442 for previous Boundary Survey Distances and areas are approximate and are subject to change upon final survey.			

LUCAS MICHALSKY
TENTATIVE PLAN SHOWING SUBDIVISION of part of S.W.1/4 SEC. 27, TWP. 6, RGE. 2, W.5 M.
M.D. of Pincher Creek No. 9



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

APPROVED
--



OLDMAN RIVER REGIONAL SERVICES COMMISSION

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: 2025-0-135

September 26, 2025

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

Dear Mr. Milligan,

RE: Road Plan 2151 AZ & SW1/4 27-4-30-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 Environment Range Department - J. Best, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AER and Canada Post.

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

2025-0-135

M.D. of Pincher Creek No. 9 Country Residential subdivision of Road Plan 2151 AZ & SW1/4 27-4-30-W4M

THAT the Country Residential subdivision of Road Plan 2151 AZ & SW1/4 27-4-30-W4M (Certificate of Title No. 761 057 591), to create a 4.89 acre (1.978 ha) parcel from a previously unsubdivided quarter section of 159 acres (64.3 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.
3. That the residual portion of Road Plan 2151AZ be consolidated with the SW27 4-30 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 revised Road location be dedicated and registered with this plan.

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, in considering the written submission from Calvin and Gayle Walper finds that the concerns are focused on the existing and future development approvals, and are therefore outside the parameters of the subdivision policies pertaining to the proposal.
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.
5. 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) Easements are required for this development. The developer can initiate the process of securing an easement for the proposed subdivision by contacting the undersigned. FortisAlberta is requesting that the county defer its subdivision approval until such time as this easement process is complete and the developer has entered into an appropriate easement agreement with FortisAlberta and the easement has been properly registered with Land Titles (Alberta). FortisAlberta will notify the county once these steps have been completed and confirm that FortisAlberta no longer has any concerns with approval of this subdivision.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision and for the easement by contacting FortisAlberta at 310-WIRE (310-9473) to make application.

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

**** Please note that a small segment of the power line extending from the main road appears to fall outside the boundaries of proposed Lot 1, which may result in the need for an easement. This assessment is based on internal mapping systems and has not been verified through field inspection. If you have documentation confirming that the entire power line lies within the proposed lot, kindly provide it for confirmation.**



- (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 Forestry and Parks - Lands Division has no concerns with the proposed subdivision provided the applicants follows the “Stepping back from the Water” guidelines for any development near water and does not disturb bed and shore without authorization.
- (g) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

“Thank you for the opportunity to comment on File No. 2025-0-135. 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 the purpose of this application is to subdivide a lot for country residential use. There is an existing residence with an onsite well and septic system.

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) Comments from Calvin and Gayle Walper, Walper Ranches Inc.:

“We are writing in response to the notice regarding the application to subdivide a quarter section to create a 4.89 parcel for country residential use. This borders our south 1/2 section that we strictly use for cattle summer and fall grazing. We have significant concerns with this application.

We feel this will devalue our land. A new home that will be directly in the middle of a quarter increases the risk of trespassing, land use without permission. For example riding horses, quads, hiking, family outings etc.... That is just a few examples. This subdivision is going to be used as non agricultural land. We feel they are setting themselves up for recreational use. With this comes potential liabilities and disputes. Allowing this subdivision may encourage further fragmentation of agricultural land in the area, reducing long term viability of agriculture. As well as increasing the traffic flow, reducing the quiet ,peaceful and scenic reasons we originally bought the land for.

Allowing acreage development in close proximity undermines long term agricultural use and preservation.

For these reasons we do not support the subdivision or the placement of a new residence to the south of our property.

We respectfully request that you take our concerns into consideration and deny this application and maintain the land to agricultural use.

Thank you for the opportunity to provide input. Please confirm receipt of this letter.”

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: August 25, 2025

Date of Receipt:

August 12, 2025

Date of Completeness:


August 19, 2025

TO: Landowner: Kenneth H Lewis and Dorothy M Lewis

Agent or Surveyor: David J. Amantea, 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 - C. Knowles, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Environment Range Department - J. Best, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AER, Canada Post

Adjacent Landowners: Christiane Bustard, Bradley Bustard, Eggert Farms Ltd., Evelyn Mae Riviere, Clinton Troy Riviere, Heinz Inabnit, V6 Bar Cattle Company Ltd., Walper Ranches Inc.

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 **September 15, 2025**. (Please quote our File No. 2025-0-135 in any correspondence with this office).

File No.:	2025-0-135
Legal Description:	Road Plan 2151 AZ & SW1/4 27-4-30-W4M
Municipality:	M.D. of Pincher Creek No. 9
Land Designation: (Zoning)	Agriculture – A
Existing Use:	Agricultural
Proposed Use:	Country Residential
# of Lots Created:	1
Certificate of Title:	761 057 591

Proposal: To create a 4.89 acre (1.978 ha) parcel from a previously unsubdivided quarter section of 159 acres (64.3 ha) for country residential use.

Planner's Preliminary Comments:

The purpose of this application is to create a 4.89 acre (1.978 ha) parcel from a previously unsubdivided quarter section of 159 acres (64.3 ha) for country residential use.

The proposal is to accommodate the subdivision of an existing yard, which presently contains a dwelling. Access to the lot is presently granted from an existing approach to the south, off of a developed municipal road allowance (TR 4-4). The existing residence is serviced by a septic system and on-site domestic well.

The quarter section is traversed by Foothill Creek, a tributary of the Waterton River.

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 residual portion of Road Plan 2151AZ be consolidated with the SW27 4-30 W4M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
7. That the revised Road location be dedicated and registered with this plan.

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): <u>Agriculture - A</u>	
Fee Submitted: <u>\$1100.00</u>	File No: <u>2025-0-135</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>August 12, 2025</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>August 19, 2025</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Kennith H Lewis & Dorothy M Lewis
Mailing Address: Box 3059 **City/Town:** Pincher Creek
Postal Code: T0K 1W0 **Telephone:** _____ **Cell:** [REDACTED]
Email: beaukranch@hotmail.com **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

- All/part of the SW $\frac{1}{4}$ Section 27 Township 4 Range 30 West of 4 Meridian (e.g. SE $\frac{1}{4}$ 36-1-36-W4M)
- Being all/part of: Lot/Unit _____ Block _____ Plan _____
- Total area of existing parcel of land (to be subdivided) is: 64.3 hectares 159 acres
- Total number of lots to be created: 1 Size of Lot(s): 1.978 ha (4.89 ac)
- Rural Address (if applicable): _____
- Certificate of Title No.(s): 761 057 591

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of MD of Pincher Creek
- Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒
If "yes", the adjoining municipality is _____
- 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. _____
- 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 Unnamed Creek
- 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 Rolling
- b. Proposed use of the land Trees

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

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

- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) _____

- 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: Well
Other ☐ _____

b. Describe proposed source of potable water

Onsite Well ☒ Offsite Well ☐ Cistern ☐ Water Source for Cistern: Well
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: [Signature] Date: August 12, 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 498 662 4;30;4;27;SW 761 057 591

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 30 TOWNSHIP 4
SECTION 27
QUARTER SOUTH WEST
AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP DATED
09 MAY 1912
CONTAINING 64.3 HECTARES (159 ACRES) MORE OR LESS,
EXCEPTING THEREOUT 2.44 ACRES MORE OR LESS FOR A ROADWAY AS
SHOWN ON PLAN 5121AZ
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

761 057 591 10/05/1976 \$31,312

OWNERS

KENNETH H LEWIS (FARM IMPLEMENT DEALER)

AND

DOROTHY M LEWIS

BOTH OF:

PO BOX 3059

PINCHER CREEK

ALBERTA T0K 1W0

AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF ADDRESS 221247110)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

4988IE . 17/07/1961 UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

761 057 591

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - ALTALINK MANAGEMENT LTD.

2611 - 3 AVE SE

CALGARY

ALBERTA T2A7W7

"S 40 FT"

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 021213442)

(DATA UPDATED BY: CHANGE OF ADDRESS 091108138)

2111LB . 20/07/1971 EASEMENT

2112LB . 20/07/1971 EASEMENT

5143LE . 22/12/1971 CAVEAT

CAVEATOR - PLAINS WESTERN GAS & ELECTRIC CO LTD.

861 059 197 10/04/1986 CAVEAT

RE : SEE CAVEAT

CAVEATOR - ALTALINK MANAGEMENT LTD.

2611 - 3 AVE SE

CALGARY

ALBERTA T2A7W7

(DATA UPDATED BY: TRANSFER OF CAVEAT
021191788)

(DATA UPDATED BY: CHANGE OF ADDRESS 081423945)

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 18 DAY OF MARCH,
2025 AT 01:52 P.M.

ORDER NUMBER: 53170953

CUSTOMER FILE NUMBER:

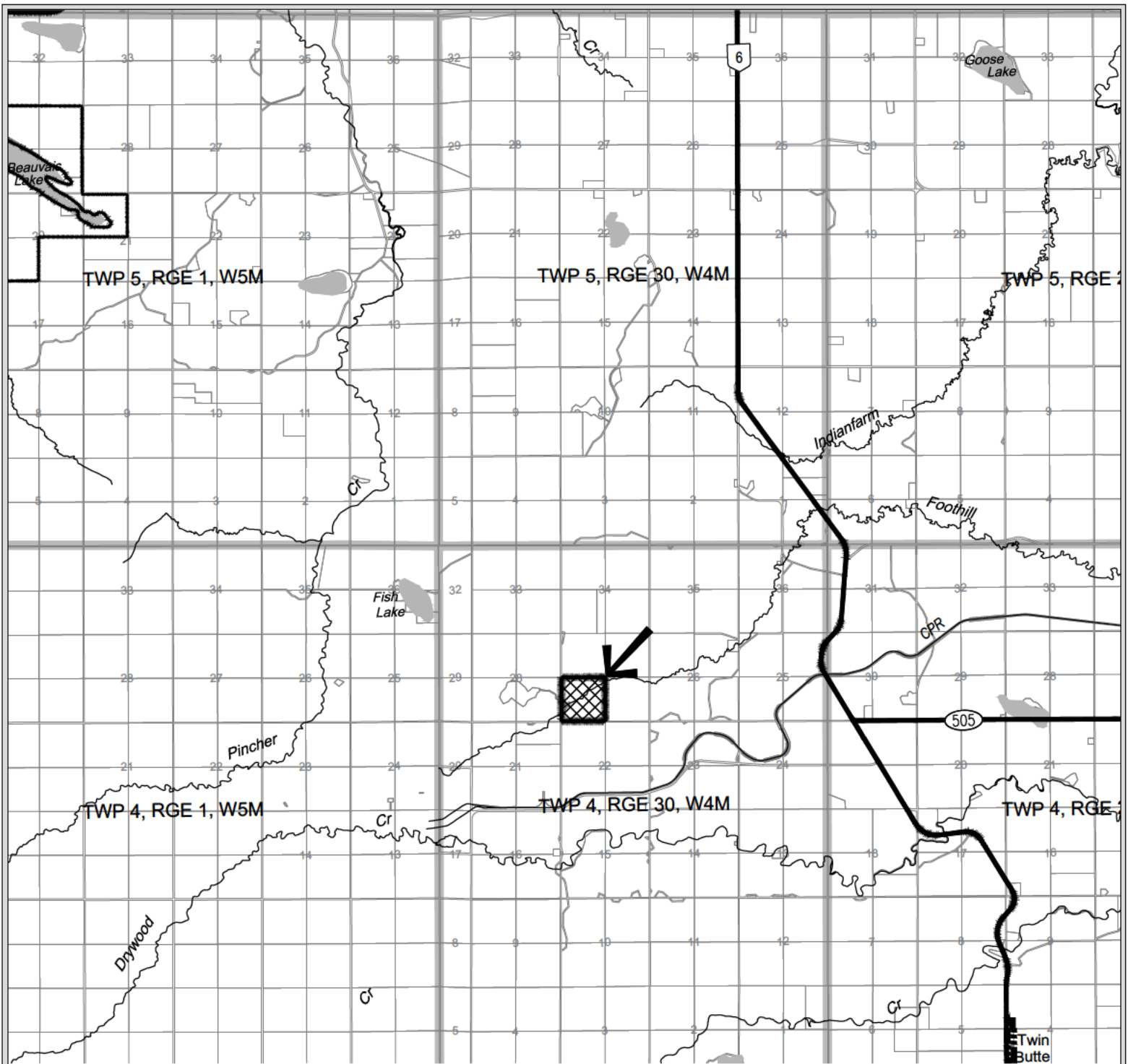


END OF CERTIFICATE

(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

ROAD PLAN 2151AZ &

SW 1/4 SEC 27, TWP 4, RGE 30, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: AUGUST 20, 2025

FILE No: 2025-0-135

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 18th AVENUE NORTH, LEATHERBRIDGE, AB T1Y 5B8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



August 20, 2025 N:\Subdivision\2025\2025-0-135.dwg



NE28
4-30-4

NW27 4-30-4

NE27
4-30-4

SE28 4-30-4

REMAINDER OF
TITLE IN
SW27 4-30-4
61.72±ha
(152.61±ac)

SE28 4-30-4

EXISTING ROAD
PLAN 2151AZ
(TO BE CLOSED)

PROPOSED
ROAD
0.605±ha
(1.50±ac)

PROPOSED
LOT 1,
BLOCK 1
1.978±ha
(4.89±ac)

SE27 4-30-4

NE21
4-30-4

NW22 4-30-4

NE22
4-30-4

SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16721T

ROAD PLAN 2151AZ &

SW 1/4 SEC 27, TWP 4, RGE 30, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: AUGUST 20, 2025

FILE No: 2025-0-135



August 20, 2025 N:\Subdivision\2025\2025-0-135.dwg





SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16721T

ROAD PLAN 2151AZ &

SW 1/4 SEC 27, TWP 4, RGE 30, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

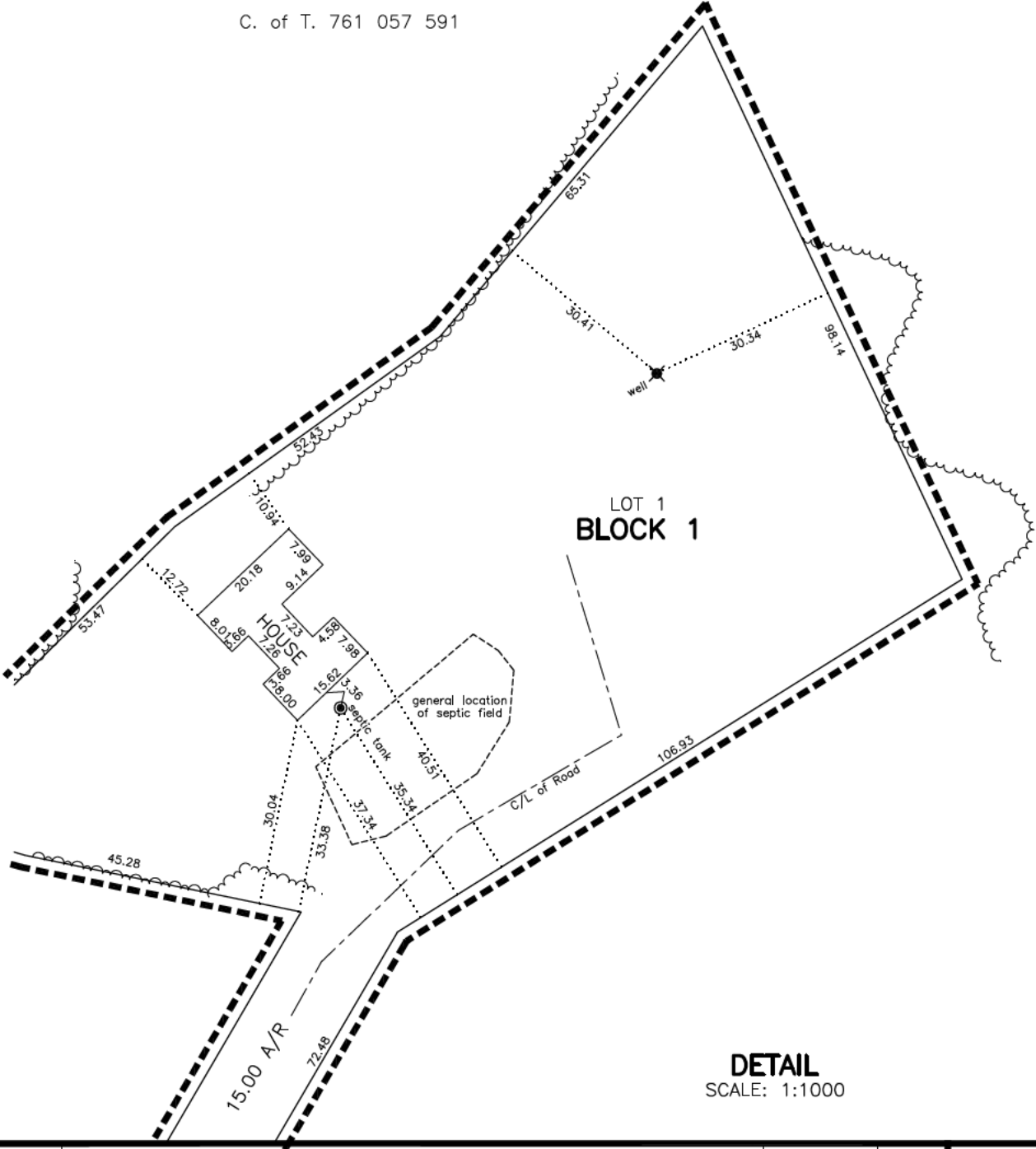
DATE: AUGUST 20, 2025

FILE No: 2025-0-135



S.W.1/4 SEC. 27 - 4 - 30 - 4

C. of T. 761 057 591

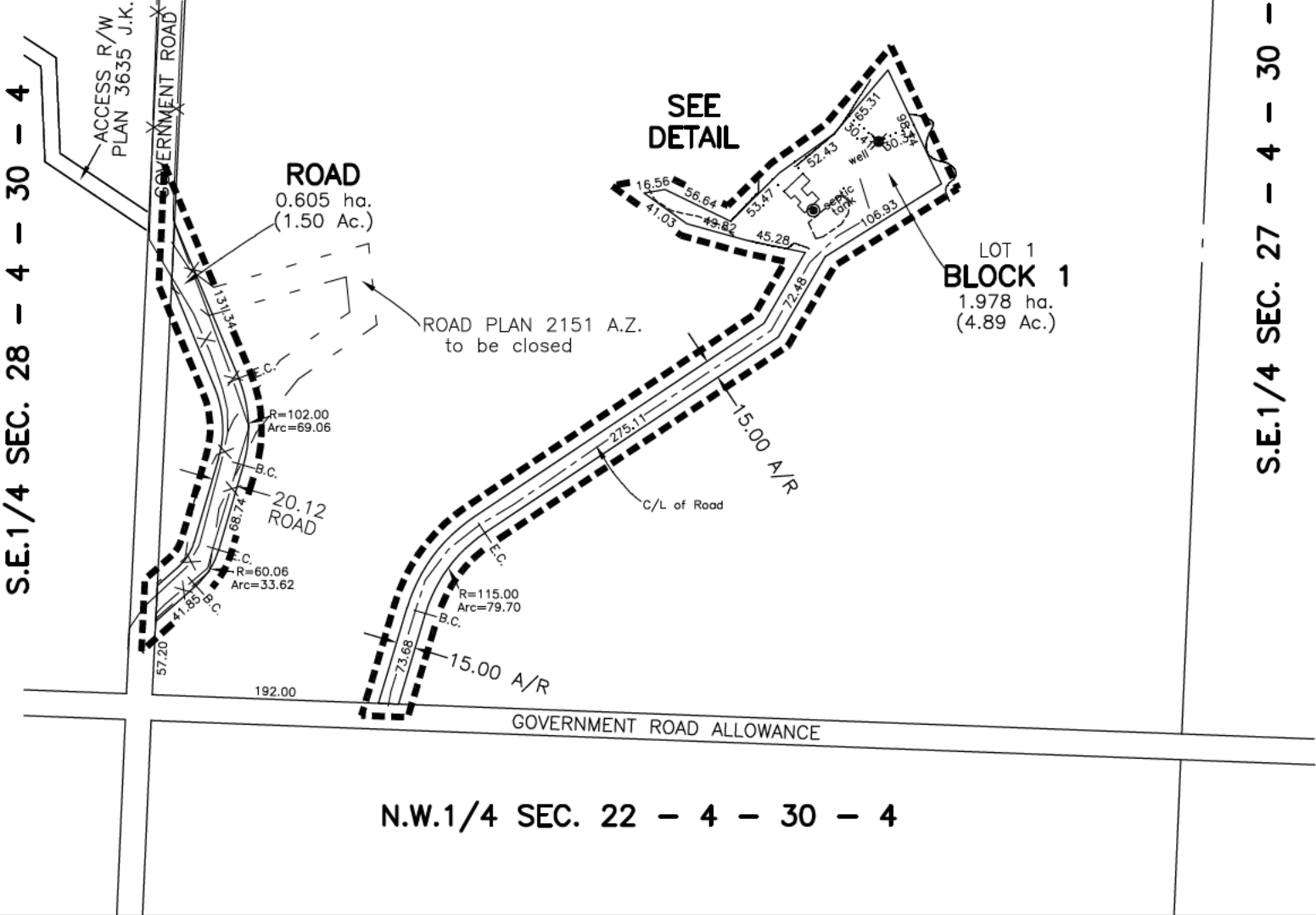


N.W.1/4 SEC. 27 - 4 - 30 - 4

27

S.W.1/4 SEC. 27 - 4 - 30 - 4

C. of T. 761 057 591



S.E.1/4 SEC. 27 - 4 - 30 - 4

N

N.W.1/4 SEC. 22 - 4 - 30 - 4

NO.	REVISION	DATE	BY
	Improvements shown were surveyed on July 4th, 2025		
	NOTE : Portion to be approved is outlined thus 		
	and contains approximately 2.583 ha.		
	Distances are in metres and decimal parts thereof.		
	Fence lines are shown thus 		
	Distances and areas are approximate and are subject to change upon final survey.		

KEN LEWIS

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
S.W.1/4 SEC. 27; TWP. 4; RGE. 30; W.4 M.

MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

boa

brown okamura & associates ltd.

Professional Surveyors

2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED

DRAWN CJB

CHECKED DJA

SCALE

D. J. Amantea, A.L.S.

DATE AUG. 8/25

JOB 25-16721

DRAWING

25-16721T



OLDMAN RIVER REGIONAL SERVICES COMMISSION

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: 2025-0-142

September 26, 2025

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

Dear Mr. Milligan,

RE: NW1/4 21-7-2-W5M / M.D. of Pincher Creek No. 9

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

The Subdivision Authority should note that comments have not been received from the Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, ATCO Gas & ATCO Transmission, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Environment Range Department - J. Best, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, Historical Resources Administrator, 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

2025-0-142

M.D. of Pincher Creek No. 9 Agricultural and Country Residential subdivision of NW1/4 21-7-2-W5M

THAT the Agricultural and Country Residential subdivision of NW1/4 21-7-2-W5M (Certificate of Title No. 971 125 139 +4, 241 024 054, 991 366 506), to reconfigure three existing titles to create a 6.65 acre (2.693 ha) parcel for grouped country residential use and a 45.48 acre (18.404 ha) parcel 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 portion of Certificate of Title 971125139+4 (as depicted in BOA tentative plan file 25-16802) be consolidated with the adjacent Certificate of Title 241024054 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That portion of Certificate of Title 971125139+4 (as depicted in BOA tentative plan file 25-16802) be consolidated with the adjacent Certificate of Title 991366506 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 is responsible, at their expense, for carrying out any requirements of the provincial Historical Resources Administrator with respect to the Historical Resources Act prior to endorsement of the plan of subdivision.

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 18.16.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(b)(d) 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 including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

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

“Thank you for the opportunity to comment on File No. 2025-0-142. 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 the purpose of this application is to reconfigure existing titles to create a parcel for grouped country residential and a parcel for agricultural purposes. There is an existing dwelling, and the application did not indicate existing water or sewer services.

AHS-EPH has reviewed the application, and has the following comments:

- AHS-EPH recommends connection to an approved municipal or regional drinking water system where feasible. If connection to an approved municipal or regional system is not feasible, 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 recommends connection to an approved municipal wastewater system where feasible. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.
- The two proposed lots appear to be divided by the Crowsnest River. AHS-EPH does not recommend development in areas prone to flooding.

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.”

- (f) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent 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) 22, 3A

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

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

FOR INFORMATION PURPOSES

The applicant is advised that Highway 3 will be expanded to a four-lane limited access facility in the future. Alberta Transportation has commissioned the "Highway 3:02 & 3:04- Functional Planning Study" of which will identify but not be limited to an alignment for the future lanes, an access management strategy and right-of-way requirements for the expansion. The interim stage of the access management strategy would see removal of all direct highway access and replacement with strategically located at-grade local road intersections. At that time access to the highway may become somewhat less convenient/more circuitous. <https://www.alberta.ca/highway-3-functional-planning-studies.aspx#jumplinks-1>

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: September 16, 2025

Date of Receipt:

August 26, 2025

Date of Completeness:


September 2, 2025

TO: Landowners: The Municipal District of Pincher Creek No. 9.
Theresa Louise Hann and Stuart Hann
Justin Stirling Thompson and Kate Judith Thompson

Agent or Surveyor: Thomas C. Penner, A.L.S.

Referral Agencies: M.D. of Pincher Creek No. 9, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas & ATCO Transmission, AB Health Services - South Zone, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Environment Range Department - J. Best, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AB Transportation, Historical Resources Administrator, AER, Canada Post, CPR

Adjacent Landowners: Canadian Pacific Limited., Donald Charles Townsend, Kathy Jo Wakaluk-Yanco, Leslie Halkow, Diana Halkow, Lundbreck Developments Ltd., Philip Riegert, Crystalynn Riegert, Linda Dwyer, W James Barlishen, Vincent C Anderson, Sidney Stanley, Richard Roberts, Karen Roberts, Shyann Miller, Kimberly Gail Groot, Jason Joseph Groot, No Data / Non-Titled Parcel

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 **October 6, 2025**. (Please quote our File No. 2025-0-142 in any correspondence with this office).

File No.: 2025-0-142

Legal Description: NW1/4 21-7-2-W5M

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

Land Designation: Agriculture – A and Grouped Country Residential – GCR
(Zoning)

Existing Use: Agricultural and Country Residential

Proposed Use: Agricultural and Country Residential

of Lots Created: 1 (Reconfiguration)

Certificate of Title: 971 125 139 +4, 241 024 054, 991 366 506

Proposal: To reconfigure three existing titles to create a 6.65 acre (2.693 ha) parcel for grouped country residential use and a 45.48 acre (18.404 ha) parcel for agricultural use.

Planner's Preliminary Comments:

The purpose of this application is to reconfigure three existing titles to create a 6.65 acre (2.693 ha) parcel for grouped country residential use and a 45.48 acre (18.404 ha) parcel for agricultural use.

The proposal is to accommodate the consolidation subdivision (proposed Lot 1 Block 7) of an existing farmyard which presently contains a dwelling and garage with a closed road and the consolidation of a closed road with a larger agricultural parcel (Lot 1 Block 6). Access to the northerly lot is presently granted from an existing driveway that traverses two other properties and connects to Highway 3A. The southerly parcel is adjacent to Township Road 7-3A.

The Crowsnest River traverses proposed Lot 1 Block 6.

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 portion of Certificate of Title 971125139+4 (as depicted in BOA tentative plan file 25-16802) be consolidated with the adjacent Certificate of Title 241024054 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
8. That portion of Certificate of Title 971125139+4 (as depicted in BOA tentative plan file 25-16802) be consolidated with the adjacent Certificate of Title 991366506 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
9. 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(b) of the MGA, as the parcel is greater than 40 acres and is to be used for agricultural purposes.
- Municipal Reserve is not applicable pursuant to Section 663(d) of the MGA, as it has been previously satisfied.

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): <u>A E GCR</u>	
Fee Submitted: <u>INVOICED</u>	File No: <u>2025-0-142</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>August 26, 2025</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>September 2, 2025</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: THE MUNICIPAL DISTRICT OF PINCHER CREEK NO.9

Mailing Address: BOX 279 City/Town: PINCHER CREEK

Postal Code: TOK 1W0 Telephone: [REDACTED] Cell: _____

Email: AdminDevOfr@mdpincer creek.ab.ca 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: Thomas C. Penner, ALS brown okamura & associates ltd.

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

Postal Code: T1H 5J9 Telephone: 403-329-4688 ex 128 Cell: _____

Email: thomas@bokamura.com Preferred Method of Correspondence: Email ☐ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the NW $\frac{1}{4}$ Section 21 Township 7 Range 2 West of 5 Meridian (e.g. SE $\frac{1}{4}$ 36-1-36-W4M)
- Being all/part of: Lot/Unit _____ Block _____ Plan _____
- Total area of existing parcel of land (to be subdivided) is: 0.867 hectares 2.14 acres
- Total number of lots to be created: 2 Size of Lot(s): 0.601ha & 0.266ha, each to be consolidated with adjacent parcels
- Rural Address (if applicable): _____
- Certificate of Title No.(s): 971 125 139+4

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of MD OF PINCHER CREEK
- Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒
If "yes", the adjoining municipality is _____
- 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. 3
- 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 _____
- 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 bare land
- b. Proposed use of the land to be consolidated with adjacent parcels

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.) rocky
- 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 ☒ 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, THOMAS PENNER hereby certify that

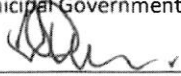
☐ I am the registered owner ☒ I am authorized to act on behalf of the register owner

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: Aug 26/25

9. RIGHT OF ENTRY

I, THOMAS PENNER 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)~~
Surveyor



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0021 208 038

5;2;7;21;NW

241 024 054

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 2 TOWNSHIP 7

SECTION 21

THAT PORTION OF THE NORTH WEST QUARTER

NOT COVERED BY THE WATERS OF THE CROWSNEST RIVER

AS SHOWN ON THE TOWNSHIP PLAN DATED 20 APRIL 1904

WHICH LIES TO THE SOUTH OF THE RAILWAY ON PLAN RY14

AND TO THE NORTH OF THE ROADWAY ON PLAN 3299BM

CONTAINING 47.74 ACRES MORE OR LESS

EXCEPTING THE ROADWAY ON PLAN 6407I

CONTAINING 1.43 ACRES MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 231 250 193

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

241 024 054 23/01/2024 SEPARATION -
LINCS

OWNERS

JUSTIN STIRLING THOMPSON

AND

KATE JUDITH THOMPSON

BOTH OF:

405-11 AVE NW

CALGARY

ALBERTA T2M 0C1

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

241 024 054

REGISTRATION

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

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 19 DAY OF JUNE,
2025 AT 08:46 A.M.

ORDER NUMBER: 54061328

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

0026 261 107

5;2;7;21;NW

991 366 506

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 2 TOWNSHIP 7

SECTION 21

THAT PORTION OF THE NORTH WEST QUARTER

WHICH LIES NORTH OF THE CONNECTING ROAD ON PLAN 6342 JK

AND TO THE EAST OF THE ROADWAY ON PLAN 6407I

CONTAINING 2.42 HECTARES 5.98 ACRES MORE OR LESS

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: 941 311 941

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
991 366 506	14/12/1999	TRANSFER OF LAND	\$110,620	CASH & MORTGAGE

OWNERS

THERESA LOUISE HANN

AND

STUWART HANN

BOTH OF:

BOX 38

LUNDBRECK

ALBERTA T0K 1H0

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

991 366 506

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

791 154 556 19/09/1979 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 19 DAY OF JUNE,
2025 AT 08:46 A.M.

ORDER NUMBER: 54061328

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.

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0027 045 781 5;2;7;21;NW 971 125 139 +4

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 2 TOWNSHIP 7
SECTION 21

THAT PORTION OF THE NORTH WEST QUARTER WHICH LIES
WITHIN THE ROAD ON PLAN 6407I, CONTAINING 2.43 HECTARES (6 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	ACRES	HECTARES	MORE OR LESS
ROAD	4105BM	0.20		
PORTION OF GRAVEL PIT SITE	532EZ	0.72		
CONNECTING ROAD	6342JK	0.22		
SUBDIVISION	9610744	1.31		
SUBDIVISION	9710828	0.53	0.216	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 971 125 049 +1

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

971 125 139 06/05/1997 SUBDIVISION PLAN

OWNERS

THE MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9.
OF PINCHER CREEK
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

961 128 945 12/06/1996 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

971 125 139 +4

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

LIMITED.

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 19 DAY OF JUNE,
2025 AT 08:46 A.M.

ORDER NUMBER: 54061328

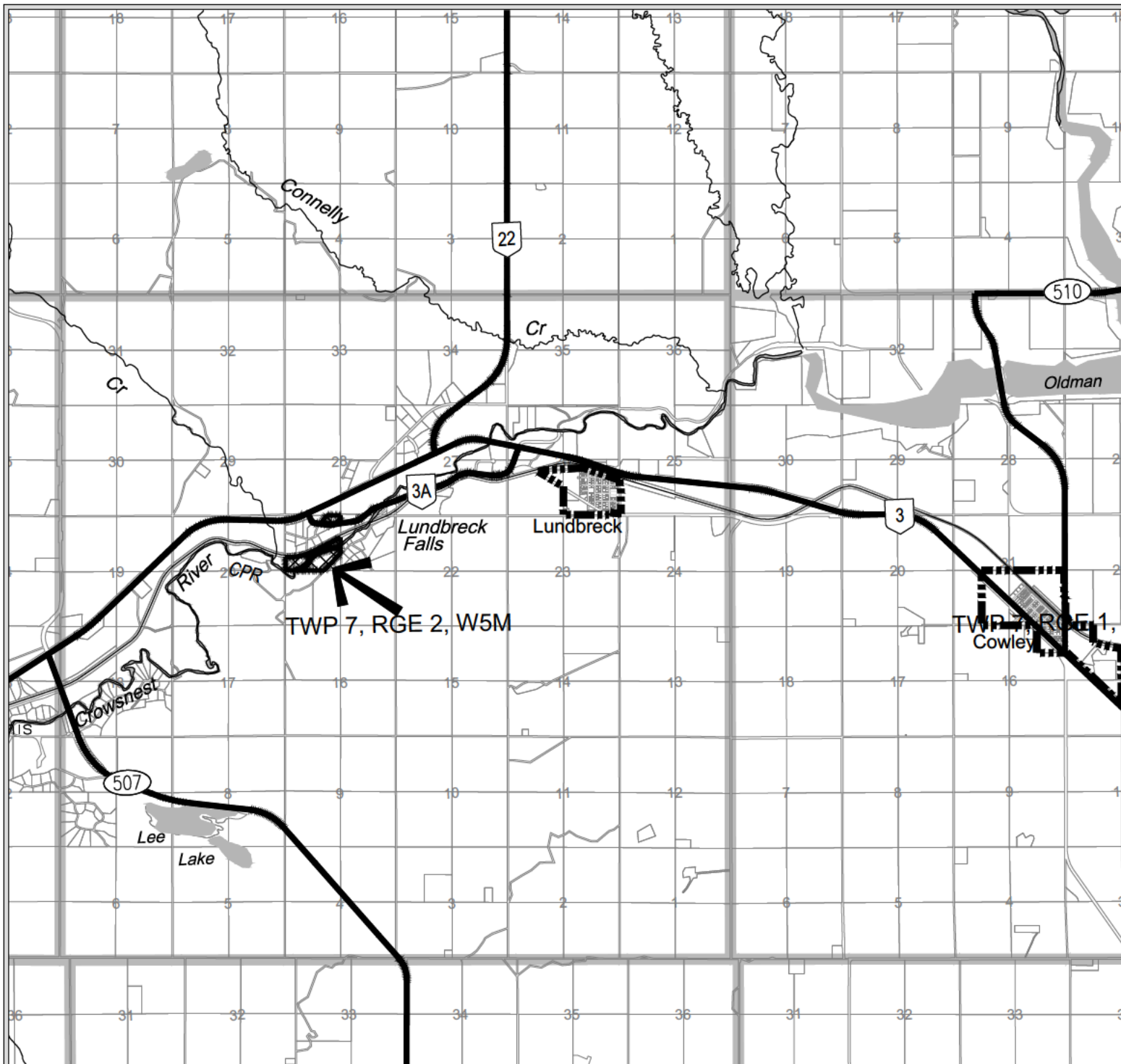
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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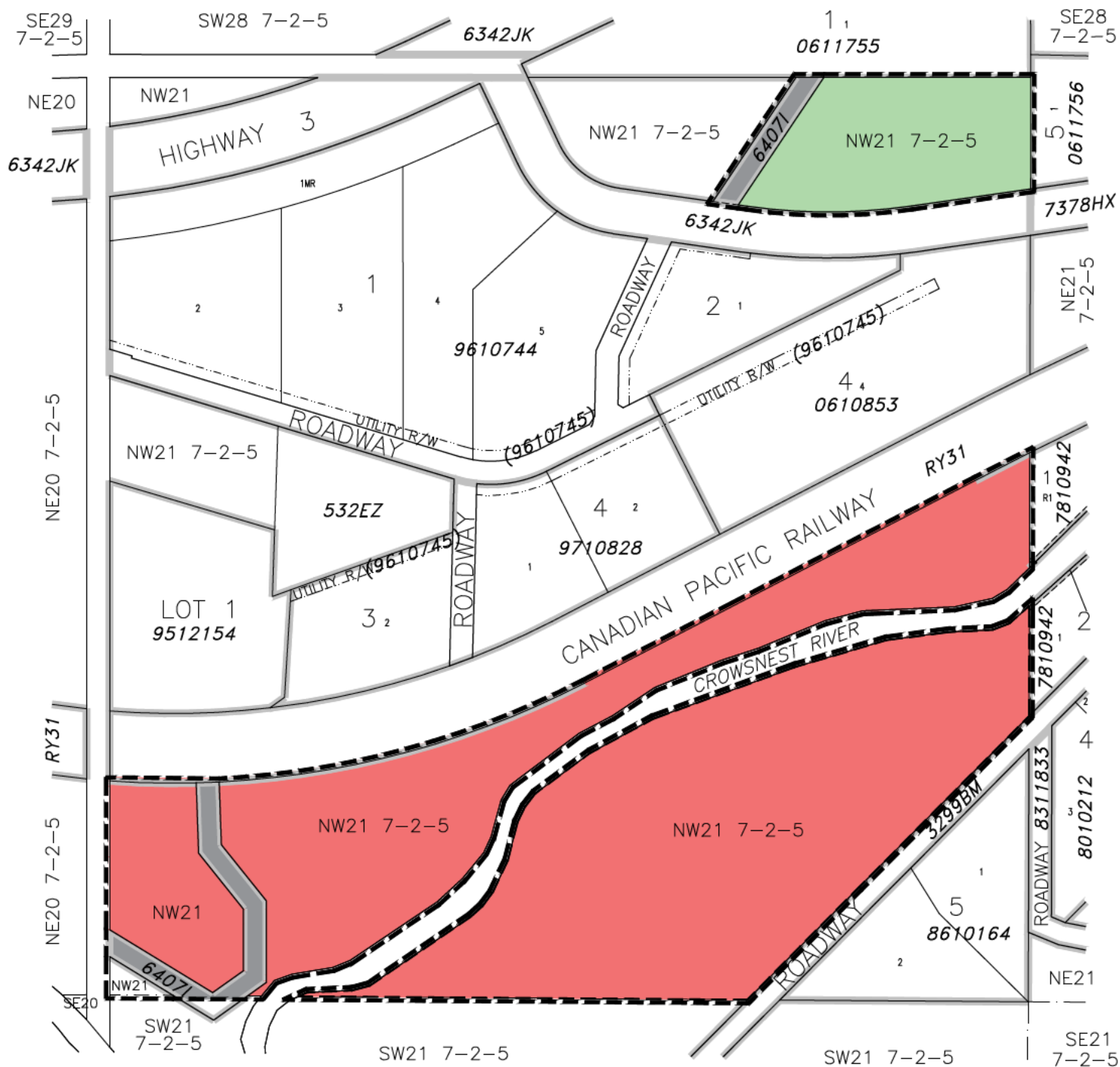
SUBDIVISION LOCATION SKETCH
 PORTIONS OF NW 1/4 SEC 21, TWP 7, RGE 2, W 5 M
 MUNICIPALITY: MUNICIPALITY OF PINCHER CREEK NO. 9
 DATE: SEPTEMBER 4, 2025
 FILE No: 2025-0-142

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3105 18th AVENUE NORTH, LETHBRIDGE, AB T1Y 5E8
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



September 04, 2025 N:\Subdivision\2025\2025-0-142.dwg





SUBDIVISION SKETCH - EXISTING

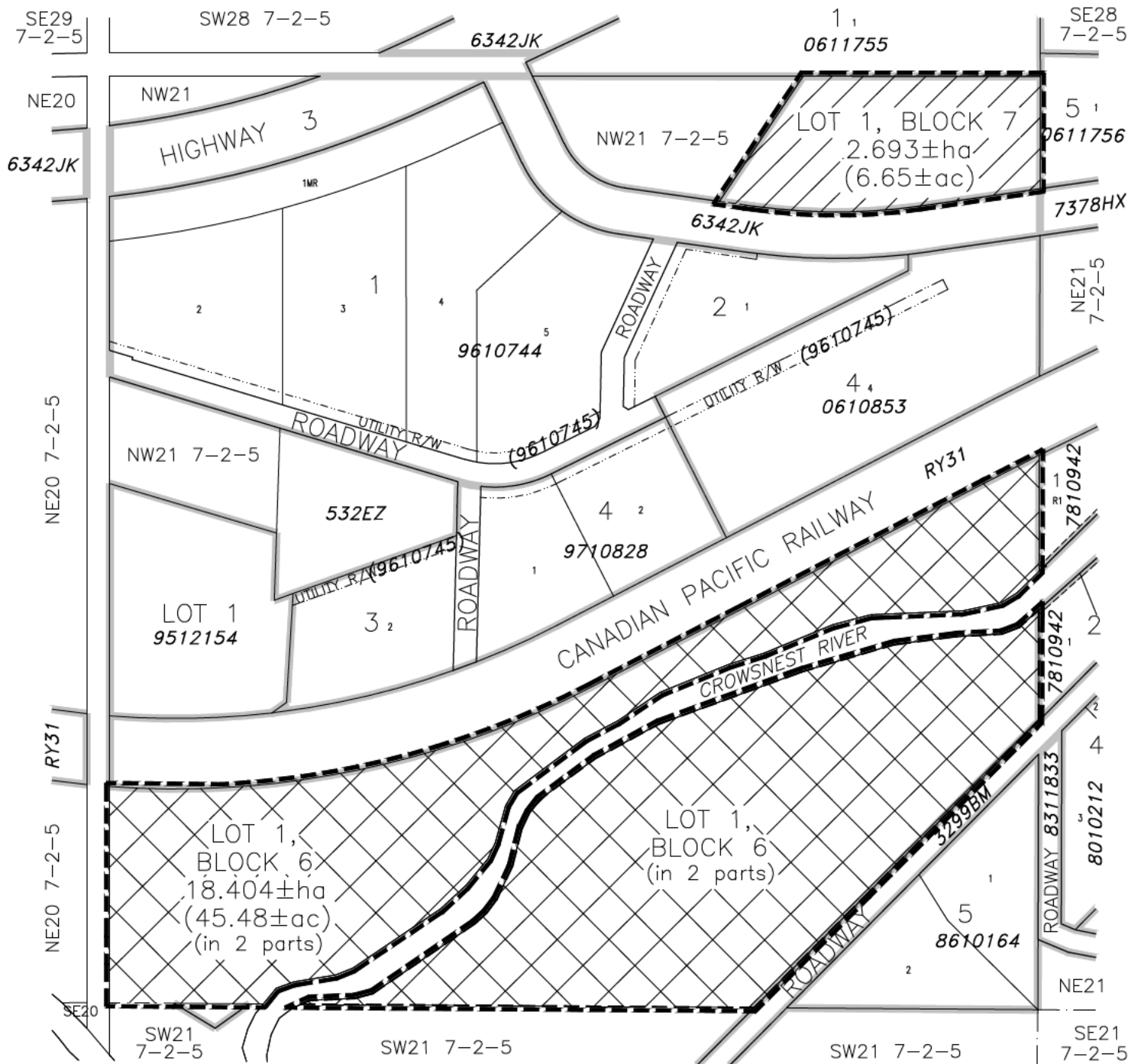
PORTIONS OF NW 1/4 SEC 21, TWP 7, RGE 2, W 5 M

MUNICIPALITY: MUNICIPALITY OF PINCHER CREEK NO. 9

DATE: SEPTEMBER 4, 2025

FILE No: 2025-0-142





SUBDIVISION SKETCH - PROPOSED

PORTIONS OF NW 1/4 SEC 21, TWP 7, RGE 2, W 5 M

MUNICIPALITY: MUNICIPALITY OF PINCHER CREEK NO. 9

DATE: SEPTEMBER 4, 2025

FILE No: 2025-0-142

TABLE OF AREAS

LOT 1; BLOCK 6

within N.W.1/4 Sec. 21-7-2-5= 0.601±ha(1.49±ac)
within N.W.1/4 Sec. 21-7-2-5=17.803±ha(43.99±ac)
sub-total= 18.404±ha(45.48±ac)

LOT 1; BLOCK 7

within N.W.1/4 Sec. 21-7-2-5= 0.266±ha(0.66±ac)
within N.W.1/4 Sec. 21-7-2-5= 2.427±ha(6.00±ac)
sub-total= 2.693±ha(6.66±ac)

Total=21.097±ha(58.79±ac)





AREA TO BE SUBDIVIDED

TABLE OF AREAS

LOT 1; BLOCK 6

within N.W.1/4 Sec. 21-7-2-5= 0.601 ha. (C. of T. 971 125 139 +4)
within N.W.1/4 Sec. 21-7-2-5=17.803 ha. (C. of T. 241 024 054)

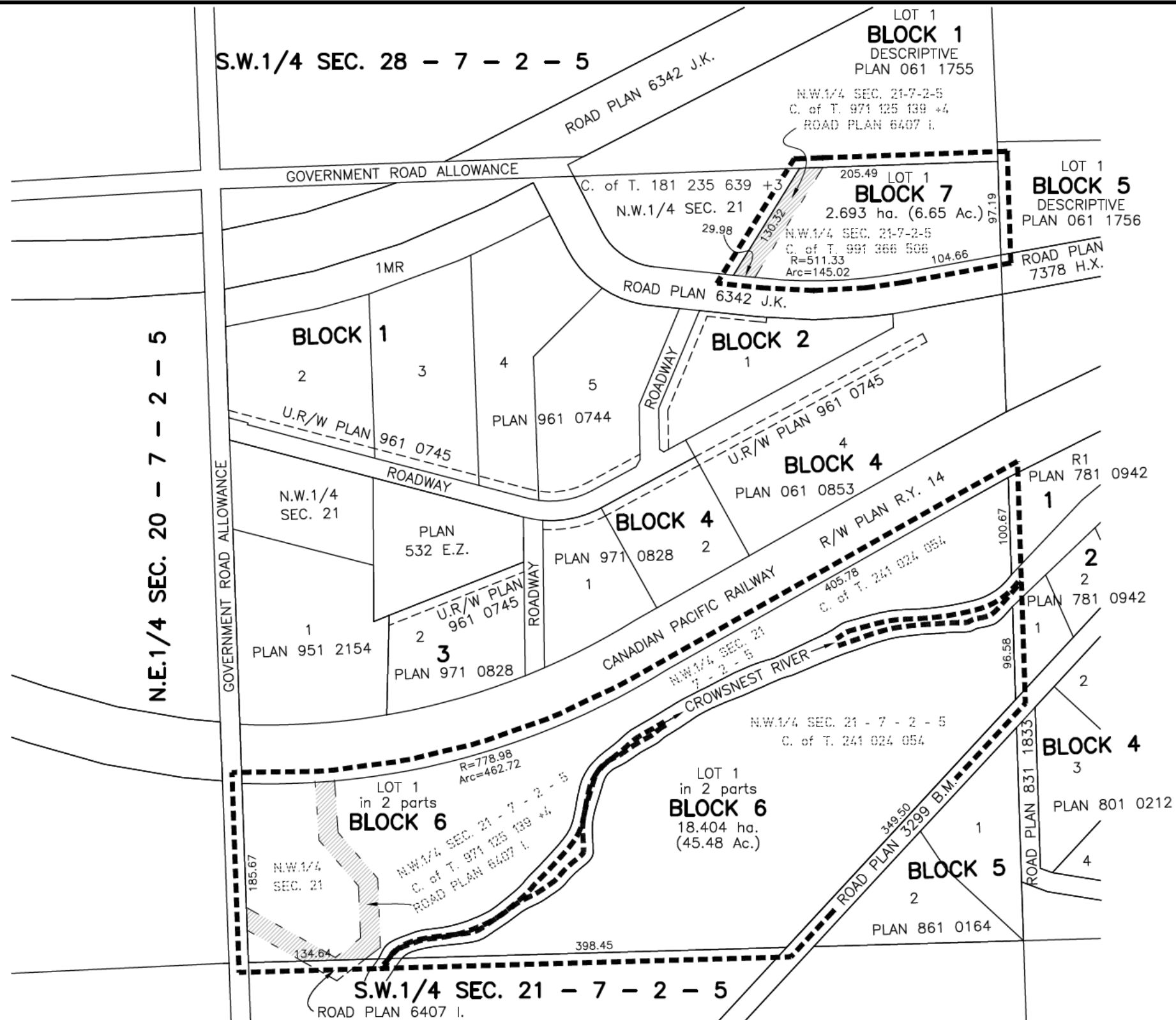
sub-total= 18.404 ha.

LOT 1; BLOCK 7

within N.W.1/4 Sec. 21-7-2-5= 0.266 ha. (C. of T. 971 125 139 +4)
within N.W.1/4 Sec. 21-7-2-5= 2.427 ha. (C. of T. 991 366 506)

sub-total= 2.693 ha.

Total=21.097 ha.



MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
N.W.1/4 SEC. 21; TWP. 7; RGE. 2; W.5 M.

MUNICIPALITY OF PINCHER CREEK No. 9



brown okamura & associates ltd.

Professional Surveyors

2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED

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

DRAWN

CJB

CHECKED

TCP

SCALE

1:5000

DATE JULY 9/25

JOB 25-16802

DRAWING

25-16802T

NOTE : Portion to be approved is outlined thus -----
and contains approximately 21.097 ha.
Distances are in metres and decimal parts thereof.

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