



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

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

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: October 28, 2024

Date of Receipt: October 16, 2024

Date of Completeness: October 17, 2024

TO: Landowners: Wanina Ewing, Daniel Klaas and Monica Joan Klaas

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

Referral Agencies: M.D. of Willow Creek No. 26, Livingstone Range School Division, AltaLink, EQUUS REA Ltd., FortisAlberta, TELUS, ATCO Gas, ATCO Pipelines, AB Health Services - Calgary, Alberta Forestry and Parks - M. Armstrong, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Environment Range Department - Calgary South, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, Historical Resources Administrator, AER, Canada Post, CNRL

Adjacent Landowners: Adham Jaber & Rola A Baki, Alberta Environment & Parks Lands Division, Andrew E Hart & Ramona Lhart, Andrew Edward Hart, Donna Margaret Mackay, Donna Margaret Mackay, John Charles Mckee & Mikayla Mckee, Martin H. Krippel, Martin Krippel & Canyon Ranches Ltd, New Oxley Ranche Company Ltd. C/O Jacqueline L. Chalmers, Town of Claresholm

Planning Advisor: Diane Horvath

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 Willow Creek No. 26. 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 Relating 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 **November 18, 2024**. (Please quote our File No. 2024-0-155 in any correspondence with this office).

File No.: 2024-0-155

Legal Description: Lot 1, Block 1, Plan 0612627, Government Road Allowance and NW1/4 23-12-28-W4M

Municipality: M.D. of Willow Creek No. 26

Land Designation: Rural General - RG
(Zoning)

Existing Use: Agricultural

Proposed Use: Agricultural

of Lots Created: 1

Certificate of Title: 101 070 971, 961 118 251

Meeting Date: **December 11, 2024** *Note that meeting dates are subject to change. It is advisable to contact the M.D. of Willow Creek No. 26 three (3) days prior to the meeting for times and to confirm that this application is on the agenda.*

If you wish to make a presentation at the subdivision authority meeting, please notify the M.D. of Willow Creek No. 26 Municipal Administrator at your earliest convenience.

Planner's Preliminary Comments:

The purpose of the application is to subdivide a 1.02 acre (0.413 ha) parcel fragmented by a developed road and consolidate the land with an existing 1.53 (0.617 ha) title and a proposed portion of closed road. The subject lands are legally known as NW 23-12-28 W4M and Lot 1, Block 1, Plan 0612627 and located in Division 4, approximately 5 miles west of the Town of Claresholm. The land is zoned Rural General.

The 1.02 acres to be subdivided is currently vacant of improvements and physically cut-off from the parent quarter section by Township Road 124, which at this location is a forced road, outside of the government road allowance. It is proposed that an adjacent portion of road allowance, approximately 0.52 acres, be closed and consolidated with the fragmented portion of the NW 23-12-28 W4M and the adjacent title to create a new parcel approximately 3.07 acres (1.21 ha) in size.

Information that has been submitted from the AER indicates that there are no abandoned wells within subject lands. A review of the Alberta Merged Wetland Inventory indicates that no wetlands are located on subject lands. The Historic Resource Values data set does identify a resource value of 5 on the subject lands.

Approval may be considered with the conditions of:

1. Any outstanding property taxes shall be paid to the MD of Willow Creek;
2. Consideration of adjacent landowners and referral agencies' comments;
3. Consolidation

RESERVE:

The municipal reserve is not applicable as this application is a boundary adjustment with no additional parcels created in the quarter section. (MGA 663 (a))

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



**APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted: <u>\$1100.00</u>	File No: <u>2024-0-155</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>October 16, 2024</u>	Received By:
Date Deemed Complete: <u>October 17, 2024</u>	Accepted By:

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Daniel Klaas & Monica Joan Klaas

Mailing Address: Box 1356 City/Town: Claresholm

Postal Code: T0L 0T0 Telephone: _____ Cell: _____

Email: monicaklaas@gmail.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

a. All/part of the NW ¼ Section 23 Township 12 Range 28 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)

b. Being all/part of: Lot/Unit 1 Block 1 Plan 0612627

c. Total area of existing parcel of land (to be subdivided) is: _____ hectares _____ acres

d. Total number of lots to be created: 1 Size of Lot(s): 1.241 (3.07 Ac)

e. Rural Address (if applicable): _____

f. Certificate of Title No.(s): 101 070 971 (Transfer pending) & 961 118 251

3. LOCATION OF LAND TO BE SUBDIVIDED

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

b. Is the land situated immediately adjacent to the municipal boundary? Yes No

If "yes", the adjoining municipality is _____

c. Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes No

If "yes" the highway is No. _____

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

If "yes", state its name _____

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

3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

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

Yes No

Provincial agencies and regulatory bodies:

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

If 'yes', please describe: _____

g. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act*?

Yes No

*The Minister is responsible for the following Acts:

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

If 'yes', please describe: _____

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land _____
- b. Proposed use of the land Subdividing cutoff portion of land to attach to adjacent parcel

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) flat
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)
grass
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) unknown
- d. Is this a vacant parcel (void of any buildings or structures)? Yes No
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.
on piece of quarter to be subdivided
- 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 None

b. Describe proposed source of potable water

Onsite Well Offsite Well Cistern Water Source for Cistern: _____

Other None

7. SEWER SERVICES

a. Describe existing sewage disposal:

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

Other None Year Installed _____

b. Describe proposed sewage disposal:

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

Other None Year Installed _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, David J. Amantea, ALS, P.Eng. hereby certify that

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

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

Signed: 

Date: October 16, 2024

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
0031 813 108 0612627;1;1 101 070 971

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 0612627
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.562 HECTARES (1.39 ACRES) MORE OR LESS

ATS REFERENCE: 4;28;12;23;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

REFERENCE NUMBER: 091 225 040

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
101 070 971	10/03/2010	TRANSFER OF LAND	\$340,000	\$340,000

OWNERS

WANINA EWING
OF BOX 1992
CLARESHOLM
ALBERTA T0L 0T0

(DATA UPDATED BY: CHANGE OF NAME 141326956)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
061 307 391	31/07/2006	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. 909-11 AVE SW CALGARY ALBERTA PORTION DESCRIBED

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
101 070 971

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
161 262 376	03/11/2016	RELEASE OF DOWER RIGHTS BY - ROBERT JAMES LINDSAY

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	SUBMITTER	LAND ID
F00B6ZT	30/08/2024	MONYO LAW 7809387846 CUSTOMER FILE NUMBER: 4228_KLAAS	
001		TRANSFER OF LAND	0612627;1;1

TOTAL PENDING REGISTRATIONS: 001

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 15 DAY OF OCTOBER, 2024 AT 02:20 P.M.

ORDER NUMBER: 51888799

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 469 859 4;28;12;23;NW 961 118 251

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 12
SECTION 23
QUARTER NORTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

- A) THAT PORTION OF THE SAID QUARTER SECTION WHICH LIES
NORTHEAST OF ROAD PLAN 2380 BZ
CONTAINING 0.445 HECTARES (1.10 ACRES) MORE OR LESS
- B) PLAN NUMBER HECTARES ACRES MORE OR LESS
ROAD 8310774 1.082 2.67
ROAD 9511803 0.003 0.01

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

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

REFERENCE NUMBER: 951 174 268

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
961 118 251	31/05/1996	TRANSFER OF LAND	\$93,000	\$93,000

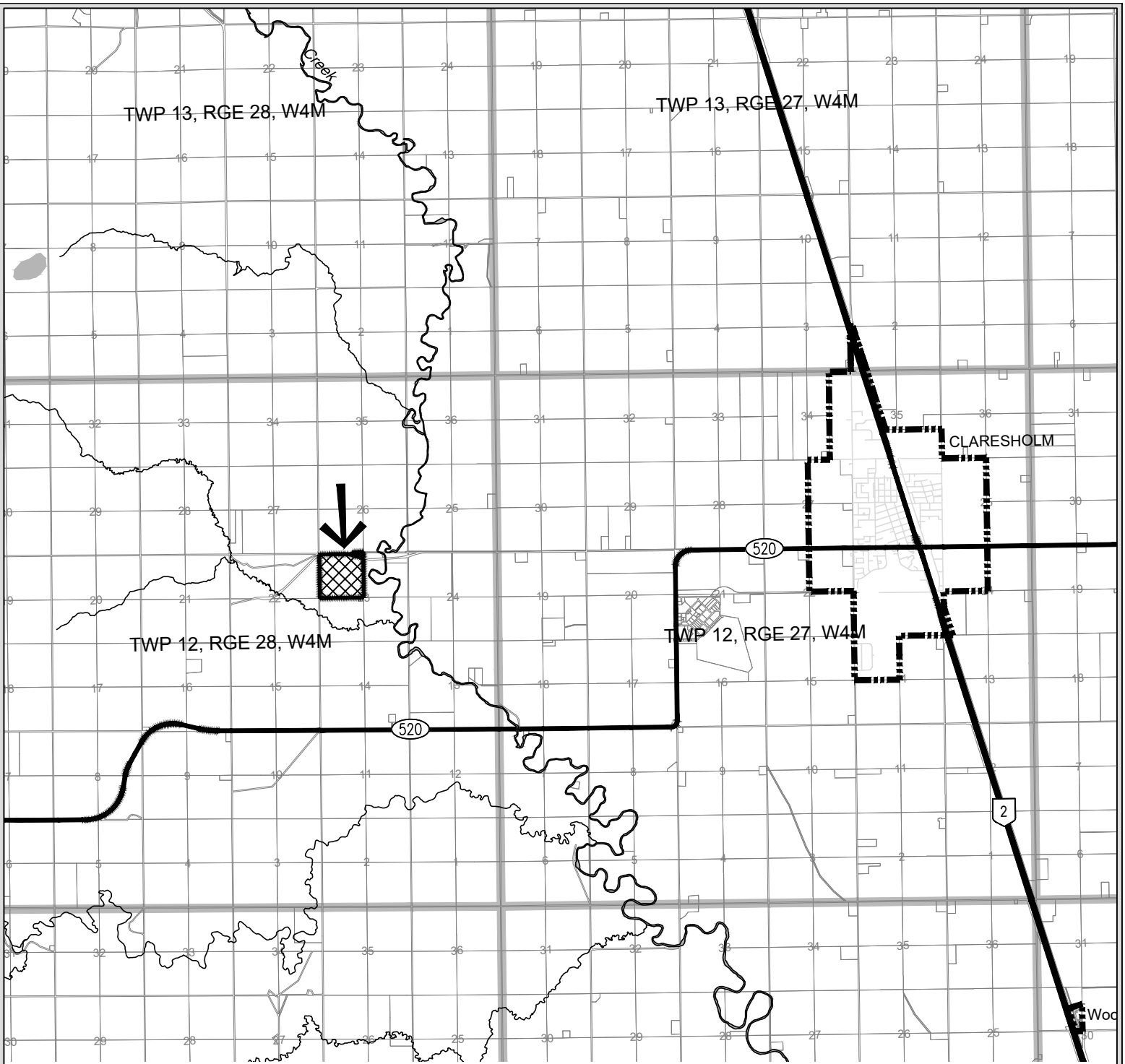
OWNERS

DANIEL KLAAS

AND
MONICA JOAN KLAAS
BOTH OF:
BOX 1356
CLARESHOLM
ALBERTA T0L 0T0
AS JOINT TENANTS

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SUBDIVISION LOCATION SKETCH

LOT 1, BLOCK 1, PLAN 0612627 & GOVERNMENT ROAD

ALLOWANCE WITHIN NW 1/4 SEC 23, TWP 12, RGE 28, W 4 M

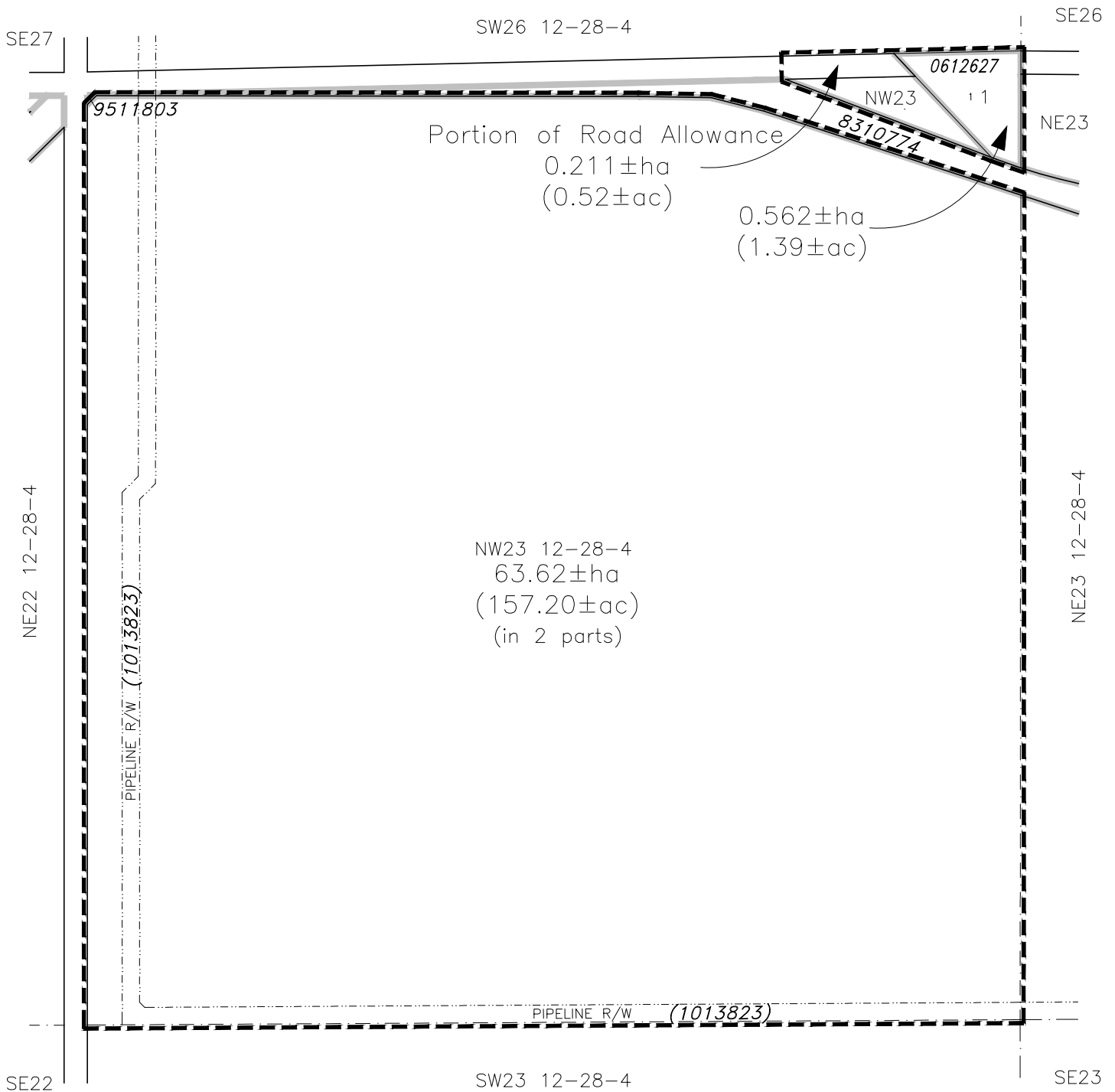
MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

DATE: OCTOBER 17, 2024

FILE No: 2024-0-155

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





SUBDIVISION SKETCH - EXISTING

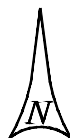
See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16514T

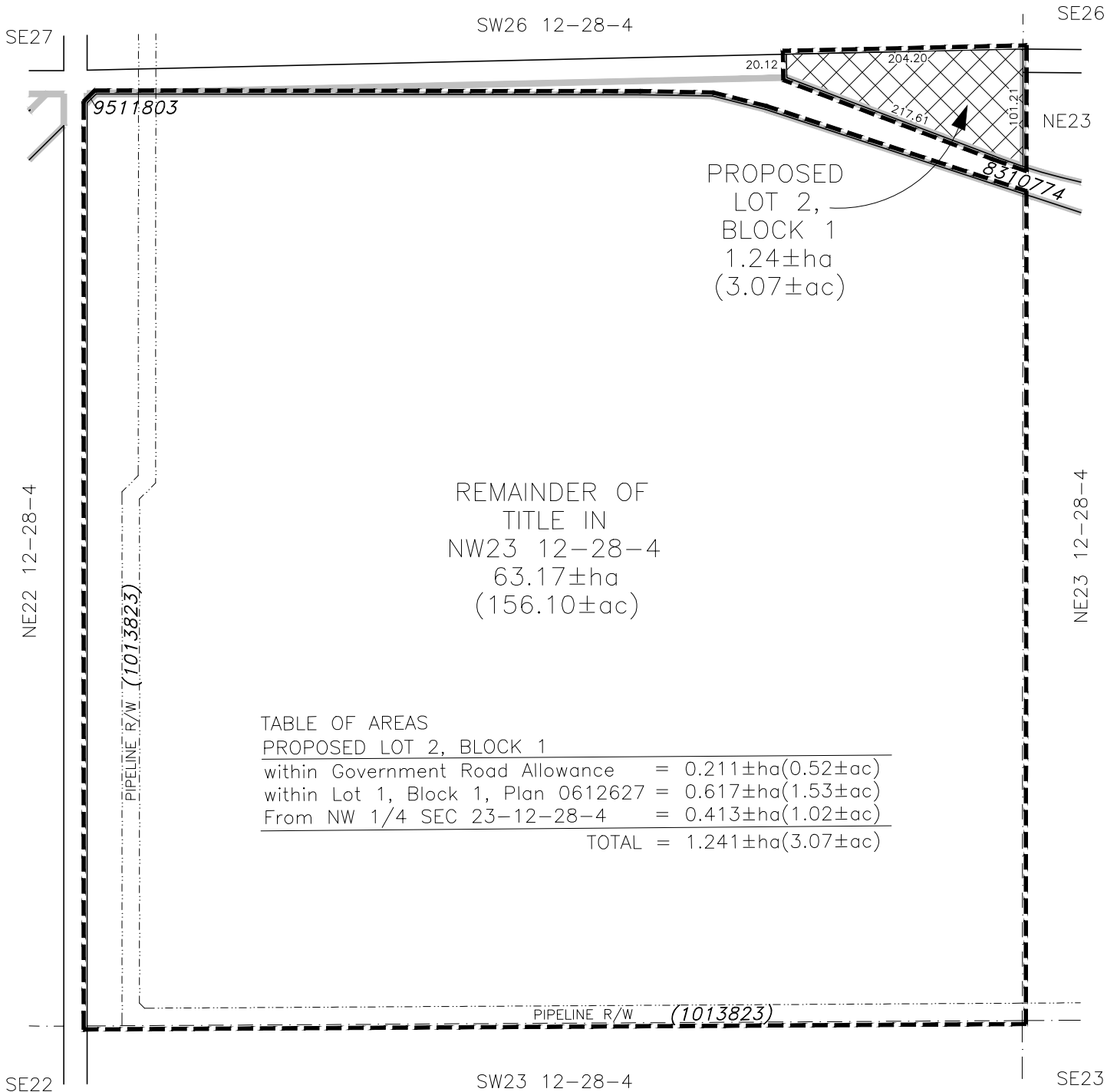
LOT 1, BLOCK 1, PLAN 0612627 & GOVERNMENT ROAD ALLOWANCE
WITHIN NW 1/4 SEC 23, TWP 12, RGE 28, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

DATE: OCTOBER 17, 2024

FILE No: 2024-0-155





SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16514T

LOT 1, BLOCK 1, PLAN 0612627 & GOVERNMENT ROAD ALLOWANCE
WITHIN NW 1/4 SEC 23, TWP 12, RGE 28, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

DATE: OCTOBER 17, 2024

FILE No: 2024-0-155





SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16514T

LOT 1, BLOCK 1, PLAN 0612627 & GOVERNMENT ROAD ALLOWANCE
WITHIN NW 1/4 SEC 23, TWP 12, RGE 28, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

DATE: OCTOBER 17, 2024

FILE No: 2024-0-155



