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Lethbridge, Alberta T1H 5E8

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## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** January 11, 2017

**Date of Receipt:** December 21, 2016

**TO: Landowner:** Hermina J. & Ed Groeneweg

**Agent or Surveyor:**

**Referral Agencies:** M.D. of Willow Creek No. 26, Henry Van Hierden, Livingstone School Division, TELUS, FortisAlberta, EQUUS REA Ltd., AltaLink, ATCO Gas, ATCO Pipelines, AB Health Services, AB Agriculture, Lethbridge Northern Irrigation District, AB Environment & Parks - K. Murphy, AER, AB Environment & Parks – S. Lampier, Natural Resources Conservation Board

**Adjacent Landowners:** Cornelis & Neeltje Brobbel, Jean Postman, Smit Bros. Farms

**Planning Advisor:** Mike Burla 

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. In accordance with the Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email, fax or mail no later than **January 30, 2017**. (Please quote our File No. **2016-0-184** in any correspondence with this office).

**File No.:** 2016-0-184

**Legal Description:** SW1/4 5-10-25-W4M

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

**Land Designation:** Vacant Country Residential - VCR  
(Zoning)

**Existing Use:** Agricultural

**Proposed Use:** Country Residential

**# of Lots Created:** 1

**Certificate of Title:** 131 200 272

**Meeting Date:** **February 15, 2017:** *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:**

This proposal would subdivide a 8.72 acre parcel from a titled area comprising of 151.81 acres for country residential use. This particular area was redesignated in November, 2016 to accommodate this proposed subdivision. The site is larger than the 5.0 acre maximum for Vacant Country Residential parcels and will require a waiver of the Municipal District's parcel size requirements.

The Subdivision Authority is requested to consider the following when rendering a decision on this application:

- 1) Payment of any outstanding property taxes to the M.D. of Willow Creek No. 26.
- 2) Provision of a development agreement with the M.D. of Willow Creek No. 26.
- 3) Pertinent comments and information provided by adjacent landowners and by referral agencies.
- 4) A waiver of the M.D. of Willow Creek's 5.0 acre maximum parcel size in order to accommodate this proposal.

**RESERVE:**

Municipal Reserve is not applicable as this is the first parcel out 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 at a public meeting.**



**APPLICATION FOR SUBDIVISION  
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY		
Zoning (as classified under the Land Use Bylaw): <u>Vacant Country Residential- VCR</u>		
Fee Submitted: <u>\$925.00</u>	File No: <u>2016-0-184</u>	
APPLICATION SUBMISSION		
Date of Receipt: <u>Dec 20/16</u>	Date Deemed Complete: <u>Dec 21/16</u>	Accepted By: <u>(MB)</u>

**1. CONTACT INFORMATION**

Name of Registered Owner of Land to be Subdivided: EDDIE AND HERMINA JOANNE GROENEWEG.  
 Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Name of Agent (Person Authorized to act on behalf of Registered Owner): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED**

a. All/part of the SW ¼ Section 5 Township 10 Range 25 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)  
 b. Being all/part of: Lot/Unit \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
 c. Total area of existing parcel of land (to be subdivided) is: \_\_\_\_\_ hectares 8.9 acres  
 d. Total number of lots to be created: 1 Size of Lot(s): 8.9 acres  
 e. Rural Address (if applicable): \_\_\_\_\_  
 f. Certificate of Title No.(s): \_\_\_\_\_

**3. LOCATION OF LAND TO BE SUBDIVIDED**

a. The land is located in the municipality of WILLOW CREEK No. 26  
 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 0.8 kilometres (½ 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 LNID  
 e. Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Yes  No

**4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**

Describe:  
 a. Existing use of the land AGRICULTURE  
 b. Proposed use of the land ACREAGE

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

Describe:

- a. Existing source of potable water none
- b. Proposed source of potable water cistern

**7. SEWER SERVICES**

Describe:

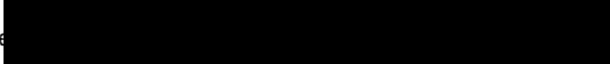
- a. Existing sewage disposal: Type none Year Installed
- b. Proposed sewage disposal: Type septic tank and field.

**8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF**

I ED GROENEWEG, J GROENEWEG hereby certify that

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

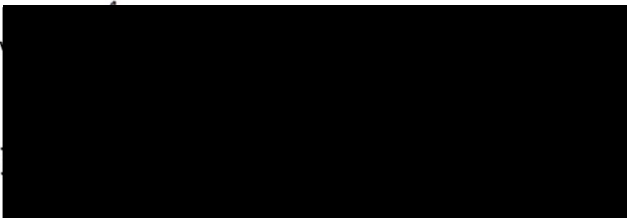
and  is, to the best of my knowledge, a true statement of the facts

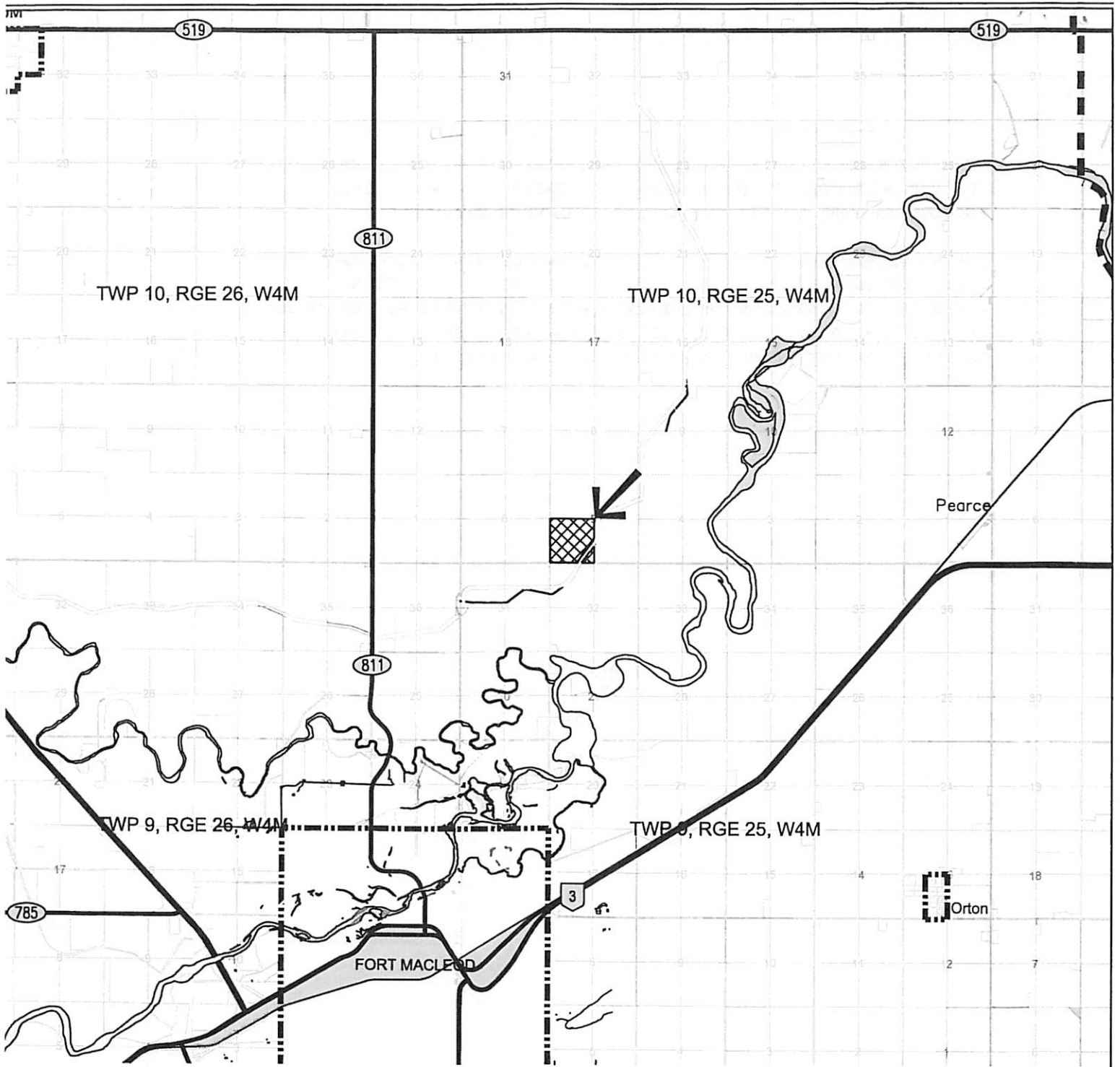
Signature:  Date: Dec. 20/2016.

**9. RIGHT OF ENTRY**

I ED GROENEWEG, J. GROENEWEG hereby authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.

This right is granted pursuant to Section 653(2) of the Municipal Gov





**SUBDIVISION LOCATION SKETCH**

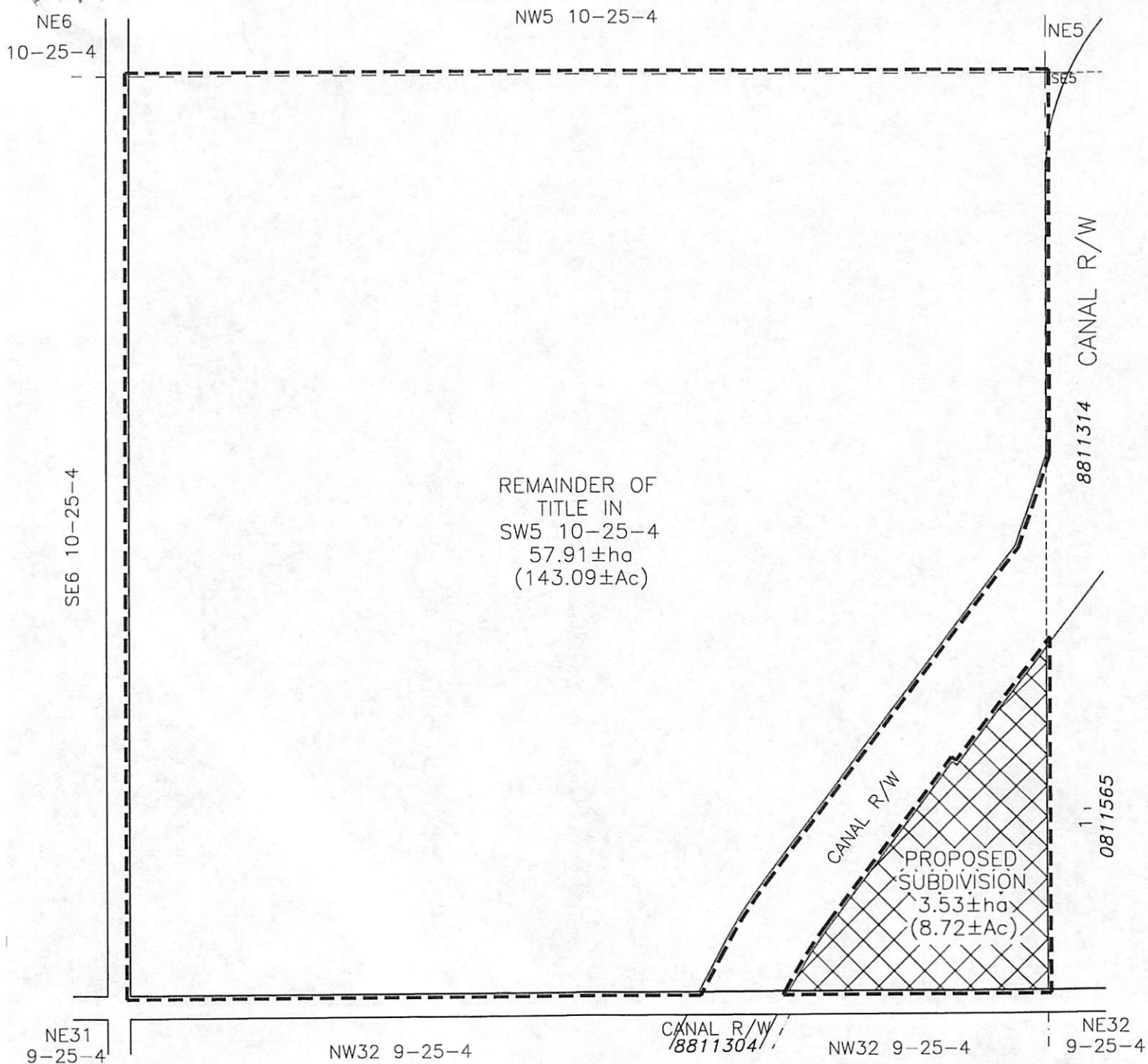
**SW 1/4 SEC 5, TWP 10, RGE 25, W 4 M**

**MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 9**

**DATE: DECEMBER 21, 2016**

**FILE No: 2016-0-184**

MAP PREPARED BY  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 2100 150 AVENUE NORTH, LETHBRIDGE, AB T1H 3G9  
 \*NOT RESPONSIBLE FOR ERRORS OR OMISSIONS\*



**SUBDIVISION SKETCH**

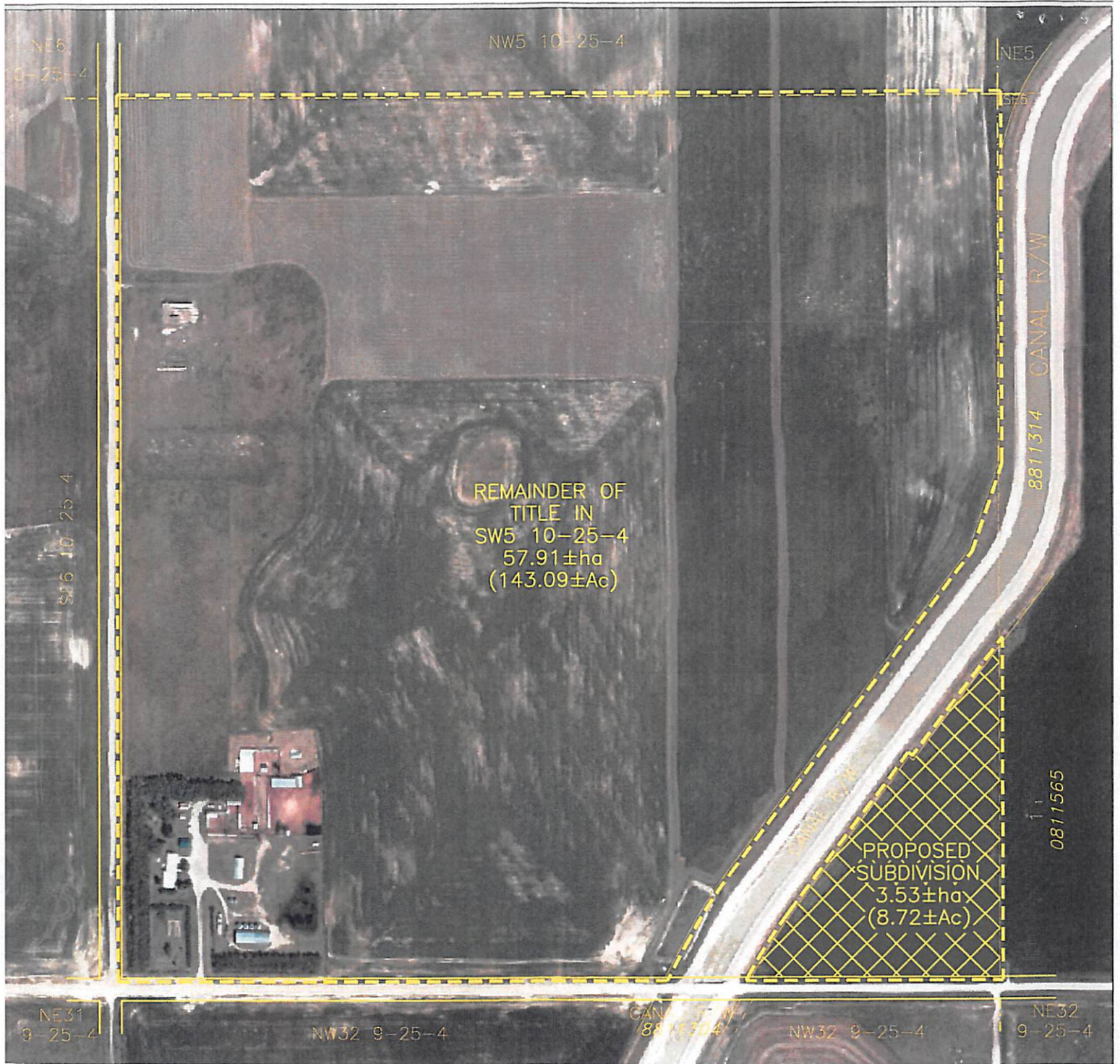
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**SUBDIVISION SKETCH**

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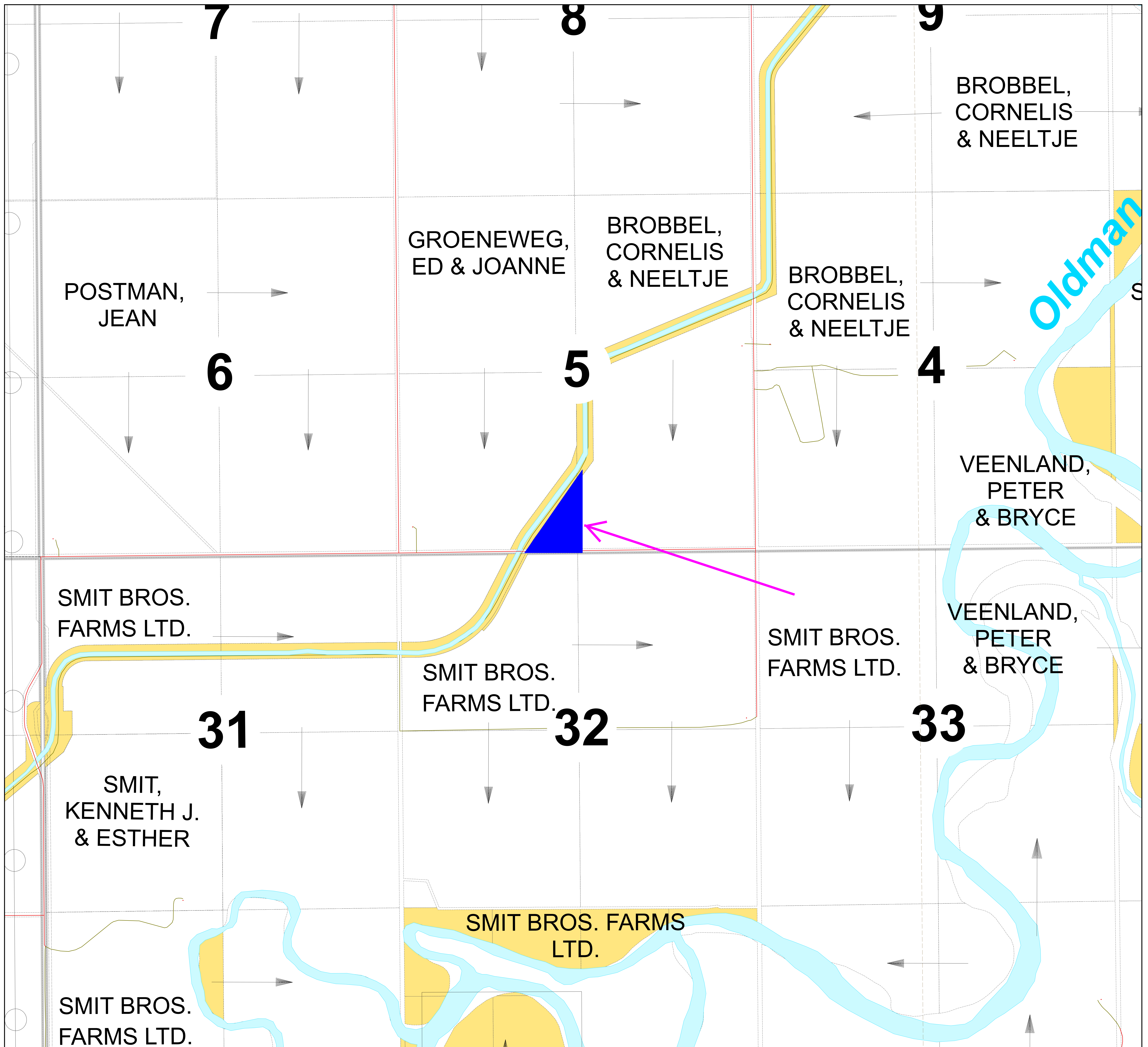
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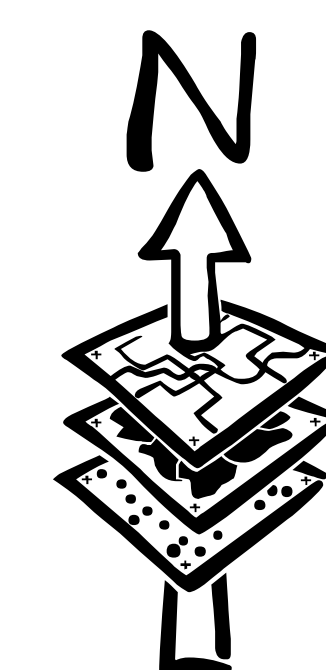
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# SUBDIVISION FILE 2016-0-184



SW 05-10-25-W4M (8.00 ACRES)



'Vacant Country Residential - VCR'