



3105 - 16th Avenue North
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NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: January 25, 2017

Date of Receipt: January 11, 2017

TO: Landowner: Ted & Sandra Menzies

Agent or Surveyor:

Referral Agencies: M.D. of Willow Creek No. 26, Henry Van Hierden, Livingstone School Division, TELUS, FortisAlberta, AltaLink, ATCO Gas, ATCO Pipelines, AB Health Services, AB Agriculture, AB Environment & Parks - K. Murphy, AER, Canadian Natural Resources, Big Sky Water Co-op

Adjacent Landowners: Paul F. & Elizabeth Roemmele, Glen L. Roemmele, Duane & Leslie Glimsdale, Blain & Dana McLeod, Section One Farm Ltd., Roemmele Farms Ltd.

Planning Advisor: Mike Burla *MB*

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 **February 13, 2017**. (Please quote our File No. 2017-0-004 in any correspondence with this office).

File No.: 2017-0-004

Legal Description: SW1/4 1-13-27-W4M

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

Land Designation: Rural General - RG
(Zoning)

Existing Use: Country Residential

Proposed Use: Country Residential

of Lots Created: 1

Certificate of Title: 991 194 616

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 6.89 acre parcel from a titled area comprising of 160.0 acres for country residential use. The proposed site includes a single family dwelling and several outbuildings and granaries encompassed by a well-established shelter belt.

As this proposal represents the first subdivision from a previously unsubdivided quarter section, a planning recommendation for approval is warranted subject to standard planning conditions and a waiver of the 5.0 acre maximum parcel size in order to accommodate this proposal.

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. Provision of a surveyor's sketch which verifies the parcel size and location of improvements.
5. A waiver of the M.D. of Willow Creek's 5.0 acre maximum parcel size in order to accommodate the 6.89 acre proposal.

RESERVE:

Municipal Reserve is not applicable as this is the first parcel out of the quarter section.

<p>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.</p>



APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

FOR OFFICE USE ONLY		
Zoning (as classified under the Land Use Bylaw): <u>Rural General - RG</u>		
Fee Submitted: <u>\$925.00</u>	File No: <u>2017-0-004</u>	
APPLICATION SUBMISSION		
Date of Receipt: <u>Jan 11/17</u>	Date Deemed Complete: <u>Jan 11/17</u>	Accepted By: <u>MB</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Ted and Sandra Menzies

Mailing Address: _____ Postal Code: _____

Telephone: _____ Cell: _____ Fax: _____

Email: _____

Name of Agent (Person Authorized to act on behalf of Registered Owner): Ted Menzies

Mailing Address: _____ Postal Code: _____

Telephone: _____ Cell: _____ Fax: _____

Email: _____

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the SW $\frac{1}{4}$ Section 01 Township 13 Range 27 West of 4th Meridian (e.g. SEK 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: App. 2.8 hectares App. 7 acres

d. Total number of lots to be created: 1 Size of Lot(s): 7 AC

e. Rural Address (if applicable): 270064 TWP Rd 130

f. Certificate of Title No.(s): 991 194 616

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 ($\frac{1}{2}$ 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? Yes ☐ No ☒

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

a. Existing use of the land Residential Farmstead

b. Proposed use of the land Residential Farmstead

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.)
Farmyard with shelter belt trees
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) clay/loam
- 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.
House (occupied), heated shop, cold storage quonset, double garage, several steel grain bins. All to stay.
- 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 Big Sky Water Co-op, underground cistern
- b. Proposed source of potable water Same

7. SEWER SERVICES

Describe:

- a. Existing sewage disposal: Type Septic Field Year Installed 1988
- b. Proposed sewage disposal: Type Same

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

Ted Menzies 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.

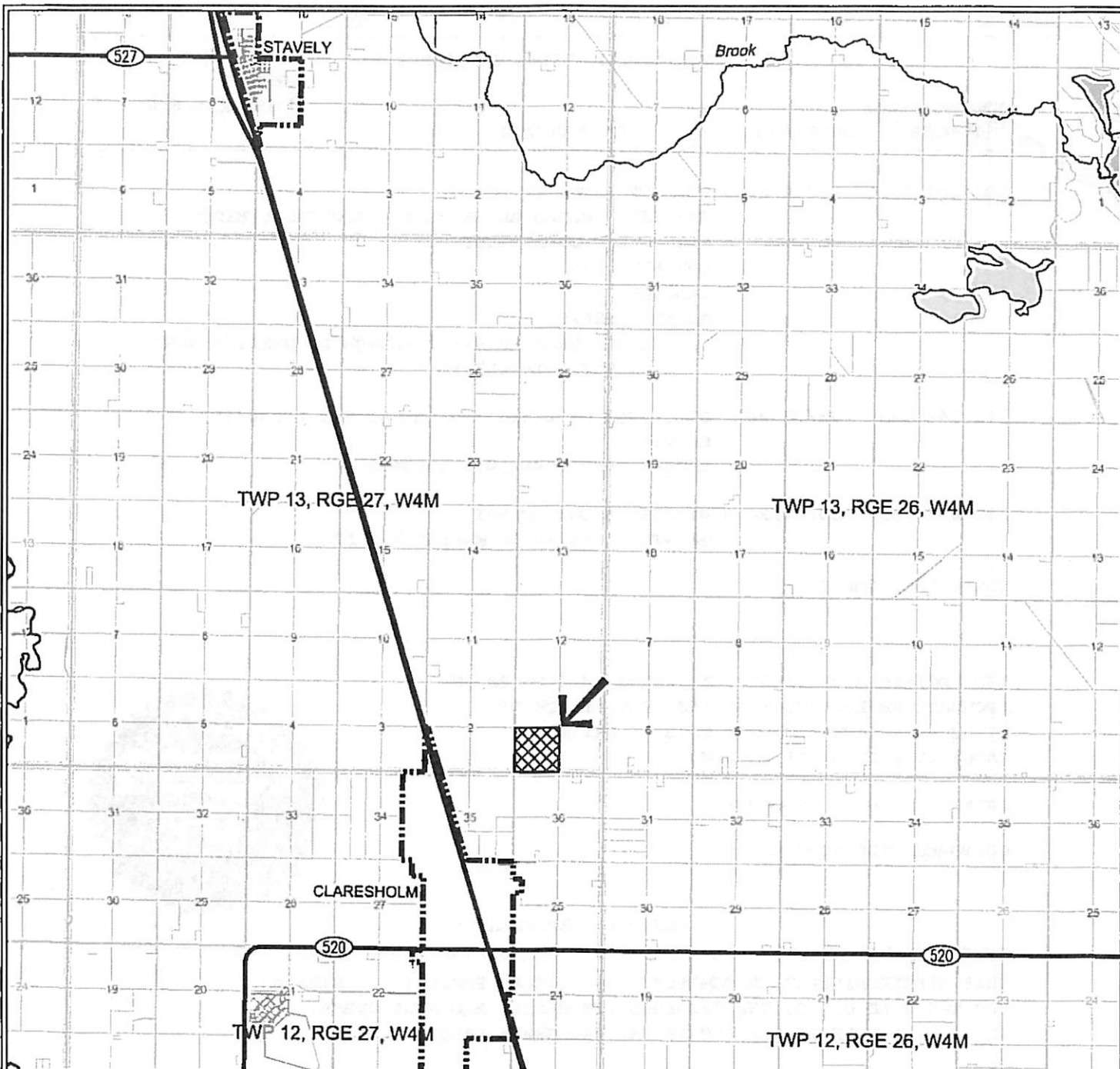
Signature

Date: Jan 9, 2017

9. RIGHT OF ENTRY

Ted Menzies 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 Government Act.



SUBDIVISION LOCATION SKETCH

SW 1/4 SEC 1, TWP 13, RGE 27, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

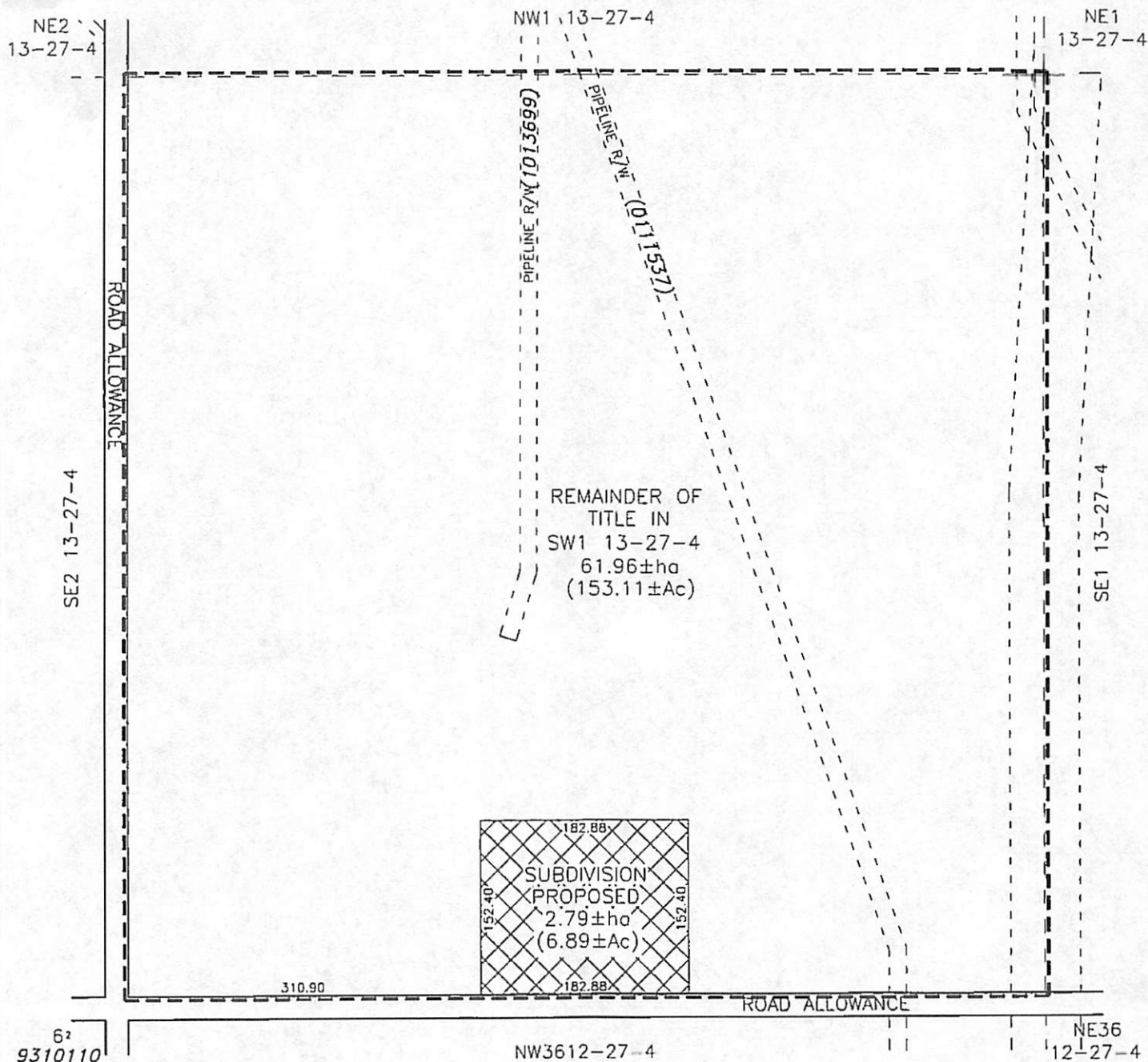
DATE: JANUARY 11, 2017

FILE No: 2017-0-004

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
1000 10th Avenue North, Lethbridge, AB T1Y 6P9
NOT BE RESPONSIBLE FOR PRESENT OR FUTURE



January 11, 2017 N:\Subdivision\2017\2017-0-004.dwg



SUBDIVISION SKETCH

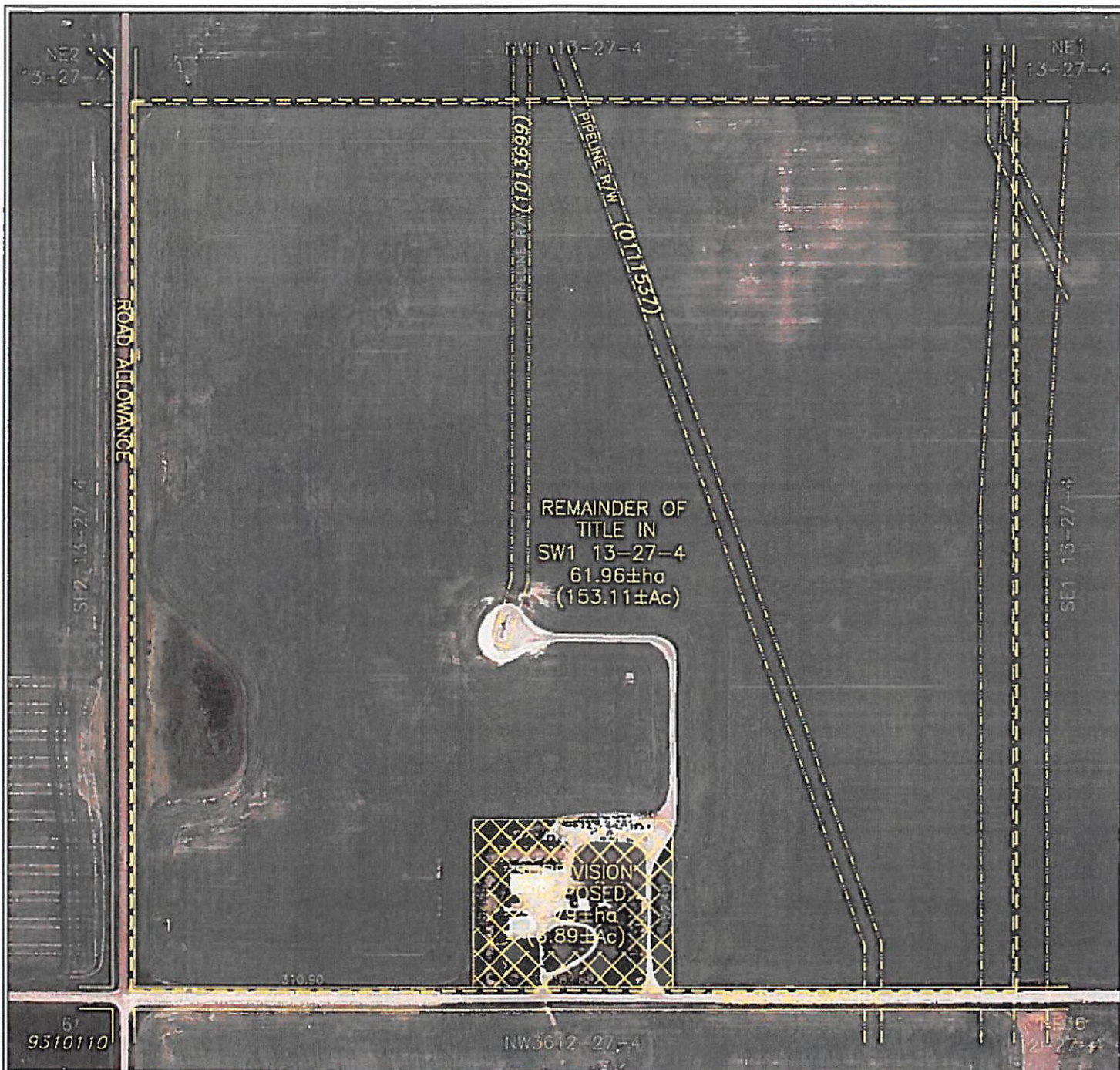
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SUBDIVISION SKETCH

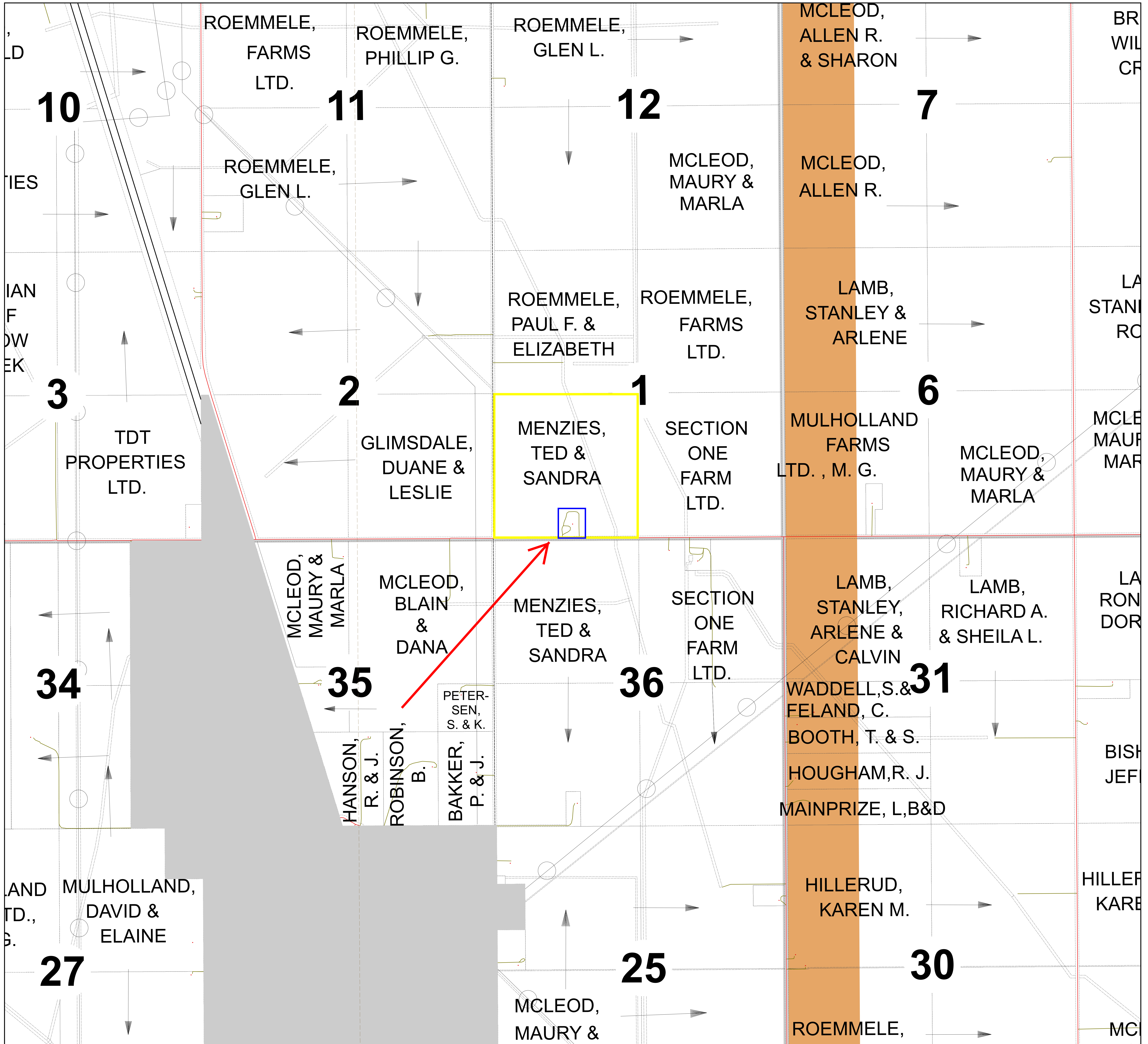
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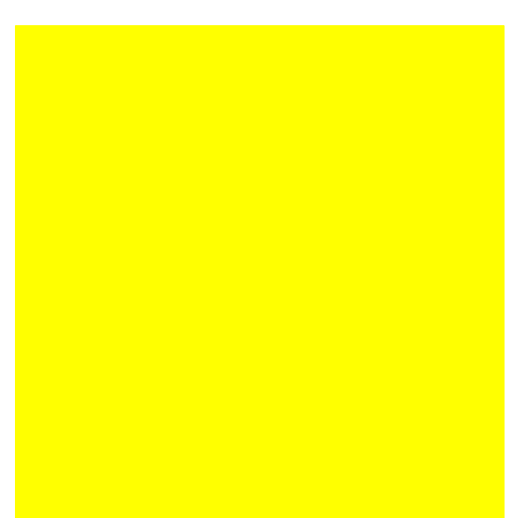
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MENZIES, TED & SANDRA
SW 01-13-27-W4M (160.0 ACRES)



'Rural General - RG'

