

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: January 11, 2017

Date of Receipt: January 3, 2017

TO: Landowner: Henry James Van Heirden & Taran Jade Van Heirden

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

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

Adjacent Landowners: Ryan, Richard, & Brittany Van Hierden, Pieter & Petro Van Driel, 1930237 Alberta Ltd., Hill & Dale Ranch Ltd., Amanda Vinette, Hilltop Dairy Ltd., Marvin & Erica Van Den Hoek, Mickey & Bengtson, Dona Guyette

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. **2016-0-187** in any correspondence with this office).

File No.: 2016-0-187

Legal Description: Lot 2, Block 1, Plan 0911113 within S1/2 22-8-25-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: 141 154 594

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 10.94 acre parcel from a titled area comprising of 194.97 acres being Lot 2, Block 1, Plan 0911113 lying in the S1/2 Sec. 22-8-25-W4M for country residential use. The parent parcel was reconfigured, as well as an adjacent area, in 2009 to rationalize the tenureship and use of the affected lands. The applicant now wishes to remove the existing residence from the 194.97 acre title and obtain a separate title.

Legal access is derived by a series of easements registered on the parent parcel which will "carry over" to the new title to ensure future access is maintained. As the parent parcel was previously subdivided, Municipal Reserve should be a consideration of the Subdivision Authority. Additionally, a waiver of the M.D. of Willow Creek's 5.0 acre maximum parcel size will be required.

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 money in place of land for Municipal Reserve purposes.
- 5) A waiver of the M.D. of Willow Creek's 5.0 acre maximum parcel size in order to accommodate this proposal.

RESERVE:

Cash is to be taken in place of land on the 10.94 acres being created.

<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>2016-0-187</u>	
APPLICATION SUBMISSION		
Date of Receipt: <u>Dec 22/16</u>	Date Deemed Complete: <u>Jan 3/17</u>	Accepted By: <u>(Signature)</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Henry James Van Hierden & Taran Jade Van Heerden

Mailing Address: [Redacted] Postal Code: [Redacted]

Telephone: [Redacted] Cell: [Redacted] Fax: [Redacted]

Email: [Redacted]

Name of Agent (Person Authorized to act on behalf of Registered Owner): David J. Amantea, ALS

Mailing Address: brown okamura & associates ltd. BOX 655 LETHBRIDGE AB Postal Code: T1J 3Z4

Telephone: 403-329-4688 ex. 29 Cell: [Redacted] Fax: 403-320-9144

Email: d.amantea@bokamura.com

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the ^{NE & NW} 1/4 Section 22 Township 8 Range 25 West of 4 Meridian (e.g. SE 1/4 36-1-36-W4M)

b. Being all/part of: Lot/Unit 2 Block 1 Plan 0911113

c. Total area of existing parcel of land (to be subdivided) is: 4.43 hectares [Redacted] acres

d. Total number of lots to be created: 1 Size of Lot(s): 4.43

e. Rural Address (if applicable): [Redacted]

f. Certificate of Title No.(s): 141 154 594

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 [Redacted]

c. Is the land situated within 0.8 kilometres (1/2 mile) of the right-of-way of a highway? Yes ☐ No ☒

If "yes" the highway is No. [Redacted]

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 [Redacted]

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 FARM

b. Proposed use of the land RESIDENTIAL

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.)
FARM YARD
- 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.
NONE
- 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 WELL
- b. Proposed source of potable water _____

7. SEWER SERVICES

Describe:

- a. Existing sewage disposal: Type SEPTIC Year Installed _____
b. Proposed sewage disposal: Type _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

DAVID J. AMANTEA, ALS (BOA File: 16-13586) 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 [REDACTED] approval.

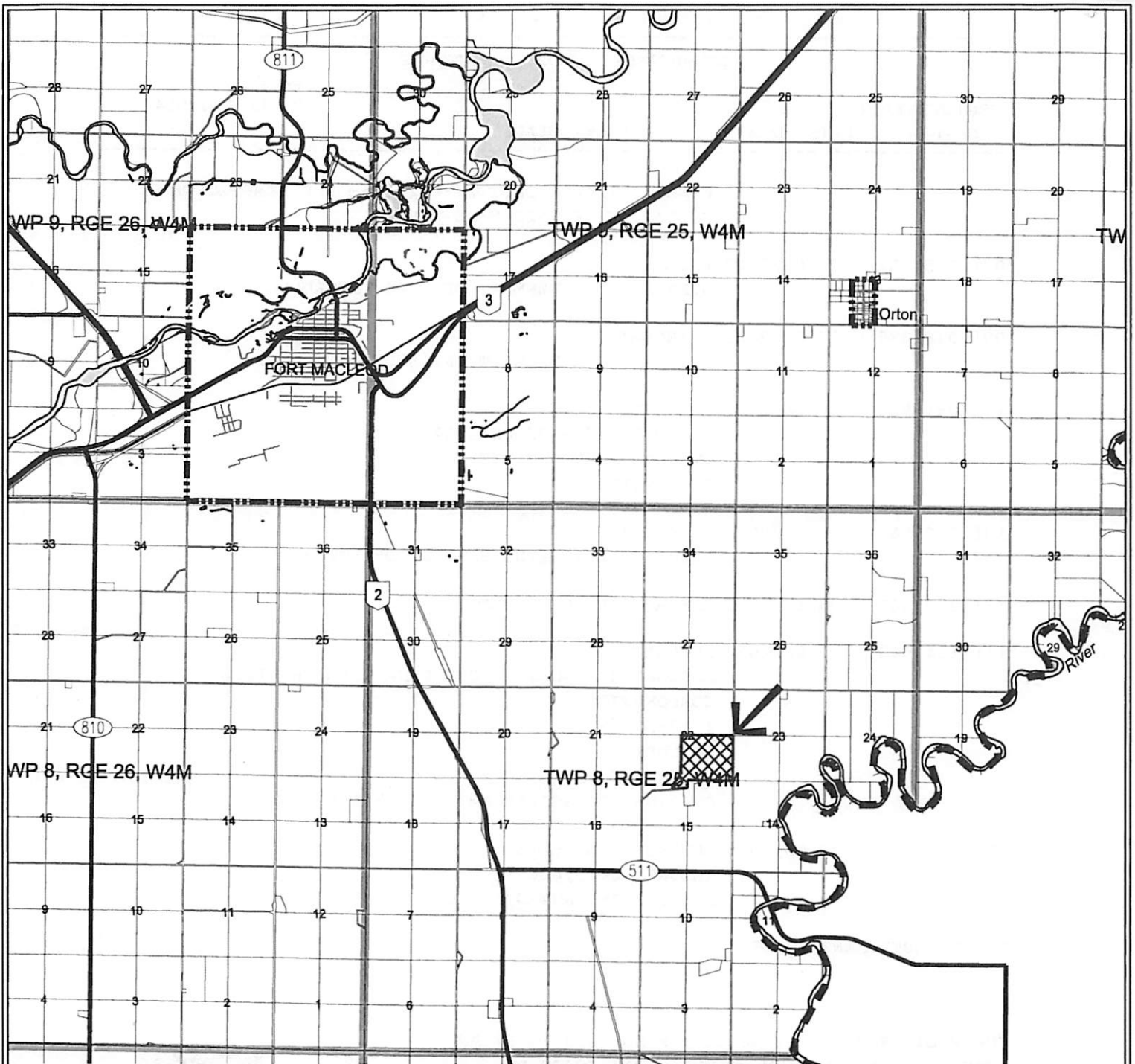
Signed: _____ Date: December 20, 2016

9. RIGHT OF ENTRY

I _____ 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.

Signature of Registered Owner



SUBDIVISION LOCATION SKETCH

LOT 2, BLOCK 1, PLAN 0911113

WITHIN SE 1/4 SEC 22, TWP 8, RGE 25, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK

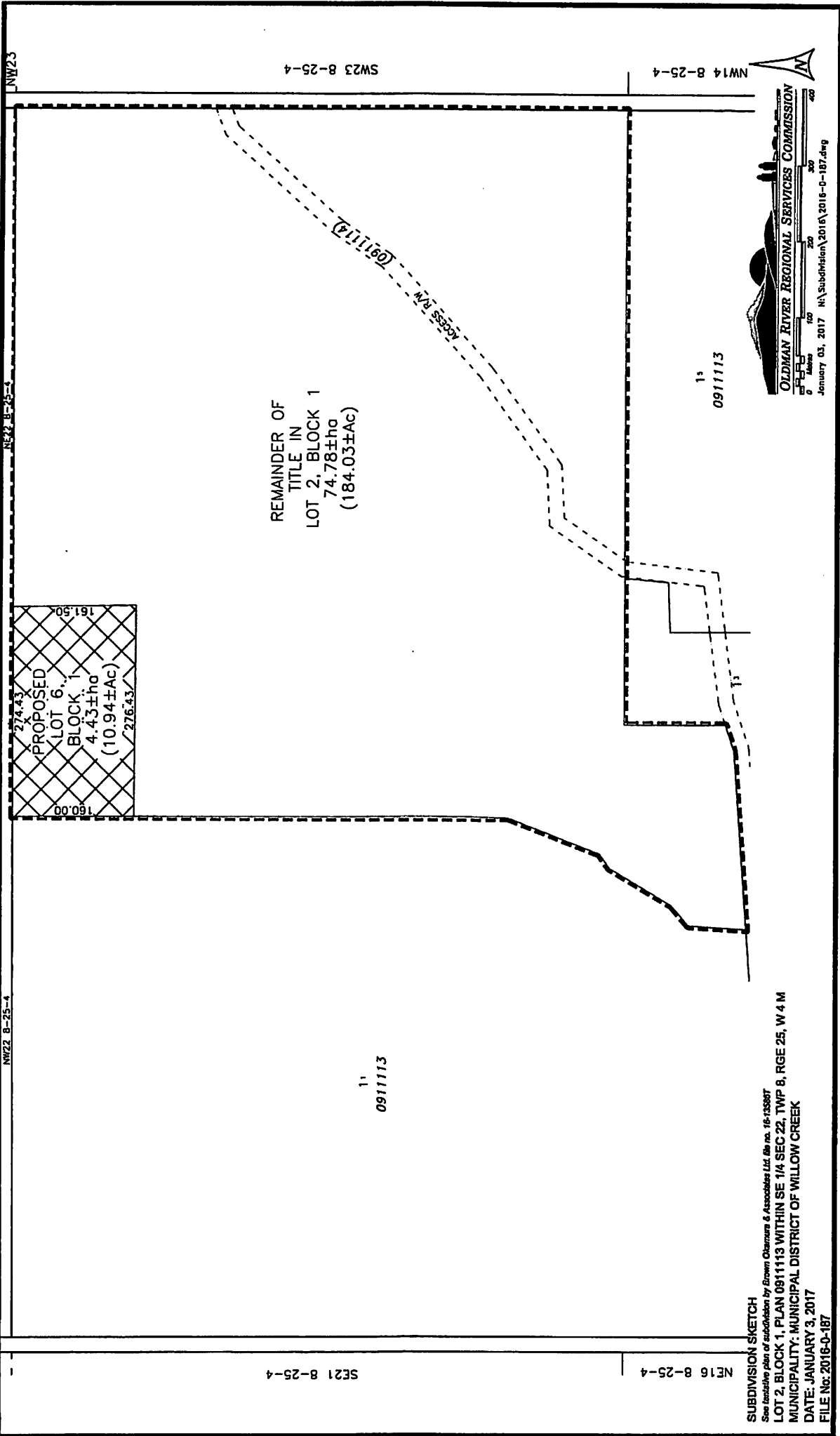
DATE: JANUARY 3, 2017

FILE No: 2016-0-187

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



January 03, 2017 N:\Subdivision\2016\2016-0-187.dwg



SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Osburn & Associates Ltd. file no. 16-133607

LOT 2, BLOCK 1, PLAN 0911113 WITHIN SE 1/4 SEC 22, TWP 8, RGE 25, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK

DATE: JANUARY 3, 2017

FILE No: 2016-0-187



January 03, 2017 N:\Subdivision\2016\2016-0-187.dwg



SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Olamuri & Associates Ltd. file no. 16-135867

LOT 2, BLOCK 1, PLAN 0911113 WITHIN SE 1/4 SEC 22, TWP 8, RGE 25, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK

DATE: JANUARY 3, 2017

FILE No: 2016-0-187

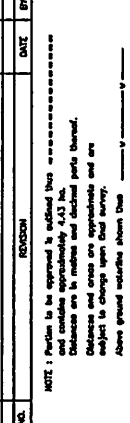
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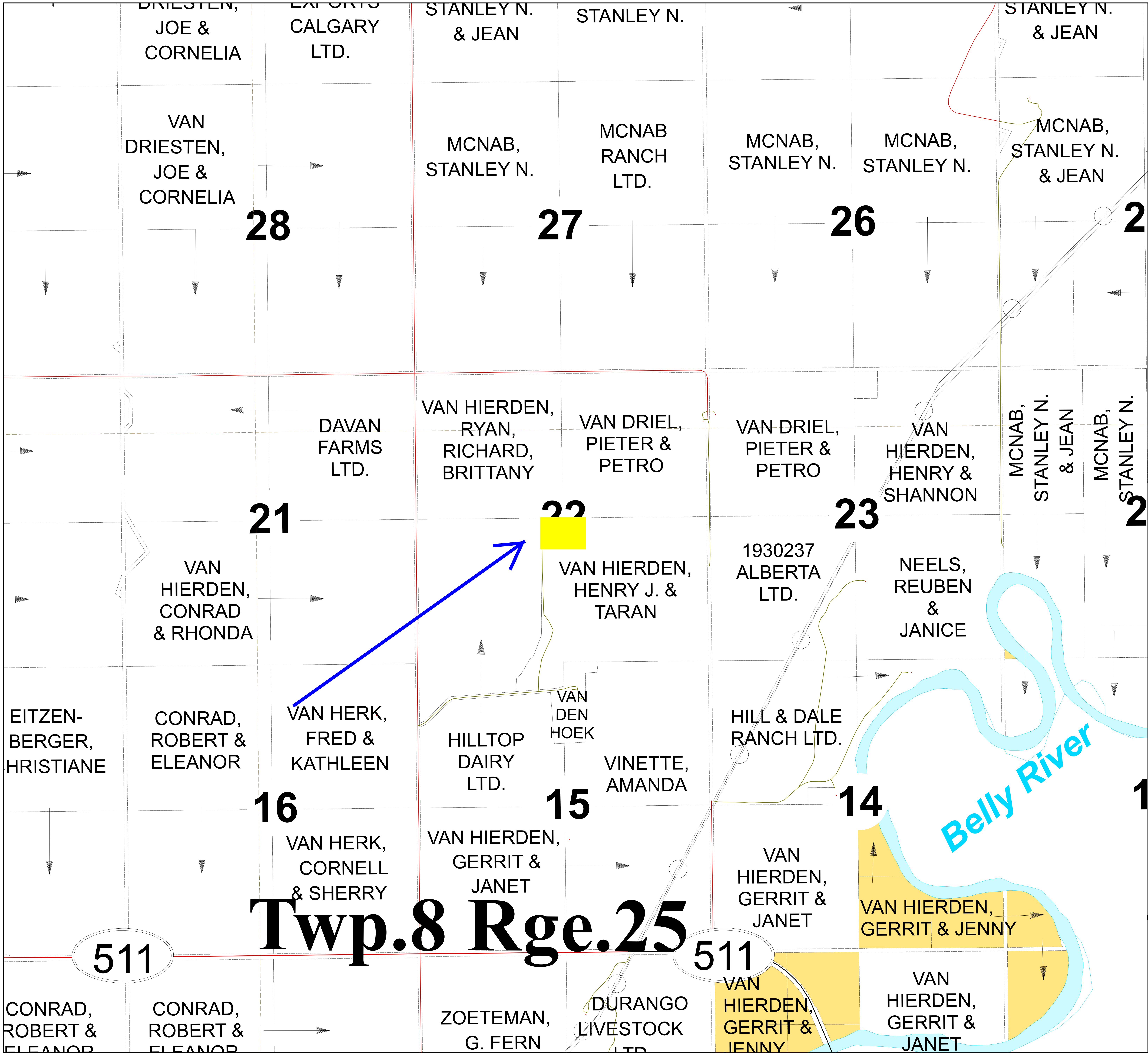
OLDMAN RIVER REGIONAL SERVICES COMMISSION

0911113

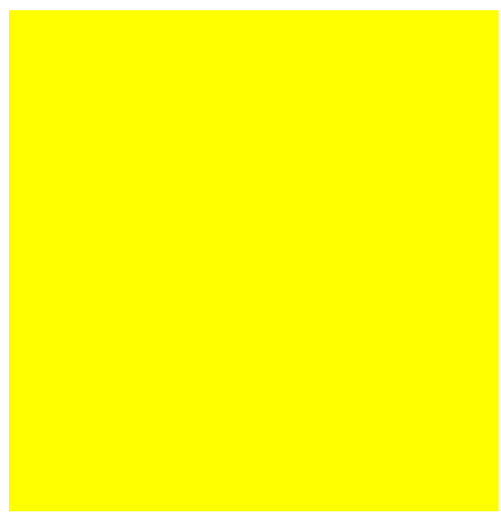
January 05, 2017 N:\Subdivision\2016\2016-0-187.dwg

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VAN HIERDEN, HENRY & TARAN
LOT 2, BLOCK 1, PLAN 0911113
Proposal: 10.94 acre parcel



'Rural General - RG'

