

SUBDIVISION APPLICATION DECISION

Our File: 2023-0-033
Your File: 5759-23B

NOTICE DATE: May 11, 2023

TO: Bassano Vac Services Ltd., Cameron Christianson, A.L.S., Dennis Wallace, Town of Bassano, Christ the Redeemer School Division, Grasslands School Division No. 6, AltaLink, FortisAlberta, TELUS, Pioneer Gas Co-op Ltd., AB Health Services - South Zone, Eastern Irrigation District (EID), AB Environment & Protected Areas - J. Cayford, AB Transportation, AER, Canada Post

RE: Lot 5, Block 2, Plan 051 3203 and Lot 2, Block 2, Plan 751 0019 within NE1/4 17-21-18-W4M / Town of Bassano

DECISION: APPROVED ON CONDITION
(See attached resolution for conditions)

DECISION DATE: May 8, 2023

Your subdivision application has been *Approved on Condition* and a copy of the decision is attached.

We advise that it is the applicant's responsibility to ensure that all conditions of approval have been met. This process will require coordination between yourself, your surveyor, ORRSC and your municipality.

The subdivision may be finalized following the required 14-day appeal period as outlined below. If no appeals have been filed within the specified time period, you may proceed with the finalization. You have **one year from the approval date** to finalize your subdivision. *(If you are unable to finalize the subdivision within this time frame please contact the ORRSC in order to request a possible time extension. A minimum extension fee of \$350.00 will be required.)*

Right to Appeal

Pursuant to the Municipal Government Act, the applicant, government departments, and local authorities have a right to appeal the decision, any conditions, or the reserve requirement of the subdivision **within 14 days of receipt of this notice** to the appropriate appeal board. The date of receipt of the decision is deemed to be 7 days from the date the decision is mailed. The appeal may be commenced by providing a written statement of the grounds of appeal to:

Land and Property Rights Tribunal - Subdivision Appeals Case Manager
2nd Floor, Summerside Business Centre
1229 – 91 Street SW, Edmonton, Alberta T6X 1E9
lprt.appeals@gov.ab.ca

The appeal board must receive your notice of appeal within 21 days of the date of this letter informing you of the subdivision authority's decision. **There are no fees for appeals filed to the Land & Property Rights Tribunal.**

In order for your surveyor to register your subdivision at the Land Titles Office, they must receive an "Endorsement" document from our office. ORRSC will provide the Endorsement upon receipt of the following:

- **Finalization fee** – pay to ORRSC the finalization fee of \$220.00 for each new lot to be created by the subdivision.
- **Fulfilling the Conditions** – ensure that all the conditions of your approval have been met (*refer to attached Resolution*) and provide the Oldman River Regional Services Commission documented evidence to that effect.
- **Surveyor's package** which includes the Plan of Survey, signed consents, etc. (or your separation of title document as prepared by your lawyer or surveyor).

After endorsement, we will return the documents to your surveyor who will register them with the Land Titles Office.

Should you require any further clarification please contact ORRSC at (403) 329-1344 or visit our website at www.orrsc.com for more details regarding the finalization process.

Yours truly,



Diane Horvath
Senior Planner

DH/jm
Attachment

RESOLUTION

2023-0-033

Town of Bassano

Industrial subdivision of Lot 5, Block 2, Plan 051 3203 and Lot 2, Block 2, Plan 751 0019 within NE1/4 17-21-18-W4M

THAT the Industrial subdivision of Lot 5, Block 2, Plan 051 3203 and Lot 2, Block 2, Plan 751 0019 within NE1/4 17-21-18-W4M (Certificate of Title No. 051 381 894), to subdivide a 0.14 ha (0.34 acre) portion of Lot 5, Block 2, Plan 051 3203 to be consolidated with an adjacent parcel and the intervening closed lane 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 Town of Bassano.
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 Town of Bassano which shall be registered concurrently with the final plan against the title(s) being created.
3. That the subdivided portion of Lot 2, Block 2, Plan 751 0019 be consolidated to the adjacent parcel Lot 5, Block 2, Plan 051 3203 and the interceding closed laneway in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That the easement(s) as required by FortisAlberta and TELUS shall be established prior to finalization of the application.

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.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(c) 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) TELUS Communication Inc. does not have any objections to the above circulation as we are aware of the noted road closure and have prepared our Utility Right of Way Documents for registration.
- (e) Pioneer Gas Co-op has no comments or concerns regarding the above-mentioned subdivision.
- (f) No comments or concerns from the EID.

- (g) 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.

- (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) 1

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.

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.”

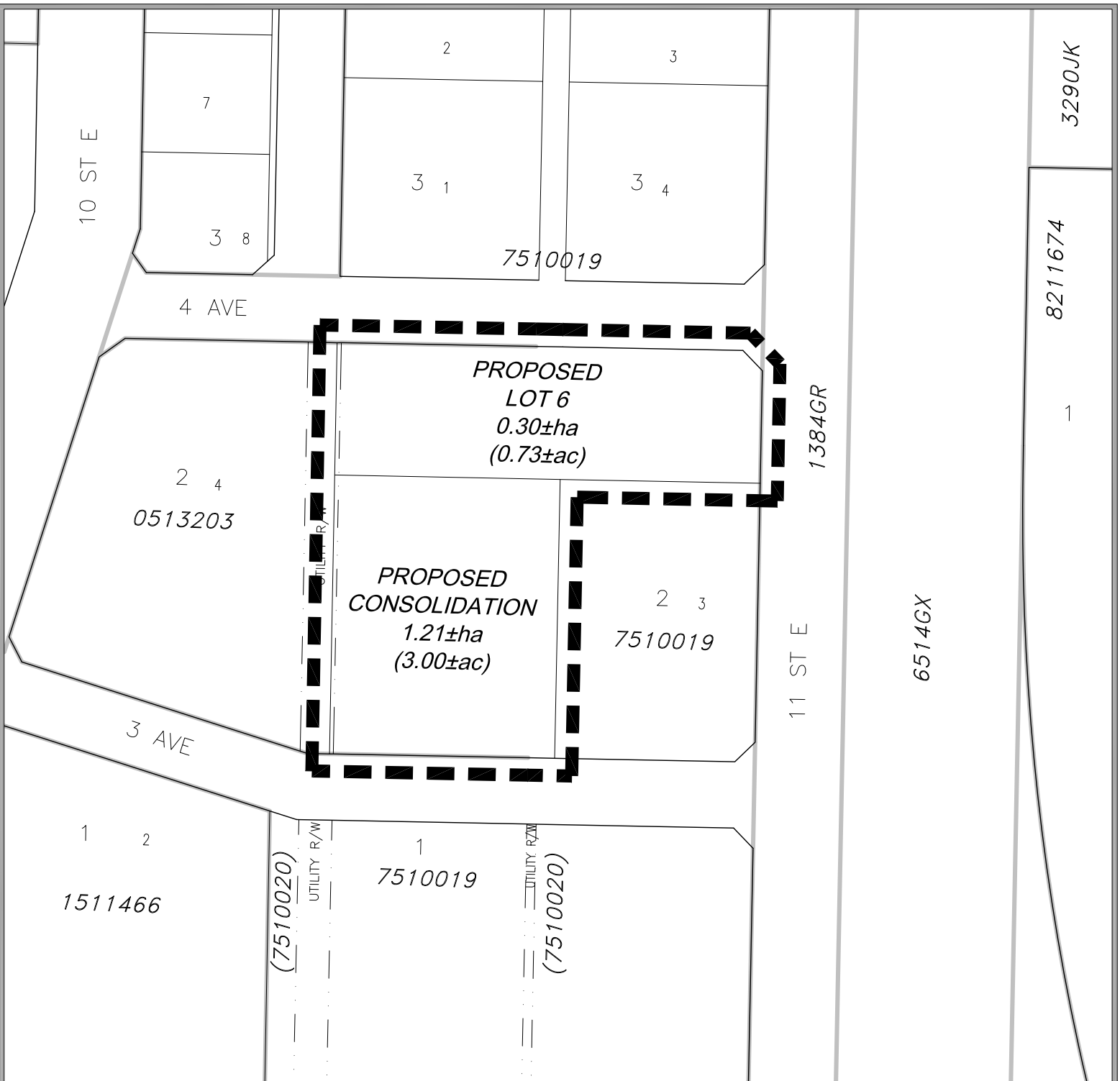


TABLE OF AREAS

PROPOSED LOT 6

From Lot 2, Block 2, Plan 7510019	= 0.14±ha(0.34±ac)
From Lot 5, Block 2, Plan 0513203	= 0.14±ha(0.34±ac)
From Proposed Closed Lane	= 0.02±ha(0.05±ac)
SUBTOTAL = 0.30±ha(0.73±ac)	

PROPOSED CONSOLIDATION

From Lot 5, Block 2, Plan 0513203	= 0.30±ha(0.73±ac)
From Proposed Closed Lane	= 0.04±ha(0.10±ac)
SUBTOTAL = 0.34±ha(0.83±ac)	

SUBDIVISION SKETCH - PROPOSED

LOT 2, BLOCK 2, PLAN 7510019 & LOT 5, BLOCK 2, PLAN 0513203

WITHIN NE 1/4 SEC 17, TWP 21, RGE 18, W 4 M

MUNICIPALITY: TOWN OF BASSANO

DATE: MARCH 21, 2023

FILE: 2023-0-033

APPROVED

- Approved
- Approved subject to revised parcel configuration

Approved Subdivision is subject to the conditions listed in the Approval Letter attached.

[Signature]
Oldman River Regional Services Commission

