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## SUBDIVISION APPLICATION DECISION

Our File: 2024-0-046

Your File:

**NOTICE DATE:** May 17, 2024

**TO:** Town of Bassano, Cameron Christianson, A.L.S., 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 1, Block 51, Plan 1510415 within NE1/4 17-21-18-W4M / Town of Bassano

**DECISION:** **APPROVED ON CONDITION**

**DECISION DATE:** May 13, 2024

(See attached resolution for conditions)

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:

**Town of Bassano Subdivision and Development Appeal Board**

Amanda Davis - Chief Administrative Officer  
Box 299, Bassano AB T0J 0B0

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. (Please contact the municipality to determine any applicable fees.)

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](http://www.orrsc.com) for more details regarding the finalization process.

Yours truly,



Diane Horvath  
Senior Planner

DH/jm  
Attachment

# RESOLUTION

2024-0-046

**Town of Bassano**

**Residential** subdivision of Lot 1, Block 51, Plan 1510415 within NE1/4 17-21-18-W4M

THAT the Residential subdivision of Lot 1, Block 51, Plan 1510415 within NE1/4 17-21-18-W4M (Certificate of Title No. 211 003 759), to create 4 residential lots 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.

## 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.
3. Alberta Transportation and Economic Corridors has authorized the Subdivision Authority to vary the requirements of Section 19 of the Matters Relating to Subdivision and Development Regulation to accommodate the proposal.

## INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(d) of the Municipal Government Act, Reserve is not required. It was previously dealt with in File 2014-0-023.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) That a waiver of Sections 19 of the Matters Relating to Subdivision and Development Regulation is granted by the Subdivision Authority to accommodate the proposal.
- (d) 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.)
- (e) TELUS has no concerns.
- (f) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

(g) Pioneer Gas Co-op has no comments or concerns regarding the above-mentioned subdivision.

(h) Alberta Health Services – Wade Goin, Executive Officer/Public Health Inspector:

“In response to the request for comment on the above noted subdivision, we have reviewed the provided information and wish to provide the following comments:

- Alberta Health Services does not object to this subdivision provided all other pertinent bylaws, regulations and standards are complied with.”

(i) 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.

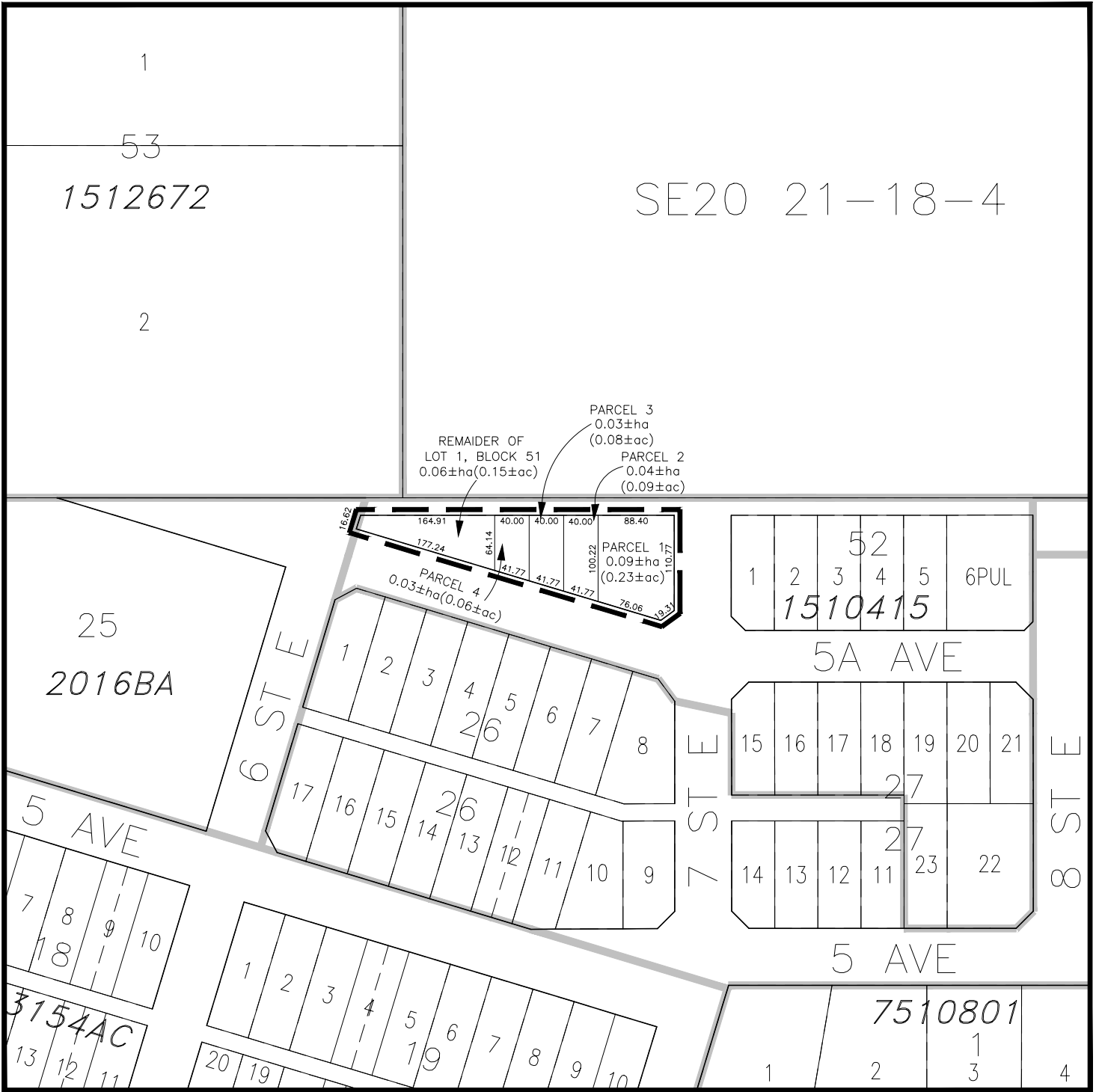
The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

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.”



**SUBDIVISION SKETCH**  
**LOT 1, BLOCK 51, PLAN 1510415 WITHIN**  
**WITHIN NE 1/4 SEC 17, TWP 21, RGE 18, W 4 M**  
**MUNICIPALITY: TOWN OF BASSANO**  
**DATE: MARCH 15, 2024**  
**FILE: 2024-0-046**

**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

