

COUNTY OF WARNER

CHINOOK INTERMUNICIPAL SUBDIVISION & DEVELOPMENT APPEAL BOARD

August 13, 2026

2:00 pm

Hearing No. 2026-0-074

Appellant / Applicant: Ronald McKenna

LIST OF EXHIBITS

- A. Notice of Hearing and Location Sketch Map
- B. List of Persons Notified
- C. Letter of Appeal
- D. Subdivision 2026-0-074 Decision
- E. Subdivision 2026-0-074 Application Package
- F. Subdivision 2026-0-074 Referral Package
- G. Septic Site Analysis Report
- H. Wetland and Hydrology Maps
- I. Excerpts from County of Warner Land Use Bylaw 930-17
- J. Excerpts from County of Warner and Town of Raymond Intermunicipal Development Plan 906-13 & 1004-13

COUNTY OF WARNER

NOTICE OF CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Subdivision Application No. 2026-0-074

THIS IS TO NOTIFY YOU THAT IN ACCORDANCE WITH SECTION 686 OF THE MUNICIPAL GOVERNMENT ACT, REVISED STATUTES OF ALBERTA, 2000, CHAPTER M-26, AS AMENDED, A PANEL OF THE CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD WILL HEAR AN APPEAL OF A DECISION BY THE:

**Municipal Planning Commission of the County of Warner
with respect to Subdivision Application No. 2026-0-074**

**APPELLANT /
APPLICANT:** Ronald McKenna

**LEGAL
DESCRIPTION:** Lot 57, Plan 1785J
Within SW¼ 20-6-20 W4M

PROPOSAL: To subdivide a 6.86-acre (2.78 ha) title and create lots 4.76 acres (1.928 ha) and 2.09 acres (0.846 ha) in size, for country residential use.

DECISION: REFUSED

**PLACE OF
HEARING:** County of Warner Administration Building
Council Chambers
300 County Road
Warner, AB

DATE OF HEARING: August 13th, 2026

TIME OF HEARING: 2:00 p.m.

PROCEDURES PRIOR TO THE HEARING FOR 2026-0-074:

1. **Provide Written Submissions** - The Appeal Board is encouraging all hearing participants to submit presentations, letters, and comments to the Board prior to the hearing. It is preferred that written material is emailed to the Board Clerk, ideally in a PDF format. Please contact the Clerk with your written submissions which will be accepted until **4:00 p.m. August 10, 2026.**

EMAIL: rvandyck@orrsc.com

MAIL: **Ryan Dyck, Board Clerk**
Oldman River Regional Services Commission
3105 – 16th Avenue N., Lethbridge, Alberta T1H 5E8

If you are bringing information to the hearing for submission you are required to supply 12 copies.

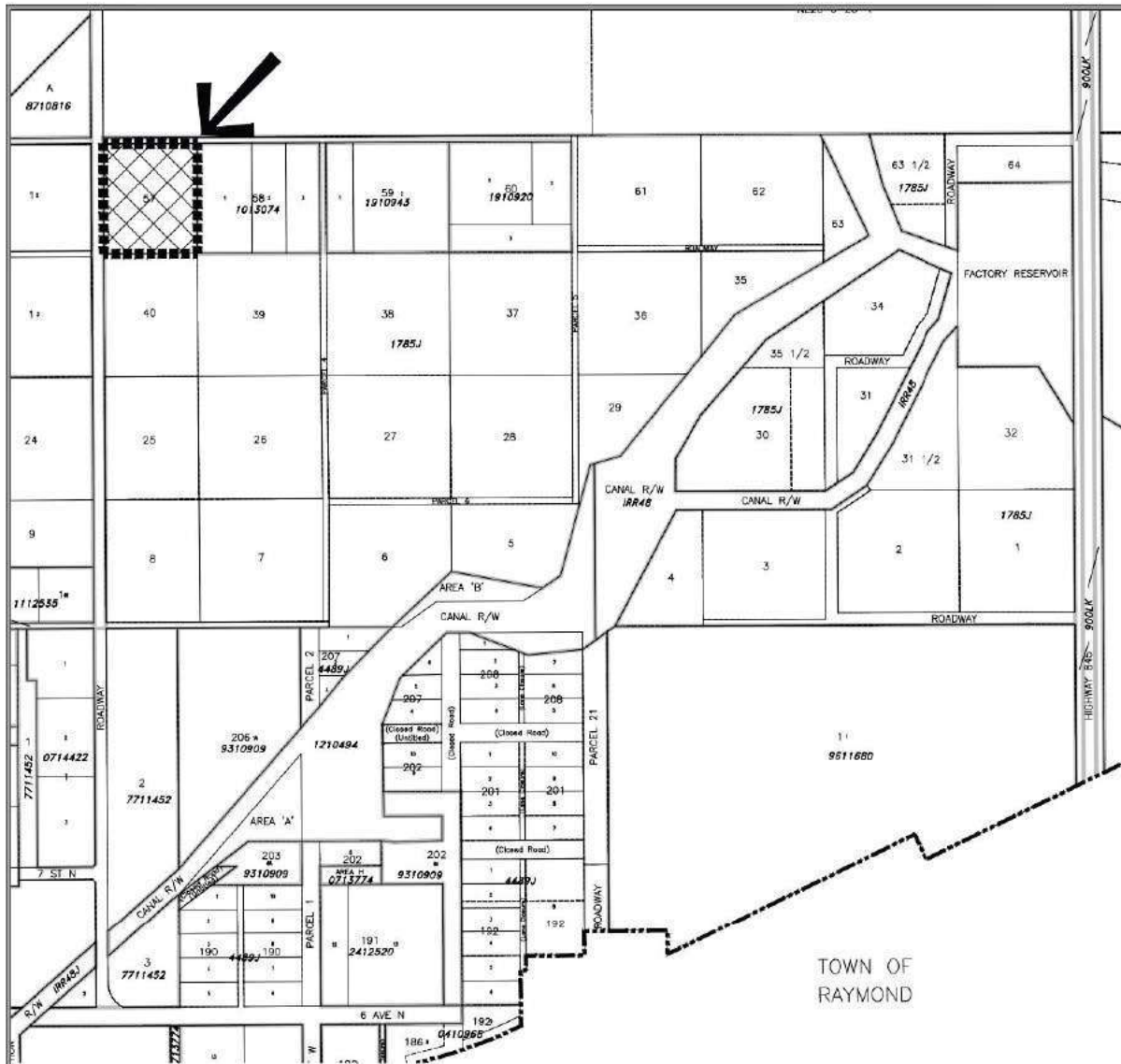
2. **Exhibit Viewing** - The initial appeal exhibit package will be posted on the ORRSC website at www.orrsc.com.

DATE: July 23, 2026



Ryan Dyck, Board Clerk
Subdivision & Development Appeal Board

COUNTY OF WARNER
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
Subdivision Application No. 2026-0-074



SUBDIVISION LOCATION SKETCH
LOT 57, PLAN 1785J WITHIN
SW 1/4 SEC 20, TWP 6, RGE 20, W 4 M
MUNICIPALITY: COUNTY OF WARNER NO. 5
DATE: MAY 27, 2026
FILE: 2026-0-074



COUNTY OF WARNER
SUBDIVISION & DEVELOPMENT APPEAL BOARD

Development Permit No. 2026-0-074

List of Persons Notified

Municipality:

County of Warner CAO
County of Warner Development Officer
ORRSC Planner, Steve Harty

SDAB Members:

Tanya Smith
Evert Van Essen
Don Johnson

Appellant/Applicant:

Ronald McKenna

Other Persons Notified:

Cody and Bailey O'Donnell
Deseret Ranches of Alberta LTD.
Duong Luc
Jared Dyck
Kevin and Christine Brandvold
Tyler Nelson
Bonnie Brunner

Agencies Notified:

Raymond North Water Users
Town of Raymond
Holy Spirit School Division
Westwind School Division
AltaLink
Fortis Alberta
Telus
Atco Gas
Atco Transmissions
Alberta Health Services
Alberta Environment
Alberta Historical Resources
Canada Post

County of Warner Appeal Board
Chinook Intermunicipal Subdivision and Development Appeal Board
LETTER OF APPEAL FORM

COUNTY OF WARNER OFFICE TO FILL-OUT (this box)		(Office Use Only)
APPEAL FOR: Subdivision ☒ Development ☐ Stop Order ☐		
DEVELOPMENT APPLICATION NO. _____ (associated permit file no.)		
SUBDIVISION APPLICATION NO. <u>2026-0-074</u>		
ROLL No. <u>878200</u>	DATE APPLICATION WAS APPROVED/ISSUED or REFUSED: <u>July 14, 2026</u>	
AMOUNT \$ OF APPEAL FEE: <u>\$300.00</u>	APPEAL FEES PAID (date): <u>July 21, 2026</u>	

NOTE: All appeals lodged must be accompanied by a non-refundable appeal fee (refer to Fee Schedule).

All Appeals are dealt with by the municipal Subdivision and Development Appeal Board except that the Provincial Land and Property Rights Tribunal deals with appeals that are within certain distances of a highway and/or provincial interest such as a body of water, wetland, or a sewage treatment or waste management facility set out in the provincial *Matters Related to Subdivision and Development Regulation*.

As stipulated by the Municipal Government Act, all written appeals must contain the reasons for the appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.

APPELLANT TO FILL-OUT THE FOLLOWING:

APPELLANT (name): Ronald Edward McKenna
(please print)

Mailing Address: _____ Town/City: _____

Postal Code: _____ Email: _____ Phone: _____

Legal description: Lot 57 Block N/A Plan 1785J

Quarter _____ Section 20 Township 6 Range 20 Meridian w/4
PT/SW 1/4

Indicate (check box) if you are the Applicant ☒ or an Affected Party (e.g. adjacent landowner) ☐

I/WE DO HEREBY APPEAL THE FOLLOWING DECISION/ORDER:

APPLICATION BEING APPEALED: (please include the Development or Subdivision Application Number)

☐ Development Application No. _____

☒ Subdivision Application No. 2026-0-074

☐ Stop Order Issued: _____

THE GROUNDS FOR THE APPEAL ARE AS FOLLOWS:

(the Appellant must state reason(s) for the appeal – may use separate sheet or attach letter if necessary)

the notion that the piece of land which I wish to sub-divide is low low an d has a tendency to flood is absolutely False. In the 45 years in which we have lived in this area there has never been any flooding or standing water. In fac the only water to have been in this area was from grossly over irrigating or a broken 4 inch supply line. This broken 4 inch line running at 80PSI for approx 24 + hrs resulted in no standing water of any type if was despersed thru the ditch and out to the east.

The suggestion that this piece of land is part of wetland is also incorrect as there has never been any standing water and does not fit the Provincial description of wet Lands , however to the East the east land which may fit the description of wetland . There fore not finding any of the reasons for refusal I wish to resubmit my proposal and have it approved.

Thankyou,

DATE: 20 July 2020

SIGNATURE OF APPELLANT: _____



ORRSC

OLDMAN RIVER REGIONAL SERVICES COMMISSION
PLANNING & GIS FOR STRONG COMMUNITIES

SUBDIVISION APPLICATION DECISION

Our File: 2026-0-074

Your File:

NOTICE DATE: July 14, 2026

TO: Ronald Edward McKenna, County of Warner No. 5, Town of Raymond, B. Brunner - ORRSC, Holy Spirit RC School Division, Westwind School Division No. 74, AltaLink, FortisAlberta, TELUS, ATCO Gas, ATCO Transmission, AB Health Services - South Zone, Raymond Irrigation District (RID), AB Environment & Protected Areas - J. Cayford, AB Transportation, Historical Resources Administrator, AER, Canada Post, Canada Post, Raymond North Water Users Co-op

RE: Lot 57, Plan 1785J within SW1/4 20-6-20-W4M / County of Warner No. 5

DECISION: REFUSED

DECISION DATE: July 14, 2026

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:

County of Warner No. 5 Subdivision and Development Appeal Board
Box 90 Warner AB T0K 2L0

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.)

Yours truly,

Steve Harty
Senior Planner

/jm

Enclosure



(403)-329-1344
1-844-279-8760



3105 16 Avenue North
Lethbridge, AB T1H 5E8



subdivision@orrsc.com
www.orrsc.com

D1

RESOLUTION

2026-0-074

County of Warner No. 5

Country Residential subdivision of Lot 57, Plan 1785J within SW1/4 20-6-20-W4M

THAT the Country Residential subdivision of Lot 57, Plan 1785J within SW1/4 20-6-20-W4M (Certificate of Title No. 261 133 486), to subdivide a 6.86-acre (2.78 ha) title and create lots 4.76 and 2.09-acres (1.928 & 0.846 ha) respectively in size, for country residential use; BE REFUSED based on following:

REASONS:

1. The Subdivision Authority is not 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. It is determined the proposed 2.09-acre land area south of the developed yard and the proposed 4.76-acre parcel is not suitable for development, as this land is the lowest elevation on the parent parcel and to the neighboring separate title to the south and it has been known to flood.
2. The southern portion of the subject parcel contains a natural drain that traverses the parcel from west to east, which moves surface drainage historically east towards Highway 845. The drainage ditch runs through the proposed smaller parcel to be subdivided and creates a significant flood risk if a residential dwelling were to be constructed. Additionally, this flood risk may also affect the installation of septic fields or other improvements on the proposed subdivision. The parcel has also been identified by the province as containing a wetland which covers the majority of the parcel and makes it not suitable for development.

INFORMATIVE:

- (a) Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.
- (b) 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 or by calling (403) 514-4783 for any questions.

- (c) ATCO Gas has no objections.
- (d) ATCO Transmission wishes to confirm we have no conflict as we have no high-pressure pipelines in the proposed area.

NOTE: ATCO Distribution [Gas] will reply under separate email. Thank you for allowing ATCO to review your proposal and provide feedback.

- (e) Alberta Health Services – Sean Robison, Manager South Zone Environmental Public Health:

“Thank you for the opportunity to comment on File No. 2026-0-074.

Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective. It is understood that the purpose of this application is to create a 4.76-acre (existing structures) and a 2.09-acre parcel (bare land) from an existing 6.86-acre parcel. Based on the information provided in the application, AHS does not foresee any new public health problems being created as a result of the above noted subdivision provided that the applicant complies with all pertinent regulations, by-laws, and standards. Please feel free to contact me with any questions or concerns.”

- (f) 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) 845

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”

- (g) Historical Resources – Barry Newton, Land Use Planner:

“We have reviewed the captioned subdivision application and determined that in this instance formal *Historical Resources Act* approval is not necessary, and submission of a Historic Resources application is not required.”

- (h) Comments from Bailey O'Donnell:

“I am writing to address the proposed subdivision file 2026-0-074 on Ronald McKenna's property. I am the adjacent land owner to the east.

There is major concern that needs to be addressed with the water drainage. Currently on our property there is a drainage right of way and the water flows from our property through a culvert directly to the east and down the ditch out toward highway 845.

Given the proposed dimensions of the 2.09 acre lot to the south of the property the drainage ditch would run right through the middle of that new property.

There is no mention or consideration of this drainage ditch in the subdivision proposal but I think it needs to be taken into consideration.

The subdivision authority should consider continuing the drainage easement 2211307 to the east side of range road 20-5. Additionally this is a low point in this area and for someone to build a house or dwelling on this property I believe there is significant flood risk.

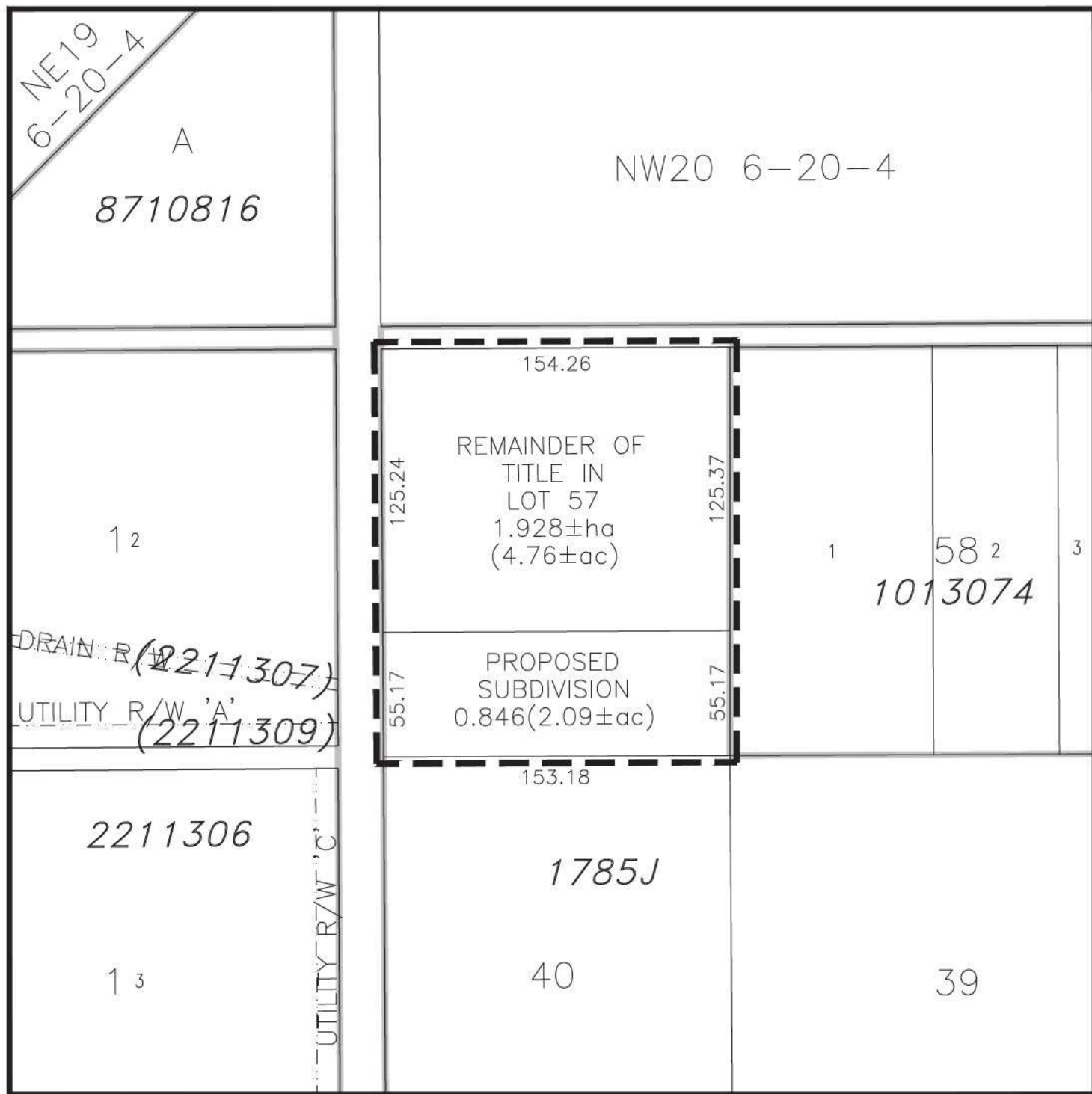
If the subdivision authority wishes to continue this conversation my phone number is [REDACTED]”

l) Comments from Kevin Brandvold:

"I have received notice of the planned subdivision and wish to comment.

This land south of the northern 4.76ac parcel being 0.846 (2.09ac) is not suitable for any development, as it completely floods almost instantly once we apply water to our pasture.

This land is the lowest place between the McKenna house and ours. Mr. McKenna is keenly aware of this, and we irrigate as little as possible to keep him happy."



SUBDIVISION SKETCH
 LOT 57, PLAN 1785J WITHIN
 SW 1/4 SEC 20, TWP 6, RGE 20, W 4 M
 MUNICIPALITY: COUNTY OF WARNER NO. 5
 DATE: MAY 27, 2026
 FILE: 2026-0-074

D5

NOT APPROVED



OLDMAN RIVER REGIONAL SERVICES COMMISSION

APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Urban Fringe - UF</u>	
Fee Submitted: <u>\$1200</u>	File No: <u>2026-0-074</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>May 20, 2026</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>May 27, 2026</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: - Ronald Edward McKenna

Mailing Address: _____

City/Town: _____

Postal Code: _____

Telephone: _____

Cell: _____

Email: _____

Preferred Method of Correspondence:

Email ☒

Mail ☒

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

Mailing Address: _____

City/Town: _____

Postal Code: _____

Telephone: _____

Cell: _____

Email: _____

Preferred Method of Correspondence:

Email ☐

Mail ☐

Name of Surveyor: _____

Mailing Address: _____

City/Town: _____

Postal Code: _____

Telephone: _____

Cell: _____

Email: _____

Preferred Method of Correspondence:

Email ☐

Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the SW ¼ Section 20 Township 6 Range 20 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)

b. Being all/part of: Lot/Unit 57 Block _____ Plan 1785J

c. Total area of existing parcel of land (to be subdivided) is: _____ hectares _____ acres

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

e. Rural Address (if applicable): _____

f. Certificate of Title No.(s): 26/133 486

3. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is located in the municipality of County of Warner

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 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes ☒ No ☐

If "yes" the highway is No. 845

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? Unknown ☐ Yes ☐ No ☒

3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

- f. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by any of the provincial agencies or regulatory bodies listed below?

Yes ☐ No ☒

Provincial agencies and regulatory bodies:

- ☐ Alberta Energy and Utilities Board (AEUB)
- ☐ Alberta Energy Regulator (AER)
- ☐ Alberta Utilities Commission (AUC)
- ☐ Energy Resources Conservation Board (ERCB)
- ☐ Natural Resources Conservation Board (NRCB)

If 'yes', please describe: _____

- g. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act*?

Yes ☐ No ☒

*The Minister is responsible for the following Acts:

- ☐ Alberta Environmental Protection Act
- ☐ Alberta Land Stewardship Act
- ☐ Alberta Public Lands Act
- ☐ Alberta Surveys Act
- ☐ Alberta Water Act

If 'yes', please describe: _____

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land PASTURE - GRAZING
- 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.) NATURAL mixed grassy vegetation - animal watering pond - east side
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) clay-loam mixture

- 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

a. Describe existing source of potable water:

Onsite Well ☐ Offsite Well ☐ Cistern ☐ Water Source for Cistern: _____

Other ☒ Raymond- potable waterline- Along - west side

b. Describe proposed source of potable water

Onsite Well ☐ Offsite Well ☐ Cistern ☐ Water Source for Cistern: _____

Other ☒ Raymond potable water line

7. SEWER SERVICES

a. Describe existing sewage disposal:

Sub-surface treatment field ☐ Treatment Mound ☐ Open Discharge ☐ Lagoon ☐ Holding Tank ☐

Other ☐ N/A Year Installed N/A

b. Describe proposed sewage disposal:

Sub-surface treatment field ☐ Treatment Mound ☐ Open Discharge ☐ Lagoon ☐ Holding Tank ☐

Other ☐ _____ Year Installed _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I Ronald McKenna 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 application for subdivision approval.

Signed: _____ Date: _____

9. RIGHT OF ENTRY

I, RON MCKENNA do ☒ / do not ☐ (please check one) authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection and evaluation in connection with my application for subdivision. This right is granted pursuant to Section 653(2) of the Municipal Government Act.

Signature: _____

Personal information collected on this form is collected in accordance with Section 653 of the Alberta Municipal Government Act. This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Access to Information Act and Protection of Privacy Act.



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0018 149 302	1785J;;57	261 133 486

LEGAL DESCRIPTION
PLAN 1785J
LOT 57
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF RAYMOND

REFERENCE NUMBER: 811 027 634

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
261 133 486	04/05/2026	AFFIDAVIT OF SURVIVING JOINT TENANT		

OWNERS

RONALD EDWARD MCKENNA (LABOURER)



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
741 055 580	07/06/1974	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE RAYMOND IRRIGATION DISTRICT
3777CB		RESTRICTIVE COVENANT
791 017 652	02/02/1979	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE OLDMAN RIVER REGIONAL PLANNING COMMISSION.

(CONTINUED)

E4

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

261 133 486

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
861 143 822	03/09/1986	CAVEAT RE : PIPELINE RIGHT OF WAY CAVEATOR - THE BOARD OF DIRECTORS OF THE RAYMOND IRRIGATION DISTRICT. RAYMOND ALBERTA
871 080 604	15/05/1987	CAVEAT RE : PIPELINE AGREEMENT CAVEATOR - THE BOARD OF DIRECTORS OF THE RAYMOND IRRIGATION DISTRICT. BOX 538, RAYMOND ALBERTA T0K2S0
881 233 114	21/12/1988	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
891 132 319	12/07/1989	UTILITY RIGHT OF WAY GRANTEE - RAYMOND NORTH WATER USERS CO-OP.
991 164 665	14/06/1999	MORTGAGE MORTGAGEE - ATB FINANCIAL. RAYMOND ALBERTA T0K2S0 ORIGINAL PRINCIPAL AMOUNT: \$20,000 (DATA UPDATED BY: CHANGE OF NAME 201047989)
011 302 641	15/10/2001	AMENDING AGREEMENT AMOUNT: \$35,000 AFFECTS INSTRUMENT: 991164665
061 098 158	08/03/2006	AMENDING AGREEMENT AMOUNT: \$95,000 AFFECTS INSTRUMENT: 991164665
101 204 370	09/07/2010	AMENDING AGREEMENT AMOUNT: \$263,380 AFFECTS INSTRUMENT: 991164665
201 047 990	09/03/2020	AMENDING AGREEMENT AFFECTS INSTRUMENT: 991164665
TOTAL INSTRUMENTS: 012		

E5

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 14 DAY OF MAY,
2026 AT 11:27 A.M.

ORDER NUMBER: 57158121

CUSTOMER FILE NUMBER:

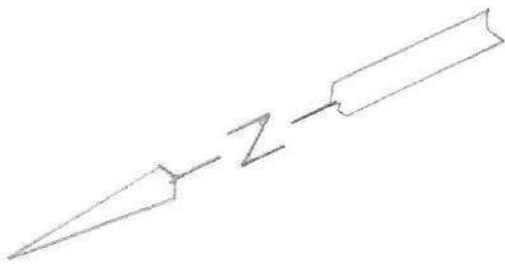


END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

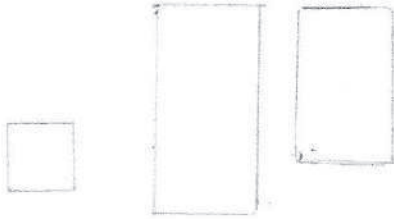
E6



FENCE LINE
EAST BOUNDARY

DUGOUT

FENCE LINE



MICKENNA
204079

SOUTH BOUNDARY FENCE LINE

483.8'

181'

Water Line

LOT-57- PLAN-1785J
TITLE # 811027634

204079- SEC-TWP. RCE MER
RT. SW 1/4-20- 6 20 W 4

SHOI.

BRANU
HOME

TWP RD 63A

204079

E7



3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344
Toll-Free: 1-844-279-8760
E-mail: subdivision@orrsc.com
Website: www.orrsc.com

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: June 16, 2026

Date of Receipt:

May 20, 2026

Date of Completeness:

May 27, 2026

TO: Landowner: Ronald Edward McKenna

Agent or Surveyor:

Referral Agencies: County of Warner No. 5, Town of Raymond, B. Brunner – ORRSC, Holy Spirit RC School Division, Westwind School Division No. 74, AltaLink, FortisAlberta, TELUS, ATCO Gas, ATCO Transmission, AB Health Services - South Zone, Raymond Irrigation District (RID), AB Environment & Protected Areas - J. Cayford, AB Transportation, Historical Resources Administrator, AER, Canada Post, Raymond North Water Users Co-op

Adjacent Landowners: Cody & Bailey O'Donnell, County of Warner No. 5, Deseret Ranches of Alberta Ltd., Duong Luc, Jared Dyck, Kevin & Christine Brandvold

Planning Advisor: Steve Harty *SH*

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the County of Warner No. 5. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Matters Related to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **July 6, 2026**. (Please quote our File No. 2026-0-074 in any correspondence with this office).

File No: 2026-0-074

Legal Description: Lot 57, Plan 1785J within SW1/4 20-6-20-W4M

Municipality: County of Warner No. 5

Land Designation: Urban Fringe – UF
(Zoning)

Existing Use: Country Residential

Proposed Use: Country Residential

of Lots Created: 1

Certificate of Title: 261 133 486

Proposal: To subdivide a 6.86-acre (2.78 ha) title and create lots 4.76 and 2.09-acres (1.928 & 0.846 ha) respectively in size, for country residential use.

Planner's Preliminary Comments:

The purpose of this application is to subdivide a 6.86-acre (2.78 ha) title and create lots 4.76 and 2.09-acres (1.928 & 0.846 ha) respectively in size, for country residential use. The parcel is located 0.9-miles north of the Town of Raymond boundary and 0.9-miles west of Highway 845.

The parent parcel is part of an old historical plan (Plan 1785J) for the area which contains many similar sized parcels. The northern two-thirds of the parcel contain a developed yard with an existing dwelling, several accessory structures, a dugout, and extensive tree shelter belt. The proposed subdivision line will occur just north of the dugout to create the vacant 2.09-acre lot on the south portion. The existing residence is serviced by an individual on-site private septic field situated north of the house. Water is provided by the Raymond rural water line located along the west perimeter. It is proposed that the vacant south lot will be serviced in the same manner. The IMDP has specific land use policies applicable for subdivision including the provision of a soils analysis for private septic systems. As a condition of approval, the owner must provide a professional soils analysis and report with satisfactory results. Access is currently provided to the yard from the local north road, but the new south vacant lot will require a new access/approach to the west municipal road. The proposal also needs to be considered in respect of future subdivision potential and the need to align with an Overlay Plan to enable a future logical subdivision layout and integrated area road network.

There are no abandoned gas wells identified on the parcel. There are no identified provincial historical resources requiring consideration. There is a provincially identified historical former landfill site (Temple Hill) located north of this parcel but it is over 690m from the property line. This distance well exceeds the required 300m setback buffer for residential uses.

This land is situated within the County and Town of Raymond Intermunicipal Development Plan (IMDP) boundary. In accordance with the IMDP a tentative Overlay Plan must be prepared to ensure the subdivision will align with road networks that would be needed if the area was subdivided further in the future. This subdivision proposal will be circulated to the Town of Raymond for review and comments in accordance with the IMDP.

The proposed vacant new parcel and the remnant both sizes exceed the minimum 2.0 acre lot size of the County, and the subdivision otherwise complies with the criteria of the County of Warner's Land Use Bylaw. In rendering a decision on this application, the Subdivision Authority is hereby requested to consider the following:

- Any outstanding property taxes shall be paid to the County of Warner.
- The applicant or owner or both enter into a Development Agreement with the County of Warner. This agreement may address the terms of any future servicing, road and access requirements.
- That the applicant provides a Surveyors sketch to illustrate the exact dimensions and parcel size and the location of all improvements on the existing parcel and setbacks to the new proposed subdivision property line as approved.
- That the applicant submits a final plan as prepared by an Alberta Land Surveyor that certifies the exact dimensions of the parcel being subdivided, as approved, for endorsement by the Subdivision Authority.

- That the applicant provides a professional soils test/analysis and report to verify soils suitability for an onsite private septic system for the proposed south 2.09-acre lot with favorable test results to the satisfaction of the Subdivision Authority.
- That an Overlay Plan for the parent parcel is prepared and is deemed acceptable by the Subdivision Authority to illustrate future road connectivity in relation to subdivision potential.
- That a Restrictive Covenant be provided and registered with the subdivision to outline the land use and development restrictions in association with the Overlay Plan and future road network or alternatively, it may be addressed through the Development Agreement.
- That any easement(s) as required by utility agencies shall be established prior to finalization of the application.
- Consideration of the Town of Raymond comments and any requirements in respect of the IMDP.
- Consideration of referral agencies' comments and any requirements, including Alberta Transportation due to the proximity to Highway 845.

RESERVE:

The 10% Municipal Reserve (MR) provision is applicable in accordance with section 663 of the MGA. The parcel is in Planning Area B of the IMDP for Reserve Policy which enables the County to decide on a parcel less than 10-acres in size how the MR is to be provided. A deferred reserve caveat is on title (#791017652) and will need to be discharged once MR has been addressed at final endorsement stage.

If you wish to make a presentation at the subdivision authority meeting, please notify the County of Warner No. 5 Municipal Administrator as soon as possible.

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.



OLDMAN RIVER REGIONAL SERVICES COMMISSION

APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Urban Fringe - UF</u>	
Fee Submitted: <u>\$1200</u>	File No: <u>2026-0-074</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>May 20, 2026</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>May 27, 2026</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: - Ronald Edward McKenna

Mailing Address: _____

City/Town: _____

Postal Code: _____

Telephone: _____

Cell: _____

Email: _____

Preferred Method of Correspondence:

Email ☒

Mail ☒

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

Mailing Address: _____

City/Town: _____

Postal Code: _____

Telephone: _____

Cell: _____

Email: _____

Preferred Method of Correspondence:

Email ☐

Mail ☐

Name of Surveyor: _____

Mailing Address: _____

City/Town: _____

Postal Code: _____

Telephone: _____

Cell: _____

Email: _____

Preferred Method of Correspondence:

Email ☐

Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the SW $\frac{1}{4}$ Section 20 Township 6 Range 20 West of 4 Meridian (e.g. SE $\frac{1}{4}$ 36-1-36-W4M)
- Being all/part of: Lot/Unit 57 Block _____ Plan 1785J
- Total area of existing parcel of land (to be subdivided) is: _____ hectares _____ acres
- Total number of lots to be created: 1 Size of Lot(s): _____
- Rural Address (if applicable): _____
- Certificate of Title No.(s): 261 133 486

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of County of Warner
- Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☐
If "yes", the adjoining municipality is _____
- Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes ☒ No ☐
If "yes" the highway is No. 845
- 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 _____
- Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Unknown ☐ Yes ☐ No ☒

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3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

- f. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by any of the provincial agencies or regulatory bodies listed below?

Yes ☐ No ☒

Provincial agencies and regulatory bodies:

- ☐ Alberta Energy and Utilities Board (AEUB)
- ☐ Alberta Energy Regulator (AER)
- ☐ Alberta Utilities Commission (AUC)
- ☐ Energy Resources Conservation Board (ERCB)
- ☐ Natural Resources Conservation Board (NRCB)

If 'yes', please describe: _____

- g. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act*?

Yes ☐ No ☒

*The Minister is responsible for the following Acts:

- ☐ Alberta Environmental Protection Act
- ☐ Alberta Land Stewardship Act
- ☐ Alberta Public Lands Act
- ☐ Alberta Surveys Act
- ☐ Alberta Water Act

If 'yes', please describe: _____

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land PASTURE - GRAZING
- 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.) NATURAL mixed grassy vegetation - animal watering pond - east side
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) clay-loam mixture

- 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

a. Describe existing source of potable water:

Onsite Well ☐ Offsite Well ☐ Cistern ☐ Water Source for Cistern: _____

Other ☒ Raymond- potable waterline- Along - west side

b. Describe proposed source of potable water

Onsite Well ☐ Offsite Well ☐ Cistern ☐ Water Source for Cistern: _____

Other ☒ Raymond potable water line

7. SEWER SERVICES

a. Describe existing sewage disposal:

Sub-surface treatment field ☐ Treatment Mound ☐ Open Discharge ☐ Lagoon ☐ Holding Tank ☐

Other ☐ N/A Year Installed N/A

b. Describe proposed sewage disposal:

Sub-surface treatment field ☐ Treatment Mound ☐ Open Discharge ☐ Lagoon ☐ Holding Tank ☐

Other ☐ _____ Year Installed _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I Ronald McKenna 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 _____.

Signed: _____ Date: _____

9. RIGHT OF ENTRY

I, RON MCKENNA do ☒ I do not ☐ (please check one) authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection and evaluation 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(s)

Personal information collected on this form is collected in accordance with Section 653 of the Alberta Municipal Government Act. This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Access to Information Act and Protection of Privacy Act.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0018 149 302 1785J;;57 261 133 486

LEGAL DESCRIPTION
PLAN 1785J
LOT 57
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF RAYMOND

REFERENCE NUMBER: 811 027 634

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
261 133 486	04/05/2026	AFFIDAVIT OF SURVIVING JOINT TENANT		

OWNERS

RONALD EDWARD MCKENNA (LABOURER)



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
741 055 580	07/06/1974	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE RAYMOND IRRIGATION DISTRICT
3777CB		RESTRICTIVE COVENANT
791 017 652	02/02/1979	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE OLDMAN RIVER REGIONAL PLANNING COMMISSION.

(CONTINUED)

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

261 133 486

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

861 143 822 03/09/1986 CAVEAT
RE : PIPELINE RIGHT OF WAY
CAVEATOR - THE BOARD OF DIRECTORS OF THE RAYMOND
IRRIGATION DISTRICT.
RAYMOND
ALBERTA

871 080 604 15/05/1987 CAVEAT
RE : PIPELINE AGREEMENT
CAVEATOR - THE BOARD OF DIRECTORS OF THE RAYMOND
IRRIGATION DISTRICT.
BOX 538, RAYMOND
ALBERTA T0K2S0

881 233 114 21/12/1988 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

891 132 319 12/07/1989 UTILITY RIGHT OF WAY
GRANTEE - RAYMOND NORTH WATER USERS CO-OP.

991 164 665 14/06/1999 MORTGAGE
MORTGAGEE - ATB FINANCIAL.
RAYMOND
ALBERTA T0K2S0
ORIGINAL PRINCIPAL AMOUNT: \$20,000
(DATA UPDATED BY: CHANGE OF NAME 201047989)

011 302 641 15/10/2001 AMENDING AGREEMENT
AMOUNT: \$35,000
AFFECTS INSTRUMENT: 991164665

061 098 158 08/03/2006 AMENDING AGREEMENT
AMOUNT: \$95,000
AFFECTS INSTRUMENT: 991164665

101 204 370 09/07/2010 AMENDING AGREEMENT
AMOUNT: \$263,380
AFFECTS INSTRUMENT: 991164665

201 047 990 09/03/2020 AMENDING AGREEMENT
AFFECTS INSTRUMENT: 991164665

TOTAL INSTRUMENTS: 012

F8

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 14 DAY OF MAY,
2026 AT 11:27 A.M.

ORDER NUMBER: 57158121

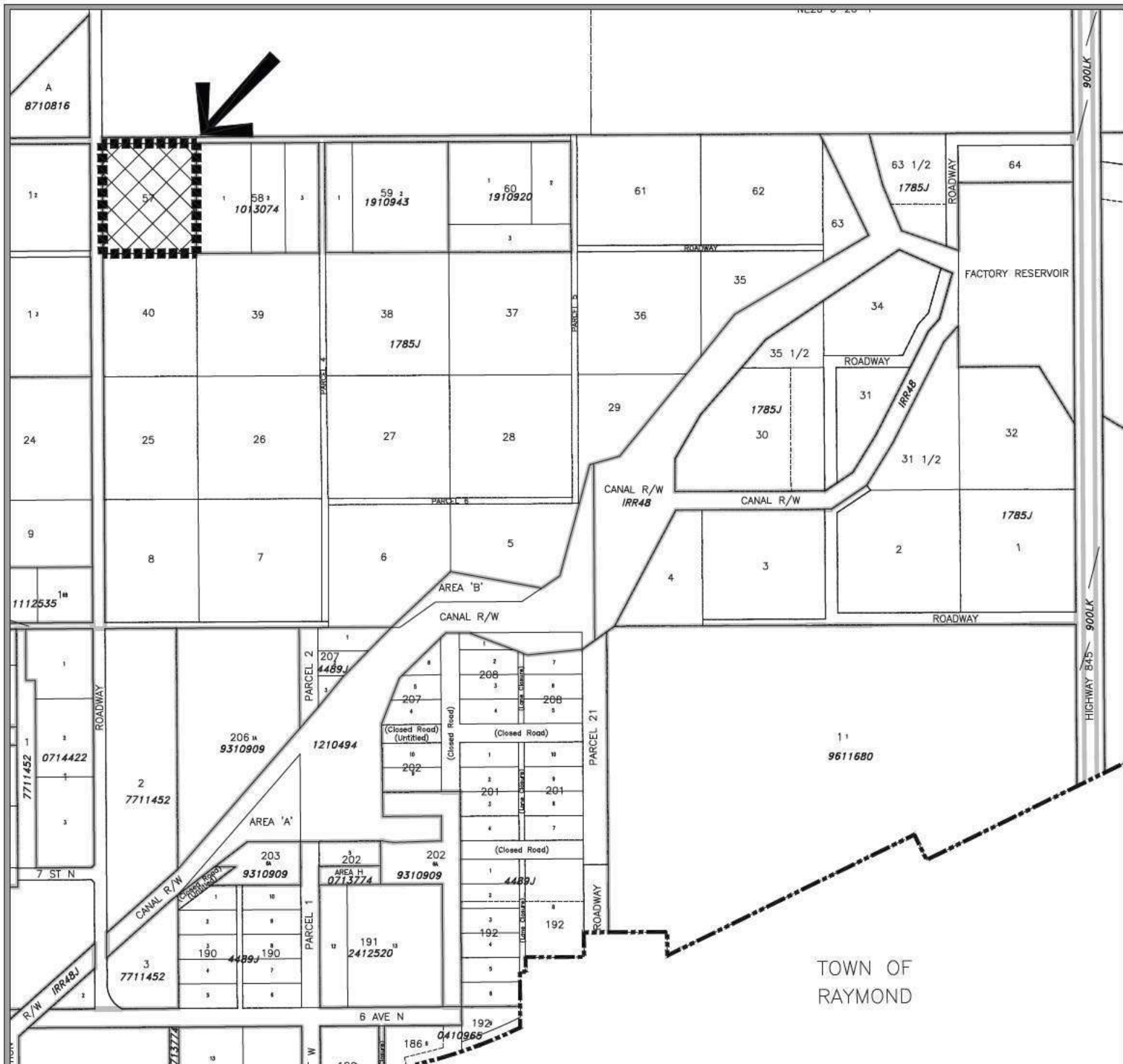
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



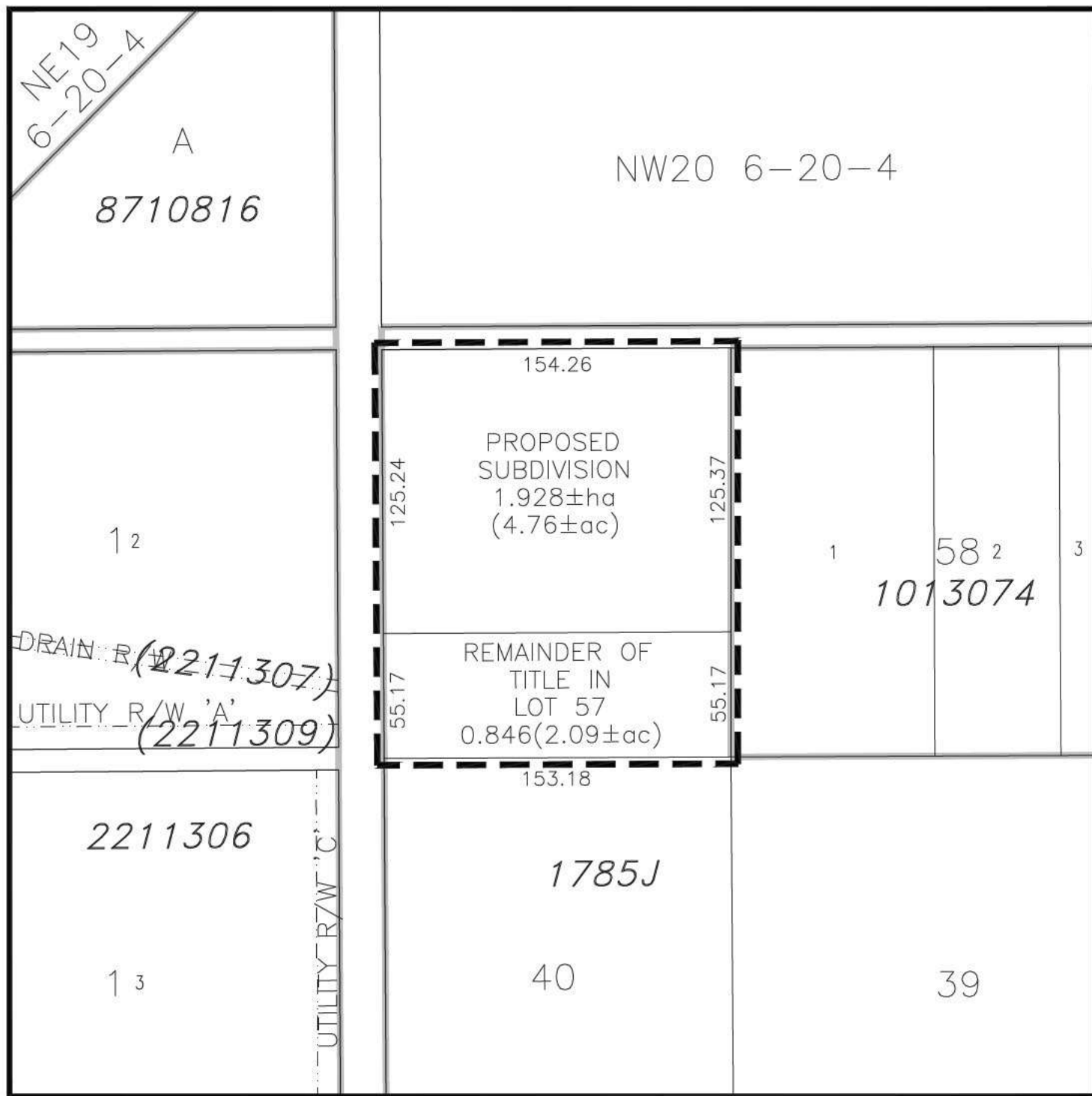
SUBDIVISION LOCATION SKETCH
LOT 57, PLAN 1785J WITHIN
SW 1/4 SEC 20, TWP 6, RGE 20, W 4 M
MUNICIPALITY: COUNTY OF WARNER NO. 5
DATE: MAY 27, 2026
FILE: 2026-0-074

F10

OLDMAN RIVER REGIONAL SERVICES COMMISSION

May 27, 2026 N:\Subdivision\2026\2026-0-074.dwg





SUBDIVISION SKETCH

LOT 57, PLAN 1785J WITHIN

SW 1/4 SEC 20, TWP 6, RGE 20, W 4 M

MUNICIPALITY: COUNTY OF WARNER NO. 5

DATE: MAY 27, 2026

FILE: 2026-0-074



0 50 100 150 200
Metres
May 27, 2026 N:\Subdivision\2026\2026-0-074.dwg



F11



SUBDIVISION SKETCH

LOT 57, PLAN 1785J WITHIN

SW 1/4 SEC 20, TWP 6, RGE 20, W 4 M

MUNICIPALITY: COUNTY OF WARNER NO. 5

DATE: MAY 27, 2026

FILE: 2026-0-074





Septic Site Evaluation for SW 20-06-20 W4

Ron McKenna



Report 241630 Samples 2607080001-0003

On July 8th, 2026, the field evaluation of Pt. SW 20-06-20 W4 near Raymond was conducted for septic field suitability. The site was evaluated by two test pits.

This evaluation is for a subdivision so the house size is not known currently.

It was a warm day that was overcast around 20 degrees with a light wind. There are no neighboring wells that are listed on the homeowner form. The water supply will likely be from a cistern. There is a dugout on the northeast corner of the lot.

Road access is from the western edge of the property. There is a water line running north and south on the west side of the lot and a Telus line in the ditch outside the lot.

Two test pits were dug and documented on the lot to try to find good soil. This was done to give a good indication of the soil variations or lack thereof for the homeowner.

The overall topography in the likely vicinity of the septic field is quite flat. Use a topographical map or other means to determine the actual slope of the property.

There were occasional rocks visible on the surface. A very small number of rocks were evident in the two pits. The soil was slightly damp through the soil profile in both test pits until deeper.

For vegetation, the property had mostly grasses.

The root depth was around 20-25" inches with a few there. There were some tree roots that were closer to 4 feet deep at one test pit.

McKENNA PROPERTY SOIL ASSESSMENT

Legal Land Location							Test Pit GPS Coordinates		
LSD-1/4	Sec	Twp	Rg	Mer	Lot	Block	Plan	Easting	Northing
SW	20	6	20	4				-112.67230	49.48514
Investigation Date:			Vegetation notes:				Overall site slope %		
July 8 th , 2026			Grasses				Slope position of test pit:		
							<5%		
							<5%		

Test hole No.	Soil Subgroup		Parent Material		Drainage	Depth of Lab sample #1	Depth of Lab sample #2
Test Pit #1	Orthic Dark Brown Chernozem		Glacial Till				

Horizon	Depth (in)	Texture	Lab or HT	Effervescence	Colour	Gleying	Mottling	Structure	Grade	Consistence	Moisture	% Coarse Fragments
A _p	Surface to 8 in.	CL	HT	None	2.5Y3/1 Very Dark Grey	None	None	Granular	3	Friable	Slightly Damp	<5
B _w	8 to 14 in.	CL	HT	None	2.5Y4/2 Dark Grayish Brown	None	None	Blocky	2	Soft	Dry	<5
C _{ca}	14 to 38 in.	CL	Lab	Strong	2.5Y4/3 Olive Brown	None	None	Blocky	2	Friable	Slightly Damp	<5
C _k	38 to 55 in.	CL	Lab	Moderate	2.5Y4/4 Olive Brown	Yes	Yes	Massive	0	Friable	Damp	<5
Depth to Groundwater				n/a	Restricting Soil Layer Characteristic				Gleying and Mottling and Massive Structured Soil			
Depth to Seasonally Saturated Soil				38"	Depth to restrictive Soil Layer				38"			
Site Topography				Quite Flat	Depth to Highly Permeable Layer Limiting Design				n/a			
Key Soil Characteristics applied to system design effluent loading				Use Clay Loam as the loading rate. Precipitates visible in Cca horizon.								
Weather Condition notes: Warm July day that had light clouds- no rain or other conditions that would impact soils assessment were encountered.												
Comments (such as root depth and abundance or other pertinent observations): Lowest root depth was 20" with just a few roots												

G2

McKENNA Property Soil Assessment

G3

Legal Land Location							Test Pit GPS Coordinates	
LSD-1/4	Sec	Twp	Rg	Mer	Lot	Block	Plan	Easting
SW	20	6	20	4				-112.67228
Investigation Date: July 8 th , 2026							Vegetation notes: Grasses	49.48546
							Overall site slope %	<5%
							Slope position of test pit:	<5%

Test hole No.	Soil Subgroup	Parent Material	Drainage	Depth of Lab sample #1	Depth of Lab sample #2
Test Pit #2	Orthic Dark Brown Chernozem	Glacial Till			

Horizon	Depth (in)	Texture	Lab or HT	Effervescence	Colour	Gleying	Mottling	Structure	Grade	Consistence	Moisture	% Coarse Fragments
A _p	Surface to 12 in.	CL	HT	None	2.5Y3/1 Very Dark Grey	None	None	Granular	2	Friable	Slightly Damp	<5
B _{wn}	12 to 23 in.	CL	HT	None	2.5Y4/2 Dark Grayish Brown	None	None	Blocky	2	Friable	Slightly Damp	<5
C _{oa}	23 to 45 in.	CL	Lab	Strong	2.5Y4/3 Olive Brown	None	None	Blocky	2	Friable	Slightly Damp	<5
C _k	45 to 58 in.	CL	HT	Moderate	2.5Y4/4 Olive Brown	Light	Yes	Massive	0	Friable	Wet	<5
Depth to Groundwater		w/a				Restricting Soil Layer Characteristic		Water and Gleying/Mottling. The water may be impacted by a water live brake recently				
Depth to Seasonally Saturated Soil		45"				Depth to restrictive Soil Layer		45"				
Site Topography		Quite Flat				Depth to Highly Permeable Layer Limiting Design		w/a				
Key Soil Characteristics applied to system design effluent loading				Use Clay Loam as the loading rate								
Weather Condition notes: Warm July day that had light clouds – no rain or other conditions that would impact soils assessment were encountered.												
Comments (such as root depth and abundance or other pertinent observations): Lowest Root depth was around 26" with a few there. Some tree roots were deeper.												



Down To Earth Labs Inc.

The Science of Higher Yields

Back to Earth Septics

Report #: 241630

Project :

Report Date: 2026-07-10

McKenna

Received: 2026-07-08

Completed: 2026-07-10

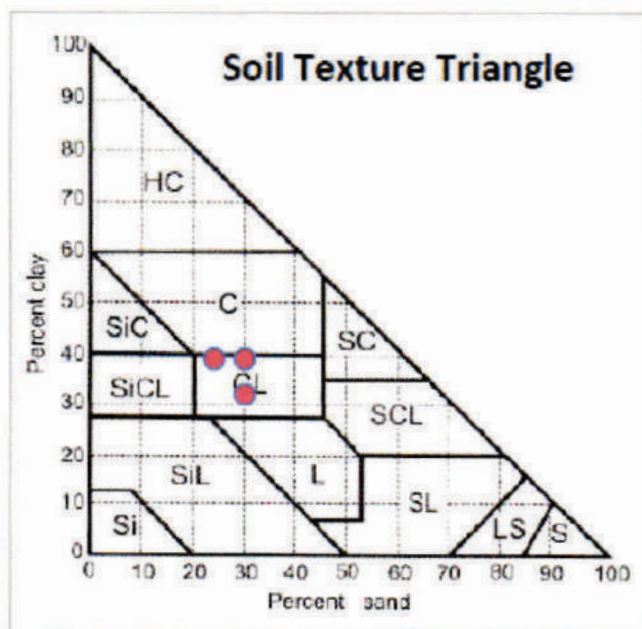
PO:

Test Done: ST

3510 6th Ave North
Lethbridge, AB T1H 5C3
403-328-1133
www.downtoearthlabs.com
info@downtoearthlabs.com

Sample ID:	2607080001	2607080002	2607080003
Cust. Sample ID:	TP 1	TP 1	TP 2
Analyte Units	20"	45"	36"

Sand	%	24.3	30.4	30.3
Silt	%	36.7	37.6	30.7
Clay	%	39.0	32.0	39.0
Soil Texture	-	Clay Loam	Clay Loam	Clay Loam



Raygan Boyce - Chemist

G4

This property was investigated for septic suitability.

Test Pit 1 is the southern pit of the two test pits. It had two samples tested and they were Clay Loam.

Test Pit 2 is the northern pit of the two test pits. The texture was Clay Loam on that sample.

These types of fields are allowed by building near these test pits: mound, holding tank or a secondary treatment system with or without a mound.

It is normally recommended that the designer also make the field at least 10% larger than the minimum required to account for any further soil irregularities not encountered in the test pits.

The installer needs to ensure that the proper setbacks from the property lines and any wells or water sources are maintained.

Justin Quinton

Down to Earth Labs



Google Earth

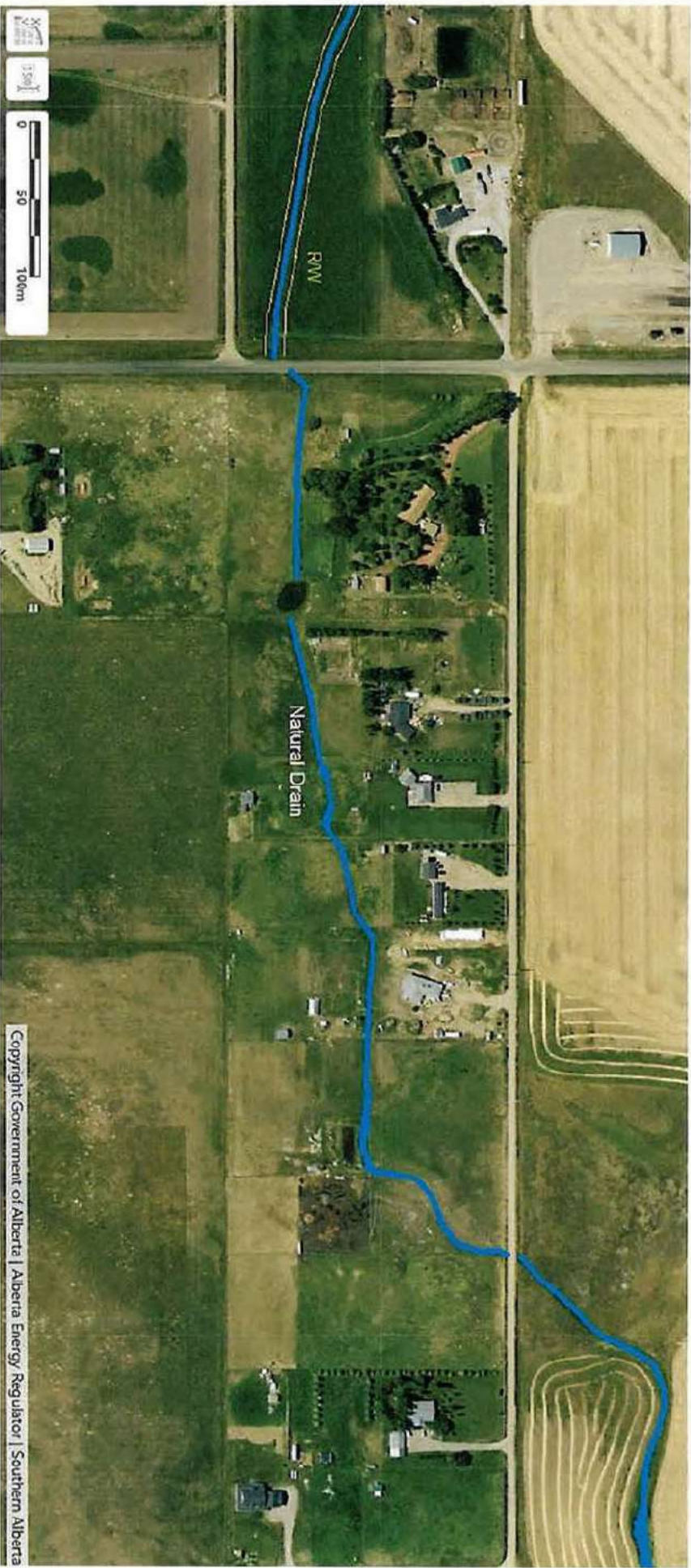
G6

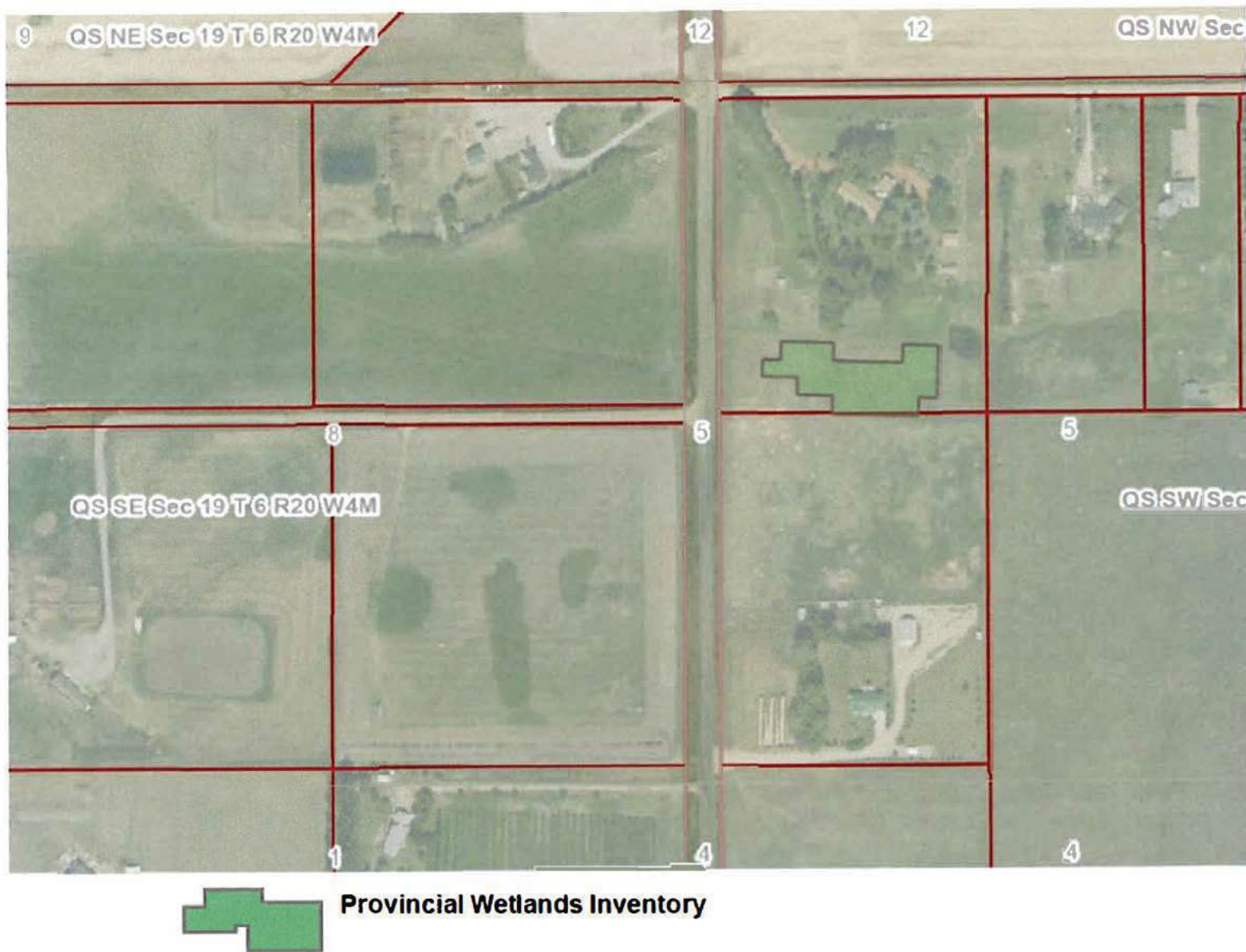
Test pit 1



Test Pit 2







H2

COUNTY OF
WARNER No. 5

LAND USE BYLAW

No. 930-17



October 2017

Consolidated to Bylaw No. 1011-26, June 2026

- (d) the dwelling be located in such a way as not to encourage further subdivision; or
 - (e) the dwelling is categorized as a secondary suite that complies to the standards and criteria of the bylaw as stipulated in Schedule 6.
- (5) The Development Authority may issue a development permit for a garden suite provided that:
- (a) it is used to temporarily accommodate no more than two individuals that are dependent on the primary care givers that reside in the principal dwelling; or
 - (b) where circumstance warrants, a garden suite may be used to temporarily house individuals providing care to the resident(s) of the principal building; and
 - (c) the dwelling meets the standards of development criteria as stipulated in Schedule 6.
 - (d) A garden suite may be approved as a permanent use at the discretion of the Development Authority with regard to the criteria in Schedule 6.

32. METRIC MEASUREMENTS AND STANDARDS

The metric standards as specified in this bylaw are applicable, imperial measurements and standards are only provided for convenience.

33. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

Developments that do not require a development permit are specified in Schedule 3.

34. MUNICIPAL APPROVAL FOR ENCROACHMENTS

- (1) A landowner or developer is required to obtain permission from the municipality for any improvement or structure that may be located over an easement or utility right-of-way in favour of the municipality or one of its utility agency designates.
- (2) In situations where a development may be exempt from obtaining a development permit, the landowner or developer is still required to obtain permission from the municipality for any improvement or structure that may be located over an easement or utility right-of-way in favour of the municipality or one of its utility agency designates. Notwithstanding that no permit may be required, the municipality, at their prerogative, may deny the placement of structures or improvements over an easement or right-of-way and may also order the removal or relocation of such.

35. SUBDIVISION APPLICATIONS

- (1) An applicant applying for subdivision shall provide the required material and information as requested by the Subdivision Authority or its designate. A completed application shall consist of:
 - (a) an official application, in the manner and form prescribed, clearly and legibly filled out with all the required information and signatures provided as requested on the form;
 - (b) the applicable fees paid;
 - (c) an up-to-date and current copy of the Certificate of Title to the subject land;
 - (d) a (clear and eligible) diagram, Surveyors sketch or tentative subdivision plan with dimensions and a north arrow, in the manner requested which may include the provision that it be professionally prepared as stipulated;
 - (e) provincial abandoned gas well information;

- (f) any such other information as may be required at the discretion of the Subdivision Authority in order to accurately evaluate the application and determine compliance with the Land Use Bylaw or other government regulations. This may include but is not limited to the provision of geotechnical information, soil analysis reports, water reports, soil or slope stability analysis, drainage information, contours and elevations of the land, engineering studies or reports, wetland reports, environmental impact assessments, utility and servicing information, and/or the preparation of a conceptual design scheme or an area structure plan may be required from the applicant prior to a decision being rendered on a subdivision application to determine the suitability of the land for the proposed use;
 - (g) the consent to authorize the Subdivision Authority or its designate to carry out a site inspection on the subject land as authorized in accordance with the *Municipal Government Act (MGA)* must also be provided on the submitted application form unless determined not to be needed by the Subdivision Authority.
- (2) In accordance with the *Municipal Government Act (MGA)*, the Subdivision Authority or those authorized to act on its behalf, shall provide notification to a subdivision applicant within the 20-day prescribed time period, on whether a submitted application is deemed complete, or if it is determined to be deficient what information is required to be submitted by a specified time period, by sending notification in the following manner:
 - (a) for an application deemed complete, the applicant shall be notified in writing as part of the formal subdivision application circulation referral letter;
 - (b) for an application determined to be incomplete, written notification shall be given to the applicant (Notice of Incompleteness) which may be in the form of a letter sent by regular mail to the applicant, or sent by electronic means, or both, or by any other method as may be agreed to between the applicant and Subdivision Authority;
 - (c) in respect of subsection (b) for a subdivision application determined to be incomplete, the applicant will be advised in writing as part of the Notice of Incompleteness what the outstanding or required information items are that must be submitted by the time specified in the notice.
 - (3) Notwithstanding subsection (2), the applicant and Subdivision Authority may agree and sign a time extension agreement in writing in accordance with section 653.1(3) of the *MGA* to extend the 20-day decision time period to determine whether the subdivision application and support information submitted is complete.
 - (4) A determination made by the Subdivision Authority that an application is complete for processing does not preclude the ability for the Subdivision Authority to request other information or studies to be submitted by the applicant during the review and processing period, prior to a decision being rendered, or as condition of subdivision approval.

36. INCOMPLETE SUBDIVISION APPLICATIONS

- (1) The Subdivision Authority may refuse to accept and process a subdivision application where the information required under Section 35(1) and/or as described in a Notification of Incompleteness has not been submitted, is determined to be deficient, is still incomplete, or in the opinion of the Subdivision Authority the quality of the material supplied is inadequate to properly evaluate the application.
- (2) If the Subdivision Authority makes a determination that the application is refused due to incompleteness, the applicant shall be notified in writing with reasons in the manner as described in Section 35(2)(b).
- (3) The notification provided for in subsection (2) shall include for the applicant the required information on the filing of an appeal and to which appeal board body the appeal lies, either the local appeal board or provincial Municipal Government Board, in accordance with the parameters of the *MGA*.

URBAN FRINGE – UF

1. PURPOSE

The purpose of this land use district is to protect the agricultural land for agricultural use while ensuring that fringe areas of the urban municipalities are protected for future development by ensuring non-agricultural uses will not conflict with an urban environment and economy.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

The following uses **shall** be permitted within this land use district upon receipt of a completed development application:

- Additions to existing permitted use buildings
- Ancillary buildings or uses 1,200 sq. ft. or less in size
- Day homes - [Schedule 3, no permit required](#)
- Farm related buildings, structures and developments
- Home occupations 1 - [Schedule 6](#)
- Manufactured homes (year 2000 or newer) - [Schedule 6](#)
- Modular homes - [Schedule 6](#)
- Ready-to-move dwellings (new) - [Schedule 6](#)
- Single detached dwellings
- Second residence - [in accordance with Section 31\(2\)](#)
- Secondary suites (contained within a single-detached dwelling) - [Schedule 6](#)
- Shipping containers, temporary - [Schedule 6](#)
- Signs of 0.9 m² (10 sq. ft.) or less - [Schedule 7](#)
- Small wind energy systems, individual (Type A and B) - [Schedule 6](#)
- Solar collectors individual - [Schedule 6](#)

(2) Discretionary Uses

The following uses **may** be permitted at the discretion of the Subdivision and Development Authority upon receipt of a completed development application:

- Abattoirs
- Agricultural services
- Ancillary buildings or uses more than 1,200 sq. ft. in size
- Autobody repair and paint shops
- Automotive dealerships
- Automotive repair and service shops
- Bed and breakfast - [Schedule 6](#)
- Boarding stables
- Breeding facilities
- Cut-off country residential
- Day care - [Schedule 6](#)
- Farm stands
- Garden suites - [Schedule 6](#)
- Grouped country residential
- Highway commercial
- Home occupations 2 - [Schedule 6](#)
- Intensive horticulture
- Isolated single lot commercial
- Isolated single lot country residential (for subdivision considerations only)

- Isolated single lot industrial
- Kennels
- Minor livestock operations - [Schedule 9](#)
- Mobile homes - [Schedule 6](#)
- Moved-in buildings - [Schedule 6](#)
- Private recreation
- Public or private utilities
- Public recreation
- Public/institutional
- Second residence - [in accordance with Sections 31\(3\) - 31\(5\)](#)
- Secondary suites (detached garage) - [Schedule 6](#)
- Service stations
- Signs of greater than 0.9 m² (10 sq. ft.) - [Schedule 7](#)
- Shipping containers, permanent - [Schedule 6](#)
- Small wind energy systems, individual (Type C) - [Schedule 6](#)
- Stockpiles (inside the distances in [Section 4\(a\)](#) of this district)
- Telecommunications towers/facilities - [Schedule 6](#)

(3) Prohibited Uses

The following uses are **prohibited** within this land use district:

- Anhydrous ammonia storage
- Confined feeding operations
- Hazardous/noxious uses
- Resource extraction and associated works
- Stripping and sale of topsoil
- ◆ *Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be Similar to a Permitted or Discretionary Use in accordance with Section 29, is a Prohibited Use.*

3. MINIMUM PARCEL SIZE

The minimum parcel size for all uses shall be 0.8 ha (2 acres).

4. MINIMUM SETBACK REQUIREMENTS

(1) No part of a building or structure shall be located within:

- (a) 36.57 metres (120 ft.) of the right-of-way of any developed or undeveloped public roadway which is not designated as a provincial highway by the Minister or under the *Public Highways Development Act*;
- (b) 50 metres (164 ft.) from the centre line or 30 metres (98.4 ft.) from the property line, whichever distance is greater, of a provincial Minor Two-lane Highway;
- (c) any stipulated distance as specified by Alberta Transportation for development adjacent to provincial roadways classified as Freeways/Expressways, Multi-lane and Major Two-lane highways. For these highway classifications, development setbacks and accesses will be reviewed on a highway by highway/development by development basis and require approval(s) from Alberta Transportation;
- (d) all structures (primary and ancillary) shall be setback a minimum of 6.1 metres (20 ft.) from all side and rear property lines.

(2) For parcels or lots less than 0.8 ha (2 acres) in size that were designated as Urban Fringe Residential under a previous bylaw and where buildings or structures exist with an approved development permit, all

structures (primary and ancillary) may be setback a minimum of 7.62 metres (25 ft.) from the front property line, 6.1 metres (20 ft.) from rear property lines, and 1.52 metres (5 ft.) from all side property lines.

- (3) For parcels or lots subject to an Intermunicipal Development Plan that contains specific criteria or policies regarding setbacks as determined through an approved Overlay Plan, Conceptual Design Scheme or Area Structure Plan, the Subdivision and Development Authority may, in relation to those plans, impose special roadway and property line setbacks as a condition of a development permit.
- (4) Where any parcel or part of a parcel has frontage on a controlled primary highway or secondary road, special standards for setbacks, access, and service roadways may be required by the designated officer or Subdivision and Development Authority in accordance with the recommendations and requirements of Alberta Transportation and the Highway Development Control Regulation.
- (5) Where it appears that side yard setbacks may be necessary, the Subdivision and Development Authority may impose such a requirement as a condition of a development permit.
- (6) No veterinary clinic, kennel or riding stable shall be located within 304.8 metres (1,000 ft.) of a residential building excepting a Subdivision and Development Authority approved farm dwelling ancillary to the designated use.
- (7) All corrals, feeders, shelters or other structures for feeding of animals less than outlined in the *Agricultural Practices Amendment Act 2001 and Regulations* shall not be located closer to a neighbouring established residence than 91.5 metres (300 ft.).
- (8) Irrigation pump utility sheds or similar ancillary structures used for irrigation works may be located within the required municipal minimum setbacks as stipulated in the bylaw, provided the structures fully remain within the confines of the property (i.e. no property line encroachments) and authorization or permission from the municipality is granted.

5. SITE COVERAGE

The amount of area of a site to be covered or occupied by a use may be limited by the Subdivision and Development Authority.

6. ANCILLARY BUILDINGS, STRUCTURES OR USES

At the discretion of the Development Authority, it may restrict the size, height or specify the required setbacks for development of ancillary buildings, structures or uses on a lot.

7. COMPREHENSIVE DEVELOPMENT PLANS, AREA STRUCTURE PLANS AND DESIGN SCHEMES

Where it becomes apparent to the designated officer or municipality that too much development is being concentrated in one area:

- (a) the Subdivision and Development Authority may, with the approval of the Council, require that future development applications for the area be accompanied by a comprehensive development plan which has been approved by Council; or
- (b) the Council may require applicants proposing development in the area to undertake the preparation of an area structure plan or conceptual design scheme.

8. DEVELOPMENT APPLICATION REFERRALS

Any development application within this land use district shall be referred to the appropriate urban municipality for comments before a decision by the County of Warner Subdivision and Development Authority is finalized.

9. SUBDIVISION CRITERIA – See Schedule 4.

10. LANDSCAPING AND SCREENING – See Schedule 5.

11. MINIMUM SETBACK REQUIREMENTS FROM RAILWAYS – See Schedule 5.

12. PARKING AND LOADING AREA REQUIREMENTS – See Schedule 5.

13. RURAL SERVICING STANDARDS AND SOIL SUITABILITY – See Schedule 5.

14. STANDARDS OF DEVELOPMENT – See Schedule 5.

15. GARDEN SUITES – See Schedule 6.

16. MANUFACTURED, MOBILE, MODULAR AND READY-TO-MOVE HOMES – See Schedule 6.

17. MOVED-IN BUILDINGS – See Schedule 6.

18. SIGN REGULATIONS – See Schedule 7.

SUBDIVISION CRITERIA

The following criteria apply to the subdivision of land for the various uses listed:

1. EXTENSIVE AGRICULTURE

- (1) A proposed subdivision of agricultural land for an extensive agricultural use should be approved only if:
 - (a) the area of the proposed parcel and the resulting residual parcel will contain at least 32.4 ha (80 acres) each; or
 - (b) a registered exception is indicated on a land title to a maximum of 4.0 ha (10 acres); and the resulting residual parcel will contain at least 28.3 ha (70 acres).
- (2) A proposed subdivision of agricultural land may be approved by virtue of:
 - (a) a part of the parcel being described in the existing title if the boundaries of the part are described in the existing title other than by reference to a legal subdivision;
 - (b) a part of the parcel described in the existing title if the boundaries of the part are described in the existing title by reference to a plan of subdivision.
- (3) If a subdivision referred to (b) above is available in a title, the approval authority should consider the effects prior to other potential approvals. For example, an approval for a 32.4 ha (80 acre) subdivision under (a) above should not be considered for approval if a possible (b) subdivision is available.

2. CONFINED FEEDING OPERATIONS

A proposed subdivision of agricultural land for a confined feeding operation should be approved if:

- (a) the proposed parcel is the site of an existing confined feeding operation and the subdivision will result in a residual lot of at least 32.4 ha (80 acres); or
- (b) the proposed parcel is the site of a physically defined farmstead which does not exceed 4.0 ha (10 acres) and will result in a residual lot of at least 28.3 ha (70 acres); or
- (c) the proposed site is a cut-off parcel.

3. HORTICULTURAL USES

A proposed subdivision for an existing horticultural use should be approved if:

- (a) the use will be compatible with other uses in the vicinity; and
- (b) the area of the proposed lot will not exceed that which is required to contain the existing operation, its access road, any ancillary development, and will result in a residual agricultural parcel of at least 28.3 ha (70 acres); or
- (c) the area is a cut-off parcel.

4. RURAL ISOLATED LOT RESIDENTIAL USES

- (1) A proposed subdivision for a developed residence or a developed farmstead area without a dwelling should be approved provided that:
 - (a) the area of the proposed lot shall be:
 - (i) as small as possible in order to conserve agricultural land; and
 - (ii) limited by the location and extent of physical characteristics and vegetation and such other land as is required for physical access to the proposed lot; and
 - (iii) will result in a residual agricultural parcel of at least 28.3 ha (70 acres);
 - (b) the proposed lot and the proposed residual lot both have direct legal and physical access to a public roadway;
 - (c) the access is satisfactory to the transportation approving authority; and
 - (d) the size and location of the proposed lot will not significantly affect any irrigation system in the area;
 - (e) the minimum distance separation calculation to a neighbouring CFO shall be met.
- (2) A proposed subdivision for a single residential site that contains no dwelling should be approved provided that:
 - (a) the proposed parcel does not exceed 4.0 ha (10 acres) in size and will result in a residual agricultural parcel of at least 28.3 ha (70 acres);
 - (b) the proposed parcel contains a buildable site, which is not on hazard lands as may be determined by an engineering report if requested by the county;
 - (c) the access is satisfactory to the transportation approving authority; and
 - (d) the proposed parcel will not significantly affect any irrigation system in the area;
 - (e) the minimum distance separation calculation to a neighbouring CFO shall be met;
 - (f) if adjacent to a CPR right-of-way, the proposed parcel contains a buildable site which is a minimum of 75 metres (246 ft.) from the CPR property line.
- (3) For rural isolated lot residential uses, the area separated by a permanent cut-off may be considered for approval.
- (4) At the discretion of the Subdivision Authority, an existing cut-off country residential use may be considered for subdivision approval with the original cut-off parcel being divided into two titles, without the parcel being redesignated to grouped country residential use or the requirement of a residual agricultural parcel of 28.3 ha (70 acres).
- (5) Except in the fringe districts or where lands have been redesignated to Grouped Country Residential, the subdivision authority shall not approve any application for subdivision approval which would create more than four parcels per quarter section.
- (6) The minimum lot size for any proposed rural isolated lot residential subdivision shall be as defined in the applicable land use district, unless stipulated otherwise in an approved area structure plan.

5. URBAN FRINGE DISTRICTS

- (1) Within the urban fringe districts, grouped country residential subdivisions may be considered for approval without redesignation with a minimum parcel size of 0.81 ha (2 acres).

- (2) Isolated country residential subdivision in the urban fringe districts may be considered for approval, with a minimum parcel size of 0.81 ha (2 acres), unless stipulated otherwise in an area structure plan.
- (3) In the Stirling Urban Fringe Agricultural district, a proposed subdivision for a single residential or isolated commercial site may be approved provided that:
 - (a) the proposed parcel is a minimum 4.0 ha (10 acres) square in size and will conform to the National Historic Site Plans parcel shape;
 - (b) the proposed parcel configuration respects and does not compromise the historic grid pattern roadway layout;
 - (c) the access is satisfactory to the transportation approving authority;
 - (d) a plan or design scheme is prepared and accepted by the county which indicates the parcel size and configuration, the road pattern, topographic and drainage features and illustrates how the parcel configuration conforms to the National Historic Site Plan;
 - (e) the County of Warner shall require that a certified report be prepared for any application for subdivision approval which proposes to create six or more parcels of land in a quarter section if the proposed subdivisions do not obtain water from a licensed water source; and
 - (f) the County of Warner may allow on a discretionary basis, a 4.0 ha (10 acre) square parcel to be subdivided into two 2.0 ha (5 acre) parcels, provided that it maintains the historic grid and road pattern.
- (4) Residential subdivisions may be considered for approval in the Stirling Urban Fringe Residential districts with the minimum parcel size being determined by the type of water and sewer servicing to be provided, or unless stipulated otherwise in an area structure plan.
- (5) Country residential subdivisions may be considered for approval in the Urban Fringe district of the Town of Raymond with the density and minimum parcel size being determined by the County of Warner and Town of Raymond Intermunicipal Development Plan (IDP) in regard to the area, and with the following considerations:
 - (a) multi-lot subdivision in the Urban Fringe district will be evaluated with respect to conformity to the density and minimum parcel size as outlined through the IDP and the required detailed planning process (i.e. Overlay Plan (shadow Plan), Conceptual Design Scheme, or Area Structure Plan).
 - (b) lands in the Urban Fringe district that have been identified as "Potential Agricultural Reserve" in the Land Use Concept of the IDP will be limited to the County of Warner's agricultural subdivision policies, which restricts density to four parcels per quarter section (e.g. potentially two country residential acreages and two agricultural parcels), provided the proposal is consistent with the intent of the Transportation Concept of the IDP.
- (6) The applicant may be required to undertake a professional soil test/analysis to determine site suitability for any subdivision proposal involving private sewage septic systems located within 0.8 km (0.5 miles) of an urban boundary, where the existing or proposed parcels are less than 2.0 ha (5 acres) in size and there are six or more subdivisions within a quarter section, or where it is stipulated in any applicable IDP.

6. GROUPED COUNTRY RESIDENTIAL

- (1) Except in the Urban Fringe districts, grouped country residential subdivision will only be considered after a redesignation to the Grouped Country Residential district.
- (2) Design schemes or area structure plans may be required.

- (3) Subdivisions for all grouped country residential uses may be required to provide information as outlined in Section 9 of this schedule.
- (4) Subdivisions for grouped country residential use should take into consideration the applicable minimum distance separation calculation (MDS) to neighbouring confined feeding operations. This distance may be relaxed or waived at the subdivision stage if it was addressed by County Council at the redesignation stage to grouped country residential.

7. RURAL INDUSTRIAL AND COMMERCIAL USES

- (1) A subdivision application for an isolated industrial or commercial use may be approved if:
 - (a) the site will not exceed 4.0 ha (10 acres) and will result in a residual agricultural parcel of at least 28.3 ha (70 acres); or
 - (b) the proposed parcel is on land which is defined as “cut-off”; and
 - (c) it is determined to the satisfaction of the Subdivision Authority the use will not negatively affect neighbouring land uses, especially residential uses; and
 - (d) servicing is determined to be adequate in relation to the use proposed.
- (2) A subdivision application for a grouped industrial site may be approved if:
 - (a) the land is not better agricultural land or hazard land;
 - (b) the site is specifically designated for that use in the land use bylaw prior to approval;
 - (c) the proposed site uses only the minimum amount of land required;
 - (d) development on the proposed site will not significantly affect any irrigation system in the area; and
 - (e) servicing is determined to be adequate in relation to the use or uses proposed.

8. PUBLIC/INSTITUTIONAL USES

- (1) For public/institutional uses, the maximum parcel size shall be as determined by the Subdivision Authority with consideration for the proposed use and the land area required to accommodate it.
- (2) An existing subdivision or certificate of title for a public use may be exempted from the maximum four titles per quarter section policy as per Section 4(5) of this schedule.

9. PROPERTY REALIGNMENT AND SUBDIVISION OF EXISTING SMALL TITLES

- (1) The subdivision of existing separate titles (parcels) to accommodate a property or boundary realignment (enlargement, reduction or realignment) may be approved subject to the following:
 - (a) the additional lands required are to accommodate existing or related improvements, or to rectify encroachment or access issues; or
 - (b) the proposal is to rectify or rationalize existing titles, occupancy, cultivation or settlement patterns; and
 - (c) no additional parcels are created over and above those presently in existence; and
 - (d) the proposed new lot and the proposed residual lot will continue to have direct legal access to a public roadway, adequate development setbacks, and a suitable building site; and

- (e) the size, location and configuration of the proposed lot will not significantly affect any irrigation or transportation system in the area nor the urban expansion strategies of neighbouring municipalities; and
 - (f) the subdivision application includes a tentative subdivision plan as prepared by a certified Alberta Land Surveyor which illustrates the location, area and dimensions of the parcel to be subdivided.
- (2) On land designated as Extensive Agriculture (AG), the subdivision (resplit) of an existing county residential title or parcel considered by the Subdivision Authority to be poor quality agricultural land comprised of 8.1 ha (20 acres) or less may be divided into two parcels at the discretion of the Subdivision Authority subject to the following:
- (a) the parent title to be subdivided must contain a minimum 2.43 ha (6 acres) and shall not exceed a maximum of 8.1 ha (20 acres) in size to be considered eligible; and
 - (b) the minimum parcel size of each of the resulting subdivided individual lots shall not be less than 1.21 ha (3.0 acres); and
 - (c) both resulting subdivided parcels must contain a minimum 0.4 ha (1.0 acres) of land area determined to have an appropriate buildable site area as outlined by the Land Use Bylaw; and
 - (d) both subdivided parcels have direct physical and legal access to a public road; and
 - (e) the access is satisfactory to Alberta Transportation where the access is onto or in close proximity to a provincial highway; and
 - (f) the required minimum distance separation (MDS) distance to any neighbouring confined feeding operation (CFO) is met; and
 - (g) servicing is determined to be adequate in relation to the proposed use; and
 - (h) that the applicant has a professional soils tests/analysis done at their expense to ensure that the soil characteristics are capable of supporting an additional or multiple private septic treatment systems. Analyses of the test must be performed and approved by an engineer or approved agency under Alberta Labour, with a copy of the report submitted to the Subdivision Authority in conjunction with the subdivision application; and
 - (i) the site being subdivided is determined suitable in terms of topography, soil characteristics, slope stability, and is not known or determined to be subject to flooding; and
 - (j) the subdivision does not result in the creation of more than the maximum six (6) titles per quarter section as per Section 4(5) of this schedule, or result in the creation of three adjacent (contiguous) country residential lots (thereby creating a grouped country residential subdivision as defined by the bylaw); and
 - (k) the subdivision application includes a tentative subdivision plan as prepared by a certified Alberta Land Surveyor which illustrates the location, improvements present, area and dimensions of the parcel to be subdivided.
 - (l) Any proposal that would create more than six (6) titles per quarter section or would result in creating three (3) adjacent (contiguous) country residential lots (including existing adjacent lots under separate title) would be required to provide any applicable conceptual design scheme or area structure plan and must apply for a redesignation of the land, prior to a subdivision application being considered. Any redesignation application would be considered at the discretion of Council having regard to the Municipal Development Plan, Land Use Bylaw, and both provincial and municipal planning policies.

10. INFORMATION REQUIREMENTS FOR ALL MAJOR DEVELOPMENT

Conceptual design schemes or area structure plans may be requested by Council or the Subdivision and Development Authority. The following information may be requested:

- (a) site plans and drawings,
- (b) soils analysis,
- (c) identification of other hazards, environmentally sensitive areas or wetlands,
- (d) sewer system,
- (e) domestic water,
- (f) roadways and access points,
- (g) other utilities and services,
- (h) contour and surface drainage control,
- (i) development concept,
- (j) applicant's interest,
- (k) subdivision considerations,
- (l) disposal of municipal and/or environmental reserve,
- (m) staging of development,
- (n) development specifications,
- (o) landscaping and appearance,
- (p) architectural controls,
- (q) public input,
- (r) identification of sour gas pipelines or wells and abandoned gas wells,
- (s) identification of historical, cultural, palaeontological or archaeological resources,
- (t) any other information the Subdivision and Development Authority may consider necessary.

11. STATUTORY PLANS

In some areas of the county, statutory plans may be adopted and certain standards that shall be complied with. If a conceptual design plan or scheme is requested to be provided in support of a subdivision application, the Subdivision and Development Authority has the discretion to apply the information or standards as outlined and approved in the plan, and may impose such conditions it determines as necessary on the subdivision approval to ensure compliance with the plan.

Retail and service commercial uses	1 per 55.7 m ² (600 sq. ft.) of floor area and 1 per employee
Governmental (e.g. civic offices, government offices, library)	1 per employee with a minimum of 5 stalls
Hotel and motor hotels	1 per guest room
Licensed premises	1 per each 2 seating places
Public assembly (e.g. private or public halls, clubs, auditoriums)	1 per 6 seating places
Public or private utilities	As required by the designated officer
Service stations	1 per employee and 2 per service bay
Restaurants, cafes	1 per employee and 1 for each 4 seats
Industrial	1 per employee or more as required by the designated officer
Schools	1 per employee or more as required by the designated officer
Churches	1 per 6 seating places
Hospitals	1 per 3 beds
Banks and offices	1 per employee, with a minimum of 5
All other	As required by the designated officer or Development Authority

16. LOADING AREA REQUIREMENTS

- (1) For commercial, industrial and other uses determined by the designated officer, there shall be a minimum of one off-street loading area, or more as required by the designated officer.
- (2) Each loading area shall be designed in such a manner that it will not interfere with convenient and safe pedestrian movement, traffic flow or parking.

17. ADDITIONAL INFORMATION TO SUPPORT AN APPLICATION

- (1) The designated officer may require proof of ownership or right to land in question and may require a surveyor's certificate as proof of location of development on said land.
- (2) It is the responsibility of the applicant or developer to ensure the site is suitable for development. The designated officer may require an applicant to provide studies to indicate that the area proposed to be developed is not hazard land. This may include soils stability studies or flood plain analysis.

18. RURAL SERVICING STANDARDS AND SOIL SUITABILITY

- (1) The municipality or relevant Approval Authority may ask for a professional soil test/analysis at any time it is of the opinion it is warranted, to determine the suitability of the land for private sewage septic systems in relation to the development or subdivision proposal.
- (2) The applicant is responsible for undertaking any professional soil test/analysis required to determine the suitability of the site and its soil texture (test down to minimum 8 ft. depth), and any costs associated with

this shall be at their own expense. All required distances the sewage treatment system must be setback from the various attributes and property lines of the site shall be as per stipulated in the current Alberta Private Sewage Systems Standard of Practice.

- (3) Sewage holding tanks are a method of private sewage disposal for residential subdivisions that may be considered acceptable by the municipality if no other reasonable alternative is available.
- (4) The County may, as a condition on a Development Permit for a dwelling or building that requires a private septic sewage system, require that the applicant be responsible for having the private septic sewage system installed to meet all provincial regulations or standards including the Alberta Private Sewage Systems Standard of Practice 2015 or any subsequent standard updates.
- (5) For the Urban Fringe districts, a professional soil test/analysis may be required in conjunction with consideration for policy 5(6) of Schedule 4, Subdivision Criteria, of the Land Use Bylaw.

19. HAZARD LANDS

- (1) The Subdivision Authority may refuse to approve an application for subdivision or the Development Authority may refuse to approve an application for a development if the proposed development is located in potential hazard land areas (e.g. floodplains, steep or unstable slopes, permanent wetlands) or on other areas where hazard lands are identified, such as coal mining areas, gas wells, abandoned wells, former landfills, or former industrial lands, unless the relevant Approval authority is satisfied the subdivision development can proceed safely.
- (2) Prior to making a decision on a subdivision or development application, the Subdivision or Development Authority may:
 - (a) request that a professionally prepared geotechnical analysis, be submitted at the applicant's expense;
 - (b) circulate the application proposal and corresponding geotechnical report to any relevant government departments for comment; and,
 - (c) depending on the nature of the hazard, request that an Environmental Impact Assessment (EIA) as prepared by a certified engineer be submitted at the applicant's expense.

INTERMUNICIPAL DEVELOPMENT PLAN



COUNTY OF WARNER NO. 5 AND TOWN OF RAYMOND

Bylaw No. 906-13 and Bylaw No. 1004-13

October 2013

Consolidated to Bylaw No. 957-20 and Bylaw No. 1085-20

March 2020

Prepared by the

J1 Oldman River Regional Services Commission

- 2.2.8 The County will, through its Land Use Bylaw, continue to regulate the type and number of animal units for those animal or livestock operations within the Urban Fringe district that fall below the minimum threshold criteria for registrations or approvals under the mandate of the NRCB as outlined in *AOPA*.
- 2.2.9 The Town agrees that it will notify and consult with the County prior to engaging the NRCB or other provincial authorities, should problems or complaints arise regarding a CFO operator's practices. Similarly, if problems or complaints should arise regarding a minor livestock operation that was issued a permit from the County of Warner Development Authority, the Town will notify and consult with the County in accordance with the processes of this Plan.

2.3 Density

Intent

Policies are intended to balance the County's desire to allow subdivision of fragmented land in the fringe thereby preserving agricultural land throughout the County, and the Town's interest in maintaining adequate urban expansion potential in the fringe. It is also recognized that higher density development is generally more appropriate within an urban boundary where municipal infrastructure, services and amenities can be made available.

Policies

- 2.3.1 To facilitate orderly and efficient development patterns compatible with future urban expansion, subdivision of land within the IMDP boundary will be subject to the following density criteria:
- a. land identified as "Potential Neighbourhood Unit" and "Potential Highway Commercial Mixed Use" in the Land Use Concept (Map 2), will be limited to a maximum density of 4 lots per 10 acres* (4.05 ha), provided the soils are capable of supporting such a density and the proposal is consistent with the intent of the Transportation Concept (Map 3);
 - b. land identified as "Potential Industrial" in the Land Use Concept (Map 2) will be limited to the density permitted in the County of Warner's Urban Fringe Industrial district and any other applicable County policies contained in the County of Warner Municipal Development Plan, provided the proposal is consistent with the intent of the Transportation Concept (Map 3);
 - c. land identified as "Potential Agricultural Reserve" in the Land Use Concept (Map 2) will be limited to the County of Warner's agricultural subdivision policies, which generally restricts density to 4 parcels per quarter section, provided the proposal is consistent with the intent of the Transportation Concept (Map 3).
- 2.3.2 The minimum lot size for any lot proposed within the IMDP boundary that requires a means of sewage disposal shall be 2 acres (0.8 ha). The minimum lot size for uses not requiring a means of sewage disposal shall be as regulated by the County.

* Acreage is to be calculated to two decimal places and rounded to the nearest acre using conventional rounding rules; that is, acreages of 9.50-9.99 are rounded up to 10.

- 2.3.3 If permitted in the County of Warner's Land Use Bylaw, the Town is agreeable to allowances for the creation of lots less than 2 acres (0.8 ha) in size within the IMDP boundary that require a means of sewage disposal, provided:
- a. the proposed lots are located 0.5 miles (0.8 km) or greater from the Town of Raymond corporate boundary;
 - b. the density stipulated in policy 2.3.1 is not exceeded; and
 - c. the lots are served by either a municipal sewer system or a communal sewage treatment facility that minimizes the cumulative impacts of individual sewage disposal systems and is compatible with the Town of Raymond municipal sewer system.
- 2.3.4 Higher density development (that which exceeds the density stipulated in policy 2.3.1) is encouraged to occur within the Town boundary and be connected to municipal services.
- 2.3.5 Upon adoption of this Plan, the County will review their Land Use Bylaw and undertake any necessary amendments to the land use district standards and requirements to provide consistency with the provisions of this part of the Plan.

2.4 Transportation and Road Network

Intent

Policies should attempt to address and deal with expected development and growth pressures and provide a forum for consultation when dealing with transportation issues that will impact both municipalities. Both municipalities recognize the efficiencies of a conceptual transportation network and the need to protect future road linkages in the fringe area.

General Policies

- 2.4.1 Prior to any development or subdivision proposal approval that will result in access being required from a road under the adjacent municipality's control or management, that municipality must be notified in accordance with the referral time frames as stipulated in Part 3 of this Plan. The affected municipality must give its decision or approval for access and any requested conditions in writing, prior to the application being approved.
- 2.4.2 The County or Town may require an agreement regarding the construction, repair, and maintenance of any municipal boundary area roads which may be impacted by subdivision or development, when the development requires access to come from the adjacent municipality's road.
- 2.4.3 In conjunction with policy 2.7.3 of this Plan, any annexation study or application proposed by the Town must include identification and a detailed description of rural municipal roads that may be affected by the annexation or municipal boundary change.

- 2.5.9 Both municipalities recognize the importance of efficient provision of utilities and services and agree to coordinate, wherever possible, to determine appropriate locations and alignments of any utility or servicing infrastructure required to serve a proposed subdivision or development within the Plan area.
- 2.5.10 The County and the Town recognize that there may be areas of mutual benefit in the provision of infrastructure and other services and agree to discuss these opportunities.

2.6 Reserves

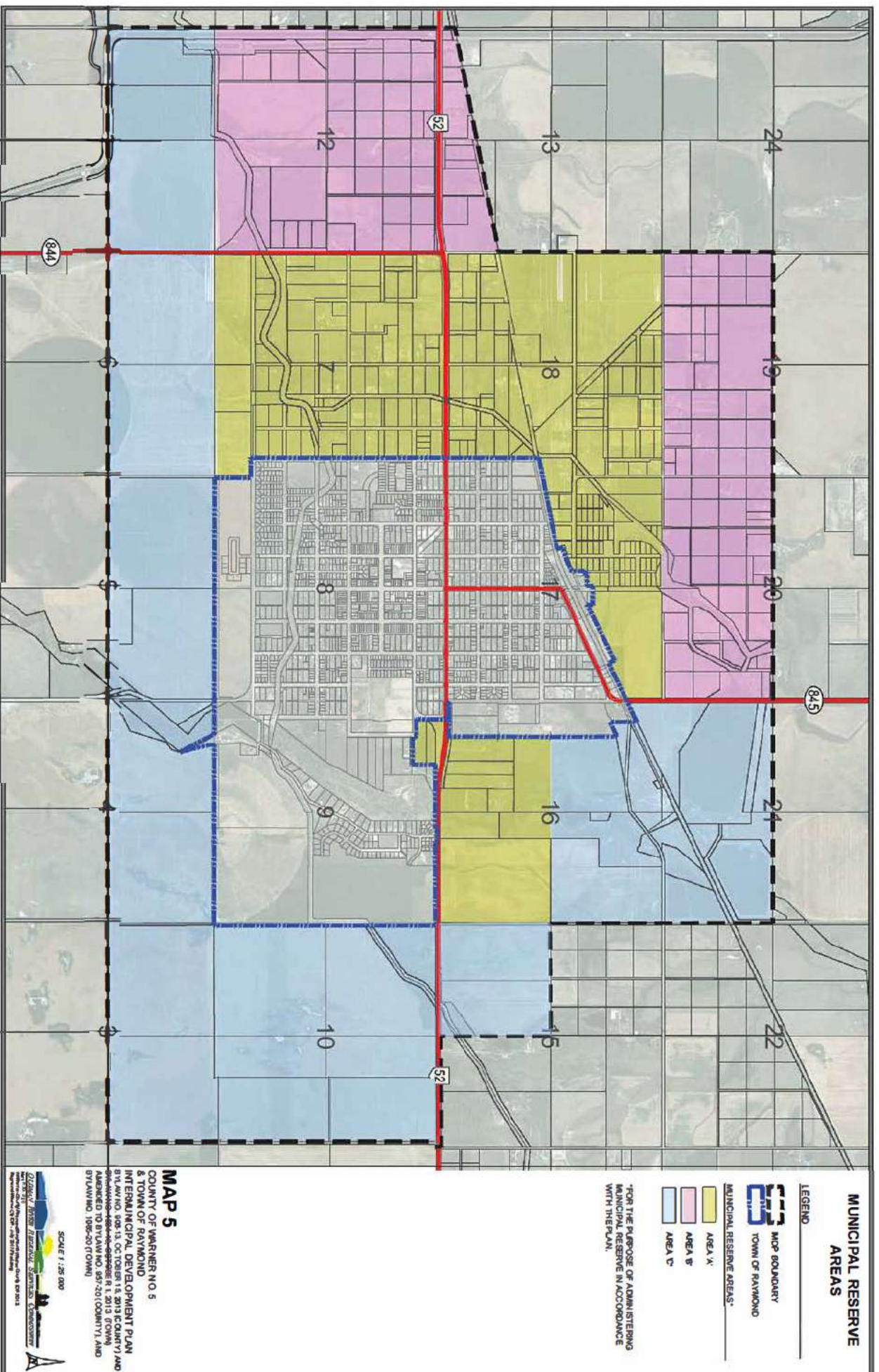
Intent

Coordination regarding reserve lands will ensure adequate provisions for school and park lands in the IMDP area. While dedication of municipal and school reserve may be premature given the current densities in the fringe, it is recognized that there will be a need for such lands in the future. Defining Municipal Reserve Areas, accompanied by clear and uncomplicated policy, provides the best opportunity to implement and develop an effective system of parks, schools and open space when urban expansion occurs and density increases in the future.

Policies

- 2.6.1 The County and the Town acknowledge that the historic development pattern within the IMDP area necessitates unique considerations for reserves to ensure school and park land can be established in the future. Additional studies or plans, such as a park and open space plan, may be necessary to facilitate adequate provisions for future school and park land.
- 2.6.2 For the purpose of administering municipal reserve within the IMDP area, Municipal Reserve Areas A, B and C are established, as illustrated on Map 5. Where municipal reserve is applicable in accordance with the *Municipal Government Act*, subdivision approvals will be subject to the following:
- a. Within Municipal Reserve Area A, municipal reserve will be either:
 - i. deferred in its entirety and registered proportionally on each lot;
 - ii. dedicated as prescribed in an adopted Area Structure Plan or approved Conceptual Design Scheme or a park and open space plan; or
 - iii. as otherwise mutually agreed to by the County and Town.
 - b. Within Municipal Reserve Area B, municipal reserve will be provided as follows:
 - i. for any parcel 10 acres or greater that is the subject of a subdivision application, at least 50% of the municipal reserve owing will be either deferred or dedicated as land unless otherwise mutually agreed to by the County and the Town; the remaining 50% of the municipal reserve owing will be as determined by the County;
 - ii. for any parcel less than 10 acres* (4.05 ha), municipal reserve shall be as determined by the County. (Refer to illustrations in Appendix A, Figure 1.)

* Acreage is to be calculated to two decimal places and rounded to the nearest acre using conventional rounding rules; that is, acreages of 9.50-9.99 are rounded up to 10.



- c. Within Municipal Reserve Area C, municipal reserve will be as required by the County.
- 2.6.3 When the policies of this Plan stipulate that municipal reserve is to be deferred, it will be registered proportionally on each lot, except as determined by the County of Warner's Subdivision Authority, where there may be topographical or other site considerations limiting further subdivision that support alternative apportioning.
- 2.6.4 Deferred municipal reserve is intended to be used for future parks and open space and will not be collected as money in lieu of land dedication at the time of subdivision except in accordance with this Plan or unless mutually agreed to by the County and the Town.
- 2.6.5 To foster a coordinated approach to managing municipal reserve within all Municipal Reserve Areas:
- a. Area Structure Plans or Conceptual Design Schemes proposing multi-lot subdivision and encompassing more than 10 acres (4.05 ha) of land will be required to address the provision of municipal reserve, and may be required to identify areas for land dedication.
 - b. Where more than one developer/landowner is proposing subdivision within a 10 acre* (4.05 ha) block, coordination of municipal reserve (dedication, deferral, payment in lieu of land dedication) through an Area Structure Plan or Conceptual Design Scheme will be required.
- 2.6.6 Developers/landowners may be required to address the following design standards when an Area Structure Plan or Conceptual Design Scheme is required to address dedication of municipal reserve:
- a. the preferred service area for neighbourhood parks is one park per ½ to ¼ mile (0.8 km - 0.4 km);
 - b. linkages between open space, parks, and schools through the dedication of trails and linear parks is encouraged;
 - c. land dedicated for municipal reserve should be suitable for either active or passive recreation.
- 2.6.7 The County and the Town recognize that municipal reserve serves a valued public function. As such, disposal of municipal reserve is generally discouraged, except in circumstances where the disposed municipal reserve acreage is replaced in its entirety at another location(s) within the IMDP area.
- 2.6.8 Determining the need for school reserve in the Plan area will remain the responsibility of the school districts. Area Structure Plans, as applicable, and all subdivision applications are circulated to the school districts for their review and comment. Dedication of school reserve may be required by the County as applicable. In accordance with the County of Warner Municipal Development Plan, the County will receive all municipal reserve funds paid in the County and, should a school district in the future require land for a school, an agreement for possible County assistance will be discussed at that time.