



**Date:** June 16<sup>th</sup>, 2021  
**To:** Special Areas Board  
**From:** Devin Diano, *CEO/Director of Planning*  
**Re:** Proposed Land Use Redistricting (SE-33-27-04-W4M)

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An application was submitted to Palliser Regional Municipal Services (PRMS) to amend the Special Areas Land Use Order (M.O. # MSL: 007/15) by redistricting (rezoning) 8.49 Acres of the northeast corner of SE-33-27-04-W4M, within Special Area No. 3, from "A" (Agricultural District) to "RSH" (Rural Small Holdings District) (see attached map). The redistricting application was submitted by the landowner Pedekach Holdings INC., in accordance with **condition (5) of their current subdivision application (File # 43/213) that has received *conditional approval*** (subdivision conditional approval letter attached).

The Special Areas Land Use Order permits only one parcel per quarter section to be subdivided out of the Agricultural District without a redistricting. The conditionally approved subdivision will be the 11<sup>th</sup> parcel out of the parent quarter section zoned Agricultural District, and therefore, requires the subsequent redistricting. Further, in accordance with the Settlement Area Structure Plan MO No. MSL 007/15, all previous subdivisions on this quarter were also redistricted to Rural Small Holdings District. This redistricting will permit the uses as outlined within the Rural Small Holdings District of the Land Use Order.

In accordance with statutory requirements of the Municipal Government Act (MGA), the proposed redistricting application will be circulated to external agencies, adjacent landowners and a notice of public hearing will be published once a week, for two consecutive weeks in the local paper prior to the public hearing.

PRMS will attend the public hearing to provide a more detailed report regarding the redistricting application and will be available to answer any questions from the Board, members of the public or applicant at that time.

If any member of the Special Areas Board or administration has any questions regarding the redistricting application prior to the public hearing, please do not hesitate to contact our office.

Regards,

*D. Diano*

Devin Diano, CEO/Director of Planning

# PROPOSED LAND USE REDESIGNATION



## Special Area No. 3 (at Oyen)

Proposed Land Use Redesignation  
Within SE 1/4 33- 27 - 04- W4M  
File No. 43/213 PRMS # 2020-213

Proposed Rural Small Holdings District (RSH):  
3.44 ha. (8.49 ac.) +/-  
Remaining Agricultural District: 33.74 Ha. (85 Ac.)

### Legend

-  Original Parcel
-  Proposed Redesignation
-  Legal Parcels
-  Currently Zoned RSH



Note: Dimensions and Areas are approximate and based on information submitted by the applicant. Dimensions need to be verified in the field by an ALS.  
All Dimensions in Meters.  
Date: 6/14/2021



October 27, 2020

File No: 43/213  
PRMS #2020-213

Perry Allen  
Pedekach Holdings Inc.  
P.O. Box 9  
Oyen, Alberta  
T0J 2J0

E-mail: [pedekachholdings@gmail.com](mailto:pedekachholdings@gmail.com)  
PH: 403-664-5223

**RE: PROPOSED SUBDIVISION  
SE ¼ 33-27-04-W4M  
Special Area No.3  
Owner: Pedekach Holdings Inc.  
[Applicant: Perry Allen]**

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On October 27, Palliser Regional Municipal Services, as the Subdivision Approving Authority for the above noted municipality, **conditionally approved and amended the original approval** of your proposed subdivision. Your ability to register the plan is subject to completing the following conditions:

- (1) Registration of the subdivision by means suitable to the Registrar of the Land Titles Office, [Section 81 and 89 of the Land Titles Act];
- (2) All outstanding taxes to be paid to the municipality, [Section 654 (1)(d) of the Municipal Government Act];
- (3) Satisfactory arrangement to be made with the municipality for the provision of services, at the cost of the developer, [Section 655 of the Municipal Government Act].
- (4) Concurrent registration of utility easements and rights-of-way as required by relevant authorities [Section 654(1)(a) of the Municipal Government Act].
- (5) Reclassification of the proposed parcels from "A" – Agricultural District to "RSH" – Rural Small Holdings District by adoption of a Ministerial Order if not already adopted [Section 654(1)(b) of the Municipal Government Act];
- (6) Deferral of reserves by caveat against the balance of the parcel in the amount of 0.313 hectares (1.014 ac.), being 10% of the area proposed for subdivision. The true area of land for the reserve will be calculated based on the acreage shown on the final survey when it is received. [Section 666 and 669 of the Municipal Government Act].
- (7) Satisfactory arrangement to be made with the land owner of SE ¼ Sec. 33-27-04 W4M for the provision of an access to the proposed parcel through the means of an easement on the SE ¼ Sec. 33-27-04 W4M, [Section 655(1)(a) of the Municipal Government Act];

In accordance with Section 657(1) of the Municipal Government Act, this conditional approval is **valid for one (1) year** from the date of this letter. Please be advised that it is your responsibility to hire a surveyor/lawyer to prepare the necessary subdivision plan or separation of title documents and finalize the conditions noted above. The form of the documentation required for registration must be suitable to the Registrar of the Land Titles Office, in accordance with the Land Titles Act.

It is your responsibility for checking with the municipality and or other agencies related to the above conditions to make sure the requirements have been fulfilled before Palliser Regional Municipal Services can endorse (finalize) your plan of subdivision for registration with the Land Titles Office. Should you have difficulty understanding the conditions, please contact this office.

When your final plan or other instrument is complete and conditions of subdivision are met, please forward the document in electronic format to our office so that we may issue the final approval on the application. Please also ensure that you submit an endorsement fee of \$300.00 per new lot created.

Once Palliser Regional Municipal Services has endorsed the final subdivision approval for registration, you have one (1) additional year to register the plan with the Land Titles Office.

Any appeal resulting from the initial conditional approval may be made in pursuant to Section 678 of the Municipal Government Act, to the **Municipal Government Board (MGB)**. A written statement of appeal must be sent within fourteen (14) days from the date of this letter to:

The Clerk  
Municipal Government Board  
1229 – 91 Street, SW  
EDMONTON, Alberta  
T6X 1E9

Please do not hesitate to contact Palliser Regional Municipal Services, as the agent for the Approving Authority, if you require clarification or have any questions regarding this decision or the processing of the application.

Sincerely,



Garry Wilson  
Municipal Subdivision Planner  
[gwilson@palliserservices.ca](mailto:gwilson@palliserservices.ca)

Enc. Subdivision Report and Approved Sketch

cc –Special Areas Board



# AMENDED APPROVED SKETCH



## Special Area No. 3 (at Oyen)

Proposed Subdivision of a portion the SE 1/4 33- 27 - 04- W4M

File No. 43/213 PRMS # 2020-021

Title Area: = 37.84 ha. (93.49 ac.) +/-

Subdivision Area: 3.44 ha. (8.49 ac.) +/-



**Conditionally Approved**

**October 27, 2020**

**Palliser Regional Municipal Services**



Original Parcel

Proposed Redesignation

Legal Parcels



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