

October 10, 2024

MPS FILE NUMBER: 24-R-915



REFERRAL AGENCY

Dear Sir/Madam:

RE: PROPOSED SUBDIVISION

Legal Description: Lot 1 Block B Plan 032-3102 & Pt. Lot C Plan 1471NY in SE 12-47-3-W4

Municipal Address: 310 Park Ave & 300 park Ave

Village of Paradise Valley

A copy of this subdivision application is referred to you for comments.

Any concerns or recommended conditions of approval should be explained in detail.

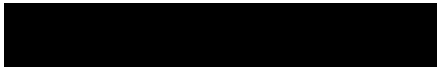
Please respond quoting our file number within twenty-one (21) days of the date of this letter. The application will be finalized, and a report prepared for the consideration of the municipality's Subdivision Authority on the information available at that time.

Please note that you are expected to make representation on any appeal that involves your input.

Thank you for participating in the review of this submission.

Please contact me at (780) 486-1991 or s.barrett@munplan.ab.ca for any clarification.

Yours truly,



Shelly Barrett
Municipal Planning Services (2009) Ltd.

cc:

Forestry & Parks

EPEA - Red Deer Southern Region

AER

Transportation & Economic Corridors - Vermilion

Canada Post Gary/Roseanna

County of Vermilion River (ADJ)

Arts, Culture & Status of Women

CPR

Atco Electric Lloydminster

Telus Communications (Alberta NE)

County of Vermilion River Gas Co-op

Alberta Health Services (Central Zone)

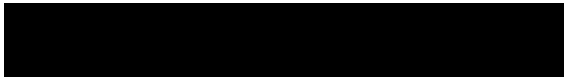
Please forward to our office a list of adjacent landowners so that we may notify them of the subdivision application pursuant to s.653(3)(b) of the *Municipal Government Act*. A referral list form is attached for your use, should you wish to use it.

DATE RECEIVED: OCT 07 2024

DEEMED COMPLETE: October 10, 2024

This form is to be completed in full wherever applicable by the registered owner of the land that is the subject of the application, or by a person authorized to act on the registered owner's behalf.

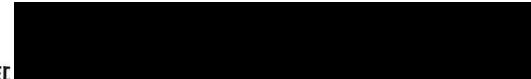
1. Name of registered owner of land to be subdivided
BOARD OF TRUSTEES OF THE BUFFALO TRAIL REGIONAL DIV
CHURCH OF GOD AT PARADISE VALLEY ALBERTA



2. Name of person authorized to act on behalf of owner (if any)

KEVIN B. BEATTY, A.L.S.

Address, Phone Number, and Fax Number



3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

ALL PART of the SE 1/4 SEC. 12 TWP. 47 RANGE 3 WEST OF 4 MERIDIAN.

Being ALL PART of LOT C BLOCK REG. PLAN NO. 1471 NY C.O.T. NO. 032208591

Area of the above parcel of land to be subdivided ALL OF LOT 1, BLOCK B, PLAN 0323102 C.O.T. No. 032208575
0.474 hectares (1.17 acres)

Municipal address (if applicable) 310 Park Ave & 300 Park Ave

4. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is situated in the municipality of: VILLAGE OF PARADISE VALLEY

b. Is the land situated immediately adjacent to the municipal boundary? YES NO X

If 'YES', the adjoining municipality is

b. Is the land situated within 1.6 KM of a right-of-way of a highway? YES X NO

If 'YES', the Highway # is: 897

d. Is a river, stream, lake, other water body, drainage ditch, or canal within (or adjacent to) the proposed parcel? YES NO X

If 'YES', the name of the water body/course is:

e. Is the proposed parcel within 1.5 KM of a sour gas facility? YES NO X

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED (Please describe)

Table with 3 columns: Existing Use of the Land, Proposed Use of the Land, Land Use District Designation. Includes handwritten entries: Paradise Valley school and Church of God, Same - boundary adjustment, Institutional (I) District.

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (Please describe, where appropriate)

Nature of the Topography (e.g. flat, rolling, steep, mixed)

Nature of the Vegetation and Water (e.g. brush, shrubs, treed, woodlots)

Soil Conditions (e.g. sandy, loam, clay)

FLAT

SOME PLANTED TREES, GRASS, GRAVEL PARKING LOT.

LOAM

7. STRUCTURES AND SERVICING

Describe any buildings/structures on the land and whether they are to be demolished or moved.

Describe the manner of providing water and sewage disposal.

EXISTING CHURCH and Youth group buildings to remain as is. Municipal system in Village of Paradise Valley.

8. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF

KEVIN B. BEATTY

hereby certify that I am the registered owner OR

I am the agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and a true statement of the facts relating to this application for subdivision.

SEPTEMBER 26, 2024
Date

PLAN OF PROPOSED SUBDIVISION

OF PART OF
LOT C, PLAN 1471 NY
 AND ALL OF
LOT 1, BLOCK B, PLAN 032 3102
 WITHIN

S.E. 1/4 SEC. 12-TWP. 47-RGE. 3-W. 4M.

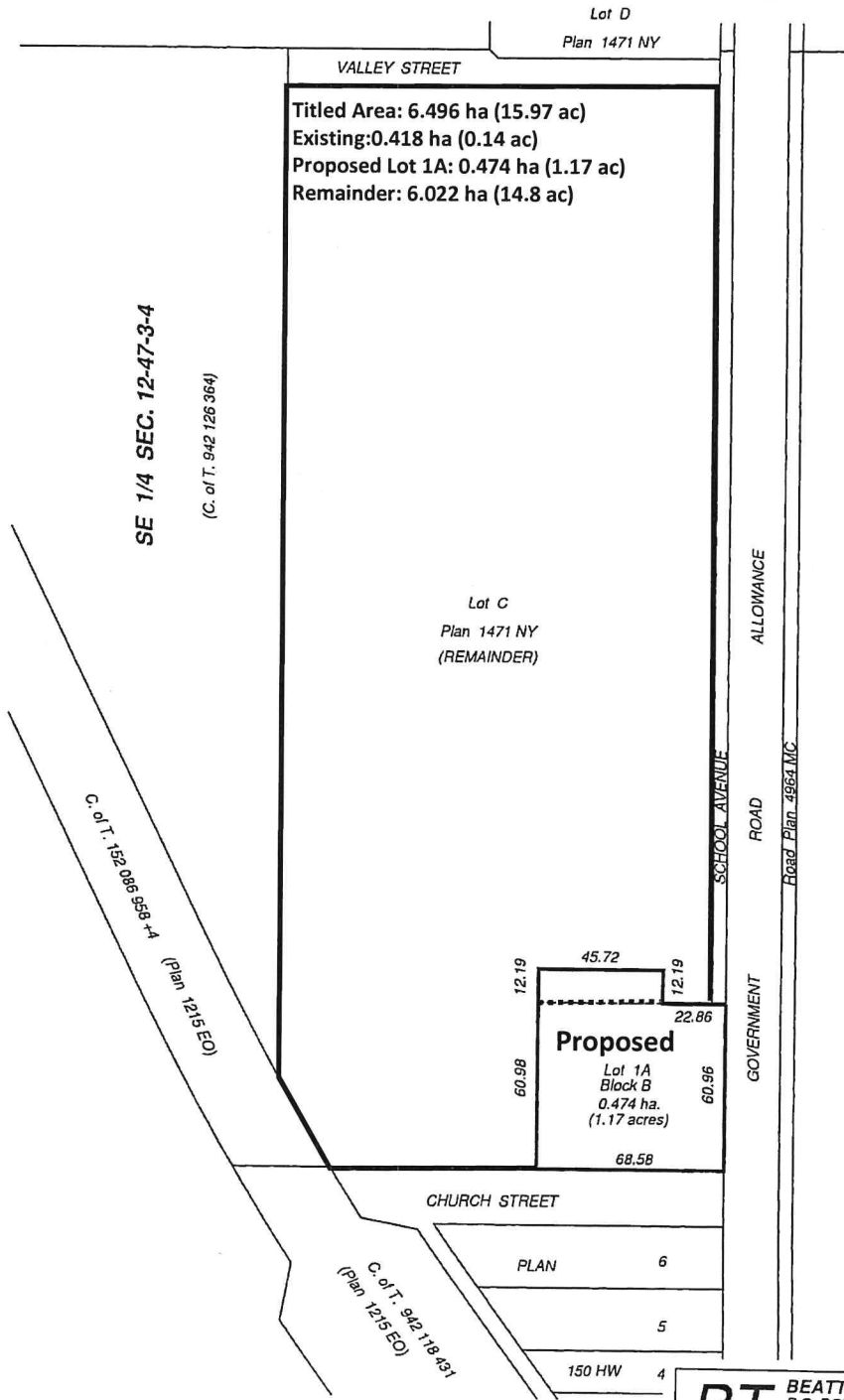
KEVIN B. BEATTY, A.L.S. 2024 SCALE 1:2000

VILLAGE OF PARADISE VALLEY

AREA REQ'D WITHIN: LOT C, PLAN 1471 NY = 0.056 ha. (0.14 acre)

LOT 1, BLOCK B, PLAN 032 3102 = 0.418 ha. (1.03 acres)

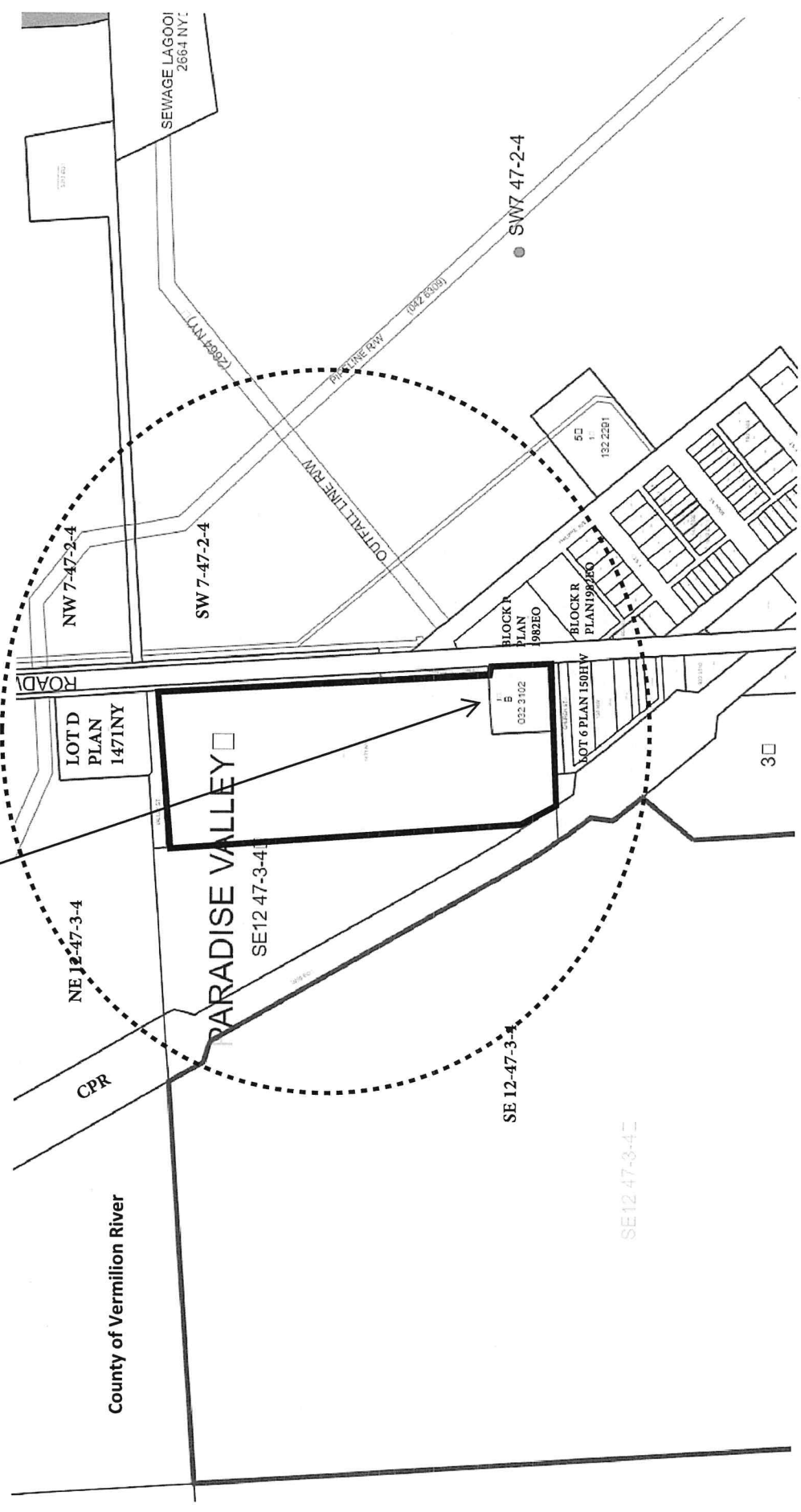
TOTAL = 0.474 ha. (1.17 acres)



August 24, 2024
 FILE No. : 11082

BT BEATTY LAND SURVEYS
 P.O. BOX 9
 CHAUVIN, AB T0B 0V0
 (780)753-4281

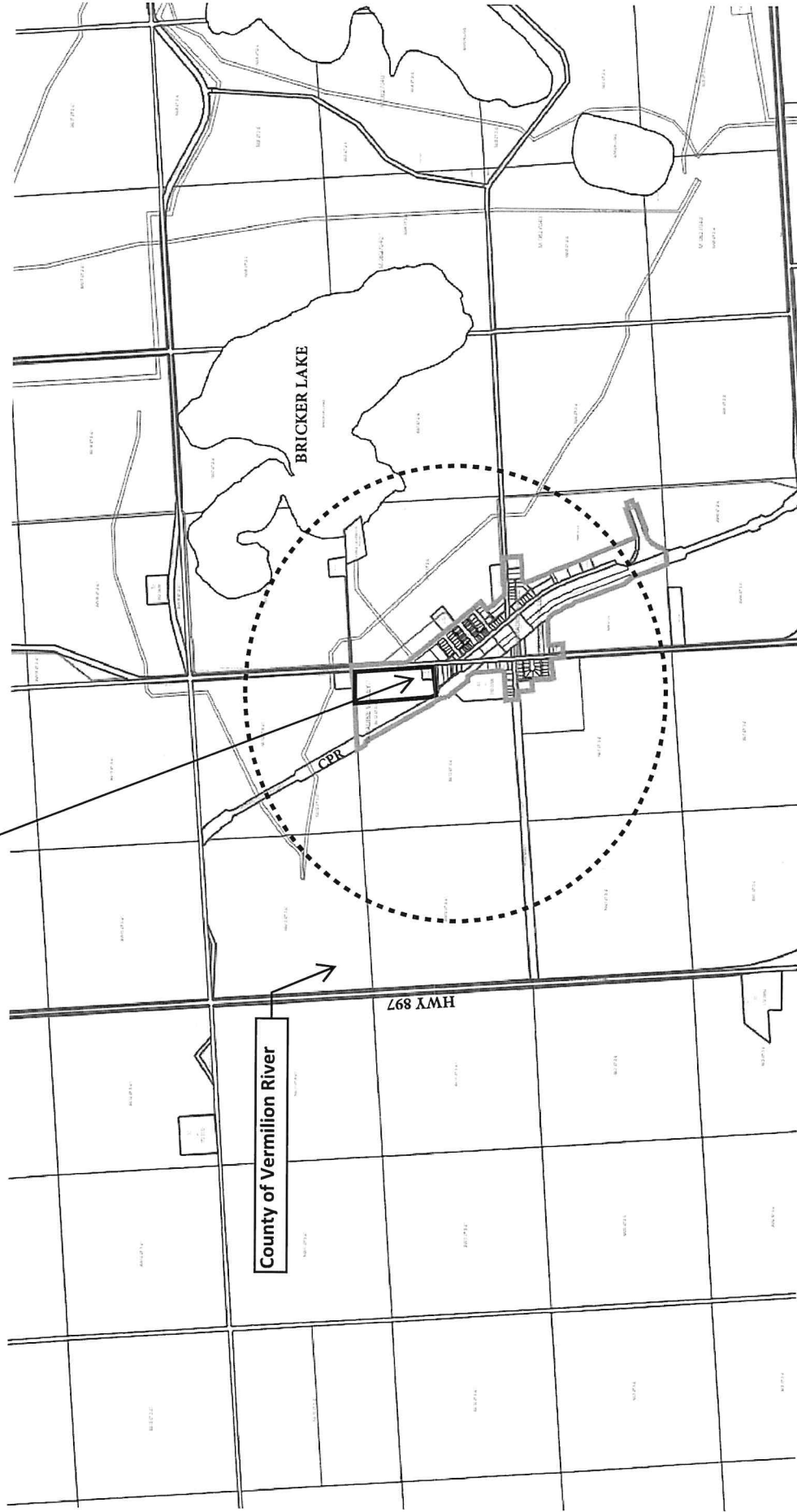
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 Village of Paradise Valley

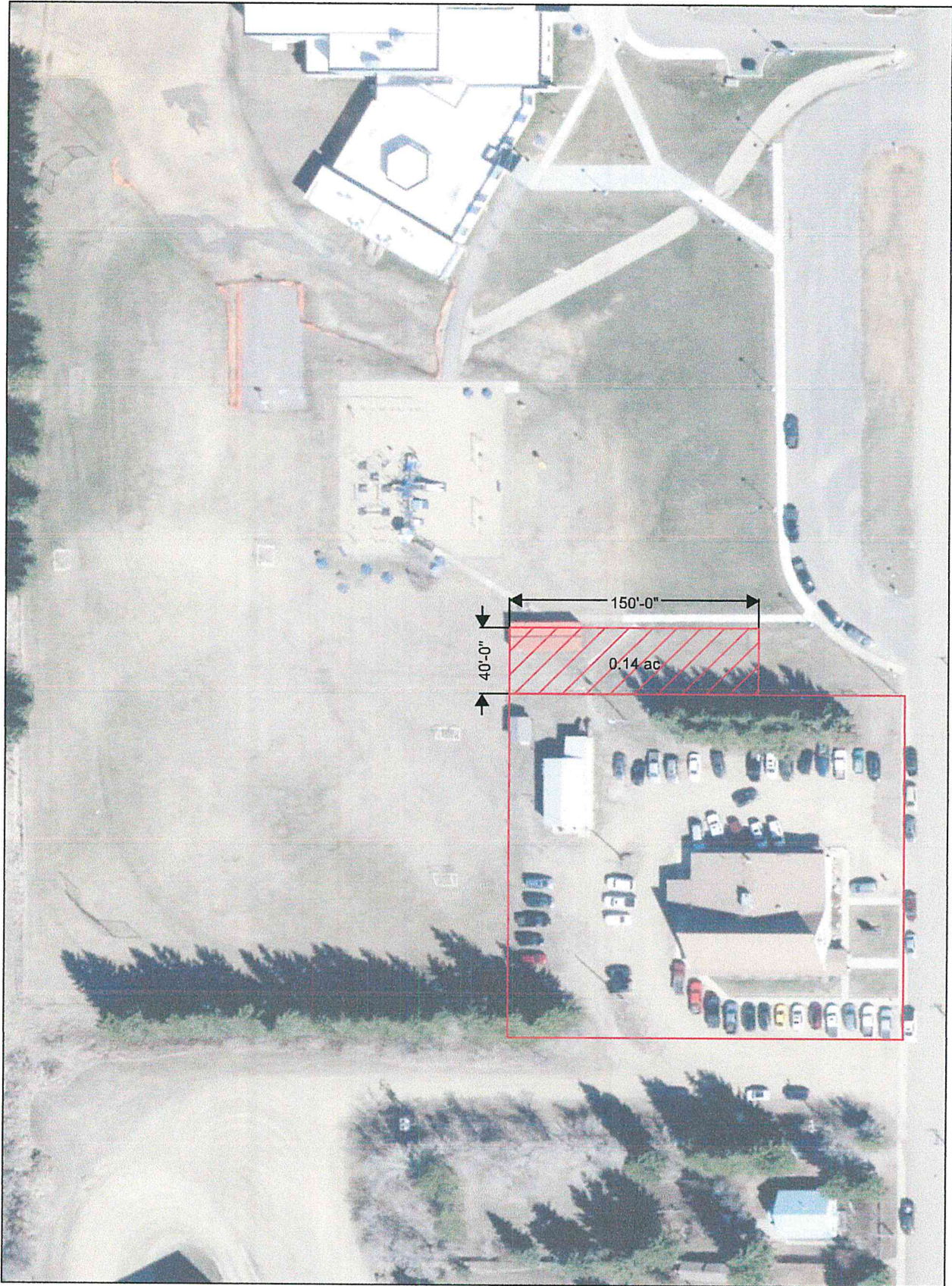
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LOCATION MAP



Legal Description: Pt. Lot C Plan 1471 NY & Lot 1 Block B Plan 032-3102 in SE 12-47-3-W4
Municipal Address: 310 Park Ave & 300 Park Ave
Village of Paradise Valley

County of Vermilion River



5/8/2023, 1:10:34 PM

