

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
MD of Pincher Creek Council Chambers
June 4th 2024
6:00 pm

1. Adoption of Agenda

2. Adoption of Minutes

- a. Minutes of May 7th, 2024

3. Closed Meeting Session

4. Unfinished Business

- a. Subdivision Application No. 2024-0-036
Sheran Carter and Regan Seeley Christensen
Lots 6&7, Block 1, Plan 2312330 within SE 21 and NE 16-6-30 W4

5. Subdivision Application

- a. Subdivision Application No. 2024-0-066
Warren Burles, Michael Drake and Cindy Mauthe
S ½ 34-8-1 W5

6. New Business

7. Next Regular Meeting July 2, 2024 6:00 pm

8. Adjournment

Meeting Minutes of the Subdivision Authority
Tuesday, May 7th 2024
6:00 pm
MD of Pincher Creek Council Chambers

IN ATTENDANCE

Members: Reeve Dave Cox, Councillors Rick Lemire, Tony Bruder, Jim Welsch and John MacGarva,

Staff: Chief Administrative Officer Roland Milligan and Development Officer Laura McKinnon

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Absent:

COMMENCEMENT

Chairman Dave Cox called the meeting to order, the time being 6:00 pm.

1. ADOPTION OF AGENDA

Councillor John MacGarva 24/007

Moved that the Subdivision Authority Agenda for May 7, 2024, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Tony Bruder 24/008

Moved that the April 2, 2024, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Rick Lemire 24/009

Moved that the Subdivision Authority close the meeting to the public, under the authority of the *Municipal Government Act* Section 197(2.1), the time being 6:01 pm.

Carried

Councillor Tony Bruder 24/010

Moved that the Subdivision Authority open the meeting to the public, the time being 6:28 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
May 7, 2024

4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATIONS

- a.** Subdivision Application No. 2024-0-036
Sheran Carter and Regan Seeley Christensen
Lots 6&7, Block 1, Plan 2312330 within SE 21 and NE 16-6-30 W4

Councillor John MacGarva

24/011

THAT the Country Residential & Agricultural subdivision of Lots 6 & 7, Block 1, Plan 2312330 within SE1/4 21 & NE1/4 16-6-30-W4M (Certificate of Title No. 231 367 617, 231 367 617 +1), to create an 18.70 acre (7.57 ha) and a 56.41 acre (22.83 ha) parcel from two existing titles containing approximately 73.11 acres (30.39 ha) in total for country residential/agricultural use; BE TABLED subject to the following:

REASONS:

1. From the property line adjustment, the applicant has indicated that a water cistern would be installed in lieu of the existing water well which is being left within lot 9. The Subdivision authority asks the applicant to provide a rationale for separating the water well from the existing house.
2. The Subdivision Authority also asks that the applicant provide surveyed proof that there is viable access from proposed lot 9 to the lower portions of creek land within the NE16 6-30 W4M as it appears on the aerial photo that the existing access is within proposed lot 8.

- b.** Subdivision Application No. 2024-0-043
1457753 Alberta Ltd
Lots 1-10, Block 7, Plan 1993N within SW 1-7-30 W4

Councillor Rick Lemire

24/012

THAT the Commercial subdivision of Lots 1-10, Block 7, Plan 1993N within SW1/4 1-7-30-W4M (Certificate of Title No. 241 035 511), to create seven lots with four lots being 0.17 acre (0.07 ha) and three lots being 0.34 acre (0.14 ha) from a title of 1.72 acres (0.70 ha) for commercial use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
May 7, 2024

2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
 2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
 3. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Section 18 and 19 of the *Matters Relating to Subdivision and Development Regulation* to accommodate the proposal.
 4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.30.
- c. Subdivision Application No. 2024-0-057
Cathy Pisony
SW 2-8-2 W5

Councillor John MacGarva

24/013

THAT the Country Residential subdivision of SW1/4 2-8-2-W5M (Certificate of Title No. 231 253 428), to create a 10.28 acre (4.16 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
May 7, 2024

2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
 3. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Section 18 and 19 of the *Matters Relating to Subdivision and Development Regulation* to accommodate the proposal.
 4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.
 5. That a waiver of the maximum lot size of 10 acres within the Agriculture – A district of the M.D. of Pincher Creek Land Use Bylaw, pursuant to the Municipal Government Act section 654(2) was deemed appropriate and granted.
- d. Subdivision Application No. 2024-0-060
William and Shelley Dunbar
SW 4-3-29 W4

Councillor Tony Bruder

24/014

THAT the Agricultural subdivision of SW1/4 4-3-29-W4M (Certificate of Title No. 171 262 283), to create a 61.06 acre (24.71 ha) parcel from a previously unsubdivided quarter section/ or title of 129.24 acres (52.3ha) for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
May 7, 2024

3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.20.

6. NEW BUSINESS

Nil

7. **NEXT MEETING** – Tuesday, June 4th, 2024; 6:00 pm.

8. ADJOURNMENT

Councillor John MacGarva

24/015

Moved that the meeting adjourn, the time being 6:30 pm.

Carried

Dave Cox, Reeve
Subdivision Authority

Laura McKinnon, Secretary
Subdivision Authority

DRAFT RESOLUTION

Our File: 2024-0-066

May 23, 2024

Roland Milligan
Chief Administrative Officer
Municipal District of Pincher Creek No. 9
Box 279
Pincher Creek Alberta T0K 1W0

Dear Mr. Milligan,

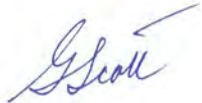
RE: S1/2 34-8-1-W5M / M.D. of Pincher Creek No. 9

With regard to the subdivision application noted above, please find attached a draft resolution for your Municipality's decision.

The Subdivision Authority should note that comments have not been received from the Livingstone Range School Division, AltaLink, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Environment Range Department - Pincher Creek, AER and Canada Post.

After the Subdivision Approval Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.



Gavin Scott
Senior Planner

GS/jm
Attachment

RESOLUTION

2024-0-066

M.D. of Pincher Creek No. 9 Agricultural subdivision of S1/2 34-8-1-W5M

THAT the Agricultural subdivision of S1/2 34-8-1-W5M (Certificate of Title No. 031 171 575, 201 207 756 +3), to create a 141.52 acre (57.27 ha) and a 70.98 acre (28.73 ha) parcel from two titles of 136.63 acres (55.3 ha) and 76.27 acre (30.86 ha) for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the 2.14 ha from SW34 8-1 W5M be consolidated with the adjacent portion of the SE34 8-1 W5M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(b) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Telus has no concerns.
- (e) 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.”

- (f) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

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

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

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

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

We have no objections at this time.

As per the notice of application, the purpose is to create a 141.52 acre and a 70.98 acre parcel for agricultural use.

Alberta Health Services recommends the developer/owner provide verification to the approving authority, in writing, that there is sufficient and approved water allocation for any proposed development.

We do 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.

If you require any further information, please don't hesitate to contact me.”

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: April 24, 2024

Date of Receipt:

April 9, 2024

Date of Completeness:

April 15, 2024

TO: Landowners: Warren Percy Burles, Michael Drake and Cindy Mauthe

Agent or Surveyor: Zachary J. Prosper, A.L.S.

Referral Agencies: M.D. of Pincher Creek No. 9, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Chief Mountain Gas Co-op Ltd., AB Health Services - South Zone, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Environment Range Department - Pincher Creek, Historical Resources Administrator, AER, Canada Post

Adjacent Landowners: Allan Stuart Garbutt, Beverly Grace Garbutt, Edward John Kapala, Rosalind, Joanna Kapala, Harold Hollingshead, Debra Hollingshead, Kirk Taylor, Teresa Donna Taylor, Lee Hollingshead, Christi Hollingshead, Sharon Elizabeth Roberts

Planning Advisor: Gavin Scott 

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. 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 **May 13, 2024**. (Please quote our File No. **2024-0-066** in any correspondence with this office).

File No.: 2024-0-066

Legal Description: S1/2 34-8-1-W5M

Municipality: M.D. of Pincher Creek No. 9

Land Designation: Agriculture – A
(Zoning)

Existing Use: Agricultural

Proposed Use: Agricultural

of Lots Created: 1 (Reconfiguration)

Certificate of Title: 031 171 575, 201 207 756 +3

Meeting Date: June 4, 2024

Note that meeting dates are subject to change. It is advisable to contact the M.D. of Pincher Creek No. 9 three (3) days prior to the meeting for times and to confirm that this application is on the agenda.

Planner's Preliminary Comments:

The purpose of this application is to create a 141.52 acre (57.27 ha) and a 70.98 acre (28.73 ha) parcel from two titles of 136.63 acres (55.3 ha) and 76.27 acre (30.86 ha) for agricultural use.

The proposal is to accommodate a property realignment subdivision of an existing farmyard, which presently contains a dwelling, shop, and number of other out-buildings. Access to the lot is presently granted from an existing approach to the south, off of a developed municipal road allowance. The existing residence is serviced by a septic system and on-site domestic well.

This proposal complies with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan and Land Use Bylaw. The Subdivision Authority is hereby requested to consider the following when rendering a decision on this application:

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
6. That the 2.14 ha from SW34 8-1 W5M be consolidated with the adjacent portion of the SE34 8-1 W5M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

RESERVE:

- Municipal Reserve is not applicable pursuant to Section 663(b) of the MGA, as both parcels are greater than 40 acres and are to be used for agricultural purposes.

Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority.



**APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Agriculture - A</u>	
Fee Submitted: <u>\$1100.00</u>	File No: <u>2024-0-066</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>April 9, 2024</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>April 15, 2024</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Warren Percy Burles

Mailing Address: Box 61 City/Town: Cowley

Postal Code: T0K 0P0 Telephone: _____ Cell: [Redacted]

Email: [Redacted] Preferred Method of Correspondence: Email Mail

Name of Agent (Person Authorized to act on behalf of Registered Owner): Michael Drake & Cindy Mauthe (Adjacent owners, acquiring land, not acting as agents)

Mailing Address: Box 639 City/Town: Pincher Creek

Postal Code: T0K 1W0 Telephone: _____ Cell: _____

Email: [Redacted] Preferred Method of Correspondence: Email Mail

Name of Surveyor: Zachary J. Prosper, ALS brown okamura & associates ltd.

Mailing Address: 2830 - 12 Avenue North City/Town: Lethbridge

Postal Code: T1H 5J9 Telephone: 403-329-4688 ex 132 Cell: _____

Email: zach@bokamura.com Preferred Method of Correspondence: Email Mail

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- a. All/part of the SW ¼ Section 34 Township 8 Range 1 West of 5 Meridian (e.g. SE¼ 36-1-36-W4M)
- b. Being all/part of: Lot/Unit _____ Block _____ Plan _____
- c. Total area of existing parcel of land (to be subdivided) is: 30.865 hectares 76.27 acres
- d. Total number of lots to be created: 1 Size of Lot(s): 2.13 hectares (5.26 acres)
- e. Rural Address (if applicable): _____
- f. Certificate of Title No.(s): 201 207 756+3 & 031 171 575(reference title)

3. LOCATION OF LAND TO BE SUBDIVIDED

- a. The land is located in the municipality of Municipal District of Pincher Creek No. 9
- 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. _____
- 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 land and house
- b. Proposed use of the land realign boundary between SW and SE quarters to remove encroachments

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) mixed
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)
grass, trees
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) unknown

- 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.

See Tentative Plan

- 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 _____

b. Describe proposed source of potable water

Onsite Well Offsite Well Cistern Water Source for Cistern: _____

Other _____

7. SEWER SERVICES

a. Describe existing sewage disposal:

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

Other _____ Year Installed _____

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, Warren Burles _____ 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: Mar 27 / 2024 _____

9. RIGHT OF ENTRY

I, Warren Burles _____ 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 of Registered Owner(s) _____

Mar 27 / 2024 _____



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0038 746 343 5;1;8;34;SW 201 207 756 +3

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 8
SECTION 34
QUARTER SOUTH WEST
CONTAINING 64.75 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
ROADWAY	829JK	2.525	6.24	
DESCRIPTIVE	2011883	31.36	77.49	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 031 083 717 +2

 REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

201 207 756 09/11/2020 DESCRIPTIVE PLAN

OWNERS

WARREN PERCY BURLES
OF PO BOX 61
COWLEY
ALBERTA T0K 0P0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

761 063 313 19/05/1976 UTILITY RIGHT OF WAY
 GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD.
 BOX 38
 CARDSTON

(CONTINUED)

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA TOKOKO

"INST. TYPE CORRECTED 27/3/95 BY 951069958"

(DATA UPDATED BY: CHANGE OF NAME 021072973)

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 19 DAY OF MARCH,
2024 AT 11:20 A.M.

ORDER NUMBER: 50016663

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).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0025 891 284 5;1;8;34;SE 031 171 575

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 8
SECTION 34
THAT PORTION OF THE SOUTH EAST QUARTER
WHICH LIES NORTH OF ROAD PLAN 829 JK
CONTAINING 55.3 HECTARES (136.63 ACRES)
MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 001 243 633

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

031 171 575 27/05/2003 TRANSFER OF LAND \$360,000 CASH

OWNERS

MICHAEL DRAKE

AND

CINDY MAUTHE

BOTH OF:

PO BOX 639

PINCHER CREEK

ALBERTA T0K 1W0

AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF ADDRESS 141331368)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

791 169 514 11/10/1979 UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
031 171 575

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD.
BOX 38
CARDSTON
ALBERTA T0K0K0
(DATA UPDATED BY: CHANGE OF NAME 021072973)

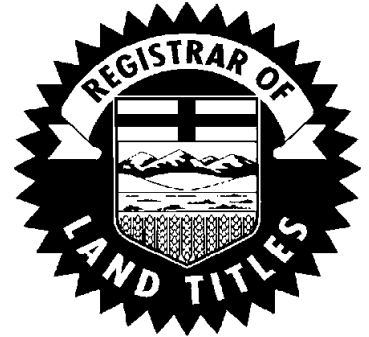
031 171 576 27/05/2003 MORTGAGE
MORTGAGEE - THE PINCHER CREEK CREDIT UNION,
LIMITED.
P.O. BOX 1660
PINCHER CREEK
ALBERTA T0M1W0
ORIGINAL PRINCIPAL AMOUNT: \$325,744

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 19 DAY OF MARCH,
2024 AT 11:20 A.M.

ORDER NUMBER: 50016663

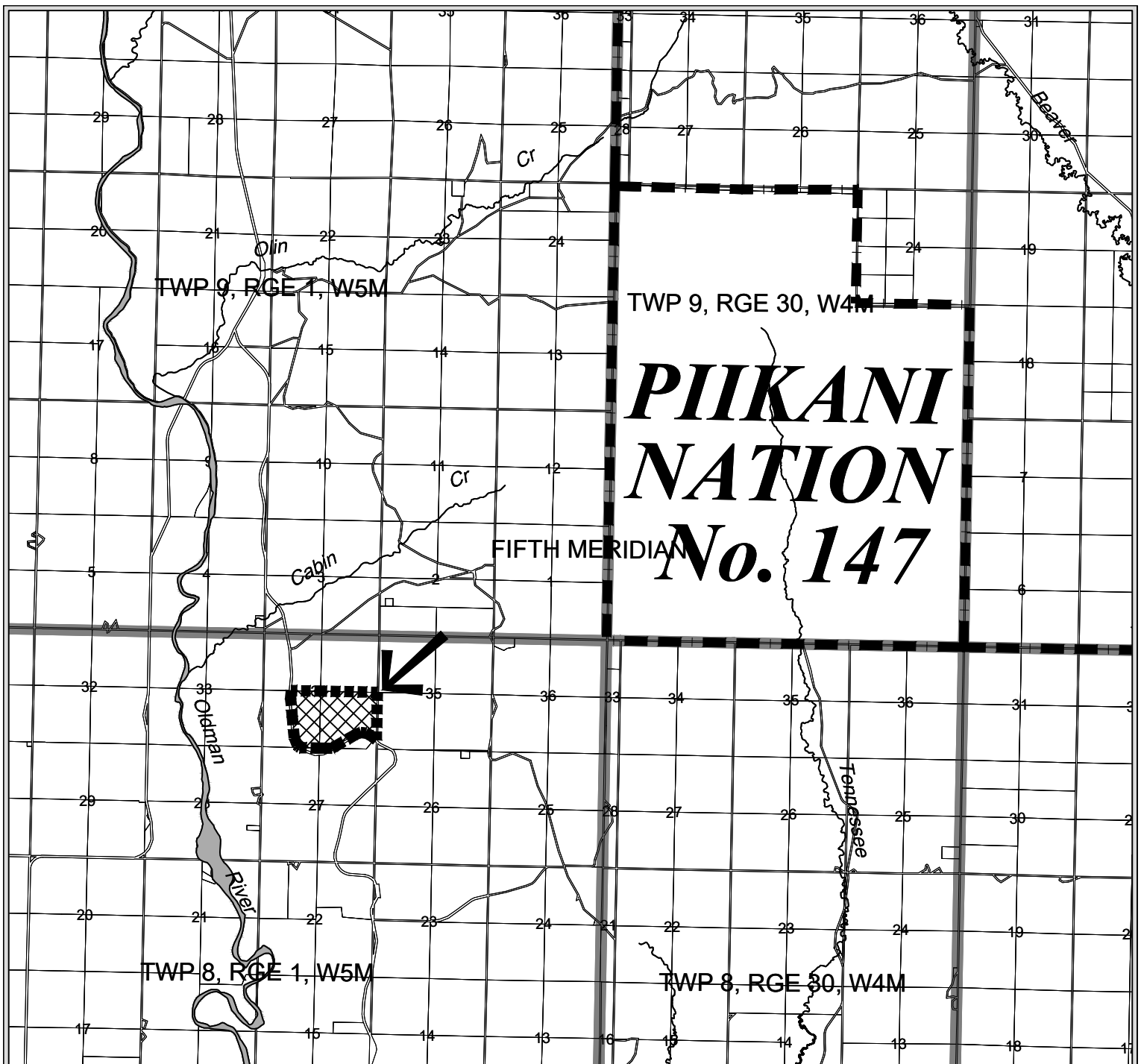
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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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,
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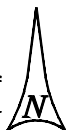


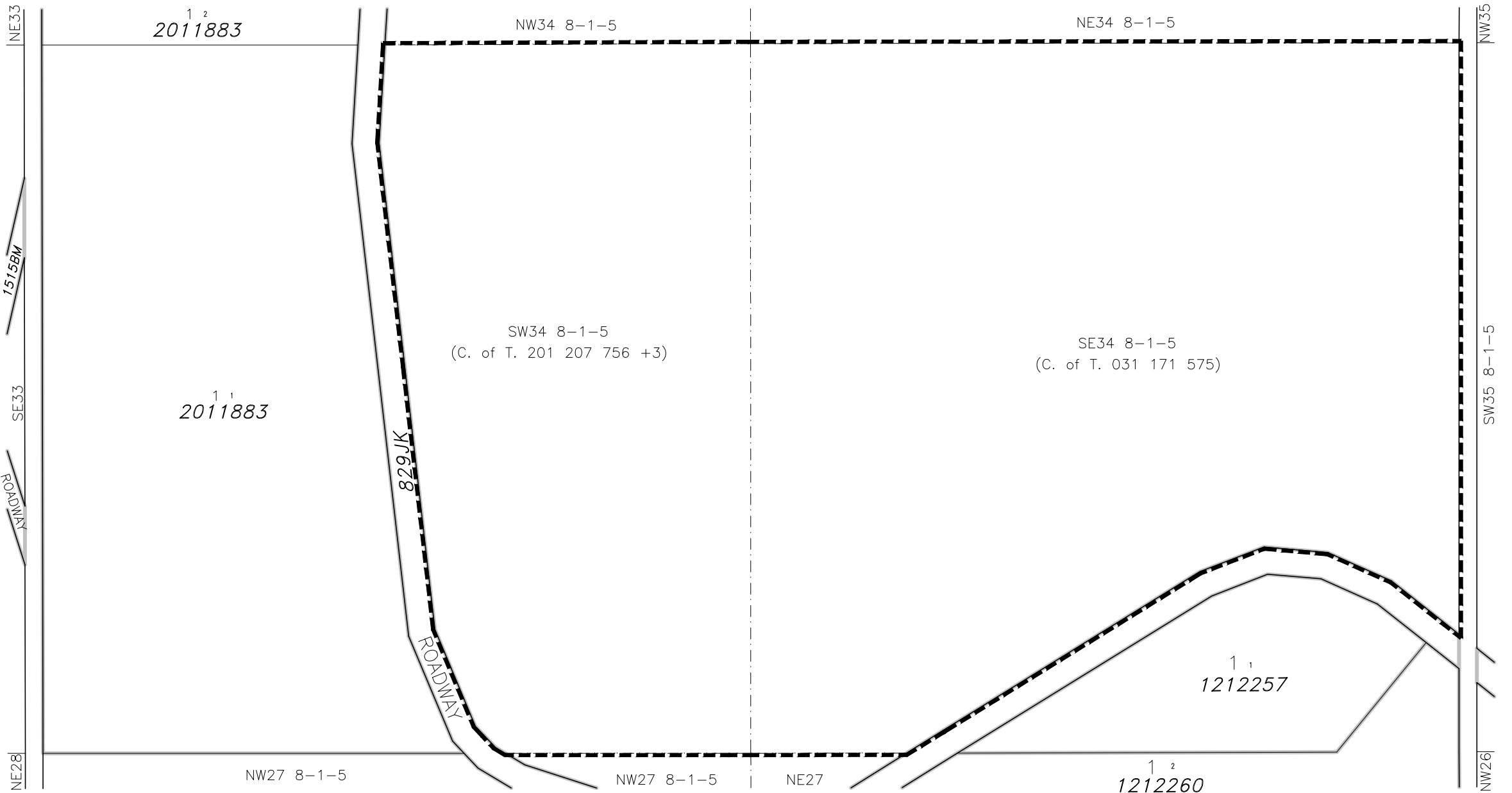
**PIIKANI
NATION
No. 147**

FIFTH MERIDIAN

SUBDIVISION LOCATION SKETCH
S. 1/2 SEC 34, TWP 8, RGE 1, W 5 M
MUNICIPALITY: MD OF PINCHER CREEK NO. 9
DATE: APRIL 15, 2024
FILE No: 2024-0-066

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3125 18th AVENUE NORTH LETHBRIDGE AB T1H 5E9
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"





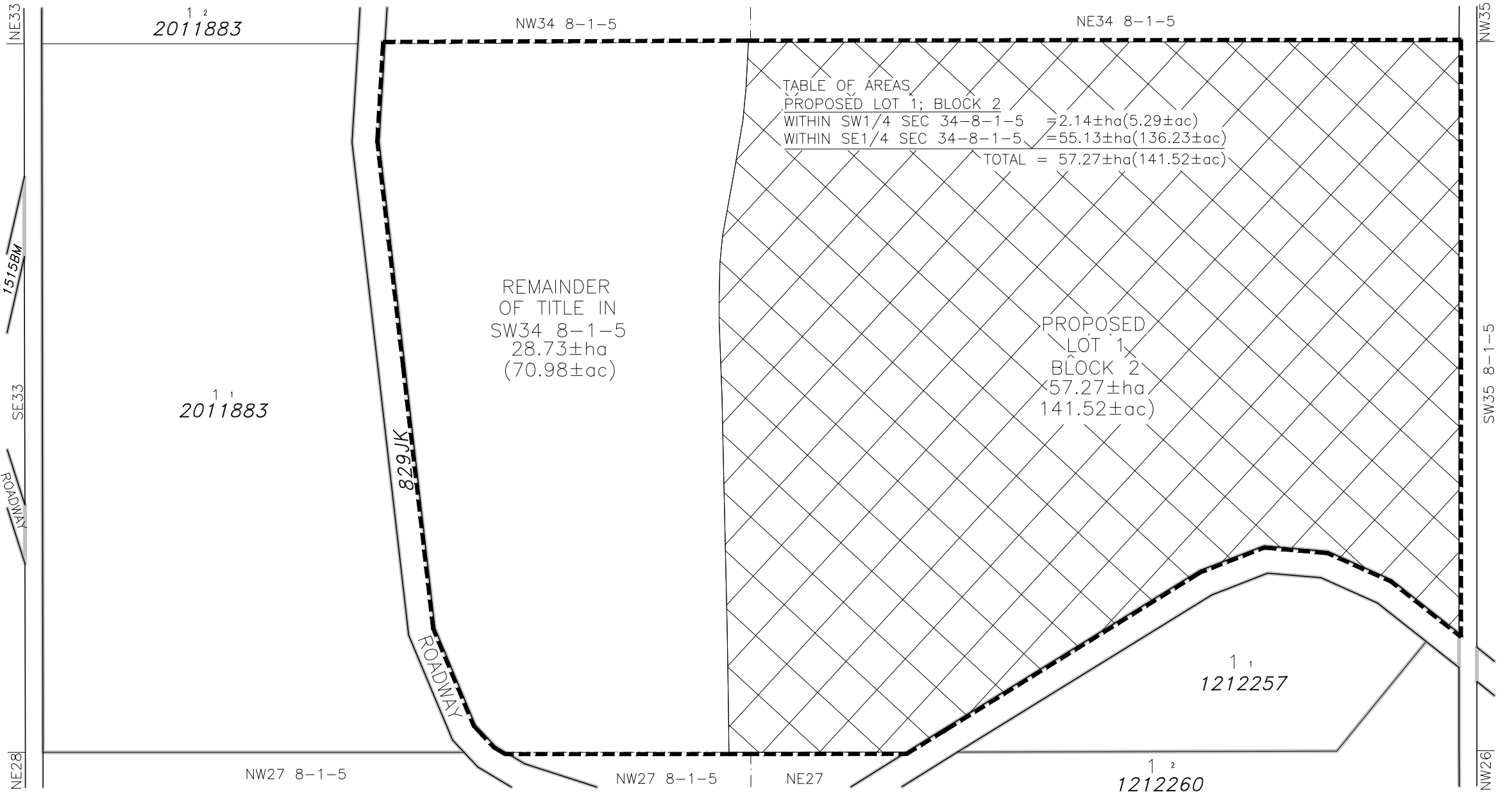
SUBDIVISION SKETCH - EXISTING

S. 1/2 SEC 34, TWP 8, RGE 1, W 5 M

MUNICIPALITY: MD OF PINCHER CREEK NO. 9

DATE: APRIL 15, 2024

FILE No: 2024-0-066



SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no.24-16282T

S. 1/2 SEC 34, TWP 8, RGE 1, W 5 M

MUNICIPALITY: MD OF PINCHER CREEK NO. 9

DATE: APRIL 15, 2024

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SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no.24-16282T

S. 1/2 SEC 34, TWP 8, RGE 1, W 5 M

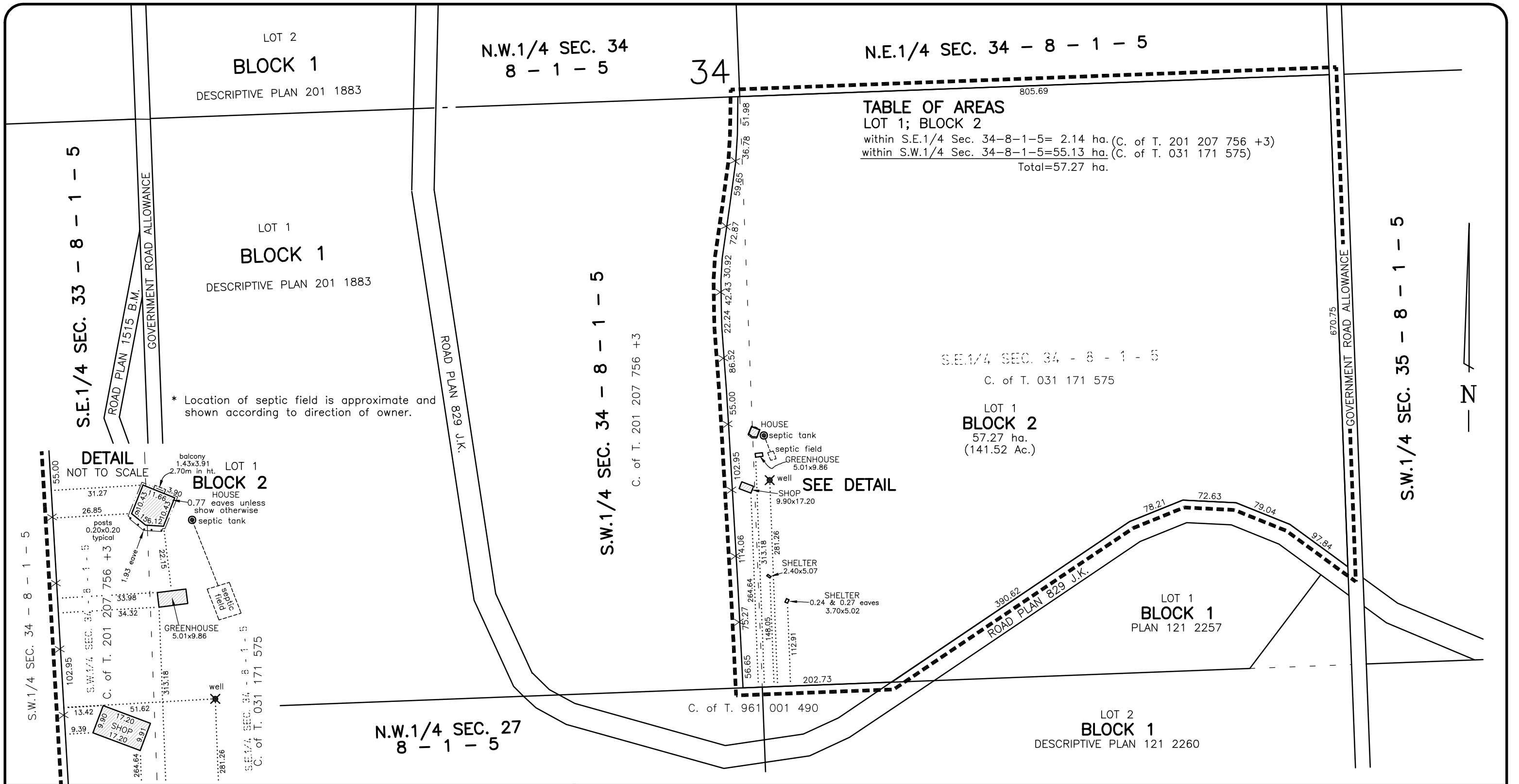
MUNICIPALITY: MD OF PINCHER CREEK NO. 9

DATE: APRIL 15, 2024

FILE No: 2024-0-066

AERIAL PHOTO DATE: 2015





NO.	REVISION	DATE	BY
	Improvements shown were surveyed on February 15th, 2024		
	NOTE : Portion to be approved is outlined thus and contains approximately 57.26 ha.		
	Distances are in metres and decimal parts thereof.		
	Fence lines are shown thus		
	Distances and areas are approximate and are subject to change upon final survey.		

CABIN CREEK INVESTMENTS LTD.

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
S.1/2 SEC. 34; TWP. 8; RGE. 1; W.5 M.

MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

brown okamura & associates ltd.

Professional Surveyors
2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED

Z. J. Prosper A.L.S.

DRAWN	CJB	DATE	APRIL 9/24
CHECKED	ZJP	JOB	24-16282
SCALE	DRAWING		
	1:5000	24-16282T	